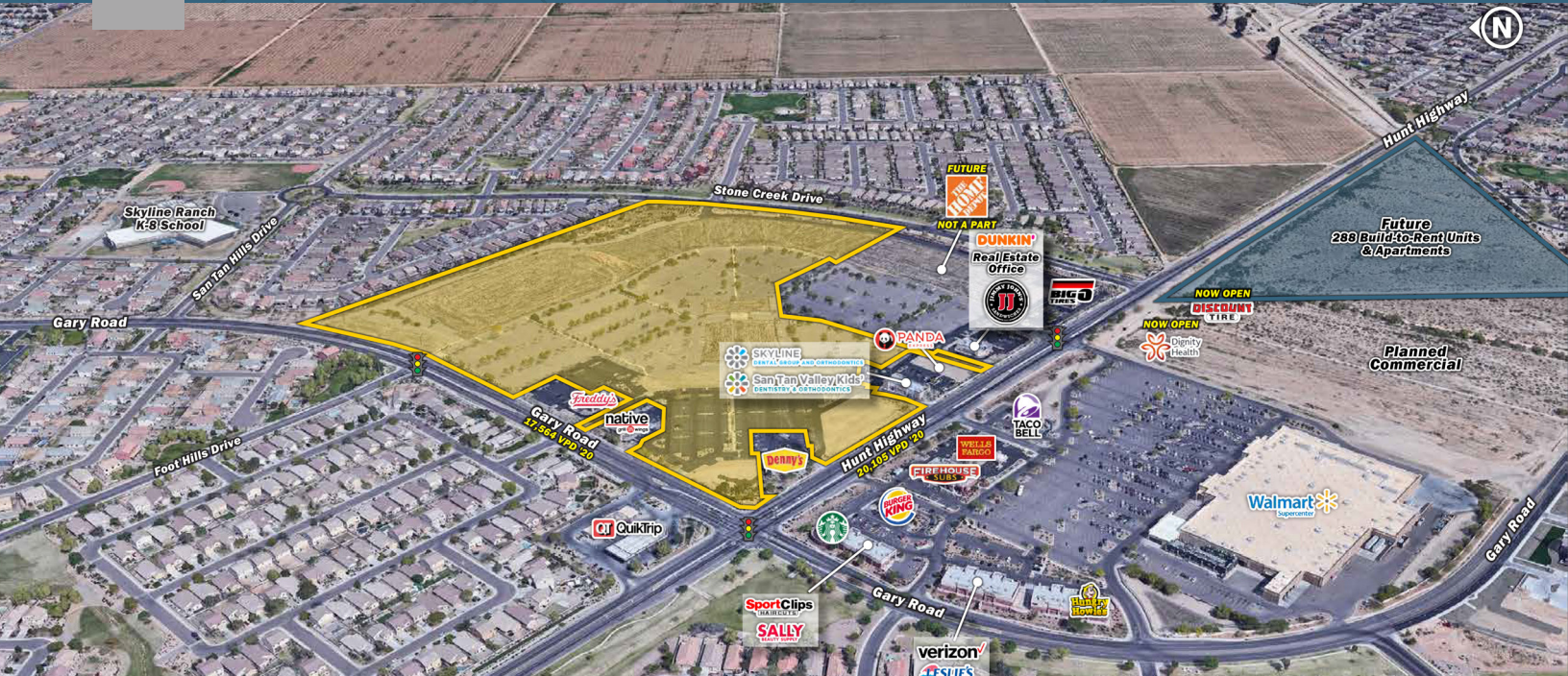


AVAILABLE

New Mixed Use Development

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143

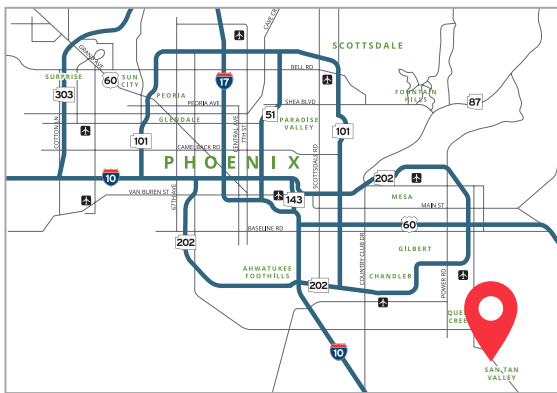


Overview

AVAILABLE Anchors, Jr. Anchors, Pads & Shops
RATE/PRICE Contact Broker

Description

- **Last Pad Remaining: ± 1.26 Acres (54,791 SF)**
- Established 40 acre mixed use development site located in growing San Tan Valley submarket with site plan flexibility
- Excellent opportunity for Grocery, Fitness, Retail, Multi-Family, Single Family Build to Rent & Office users
- Trade area residential growth continues to outperform the market average by 1.7 points
- Strong Average Household Income
- Prime pads available with Hunt Highway exposure
- Future Home Depot - Anchor B
- High volume Walmart across the street ranks in top 10 for Phoenix metro



Demographics

	1 MILE	3 MILES	5 MILES
2020 Est Population	13,234	54,233	115,495
2025 Est Population	13,955	59,865	127,172
Average HH Income	\$74,348	\$81,853	\$87,657
Daytime Population	11,351	45,335	94,235

Year: 2020 | Source: Esri

Traffic Counts

Hunt Highway	20,105 VPD
Gary Road	17,564 VPD

Year: 2020 | Source: MPSI

Contact

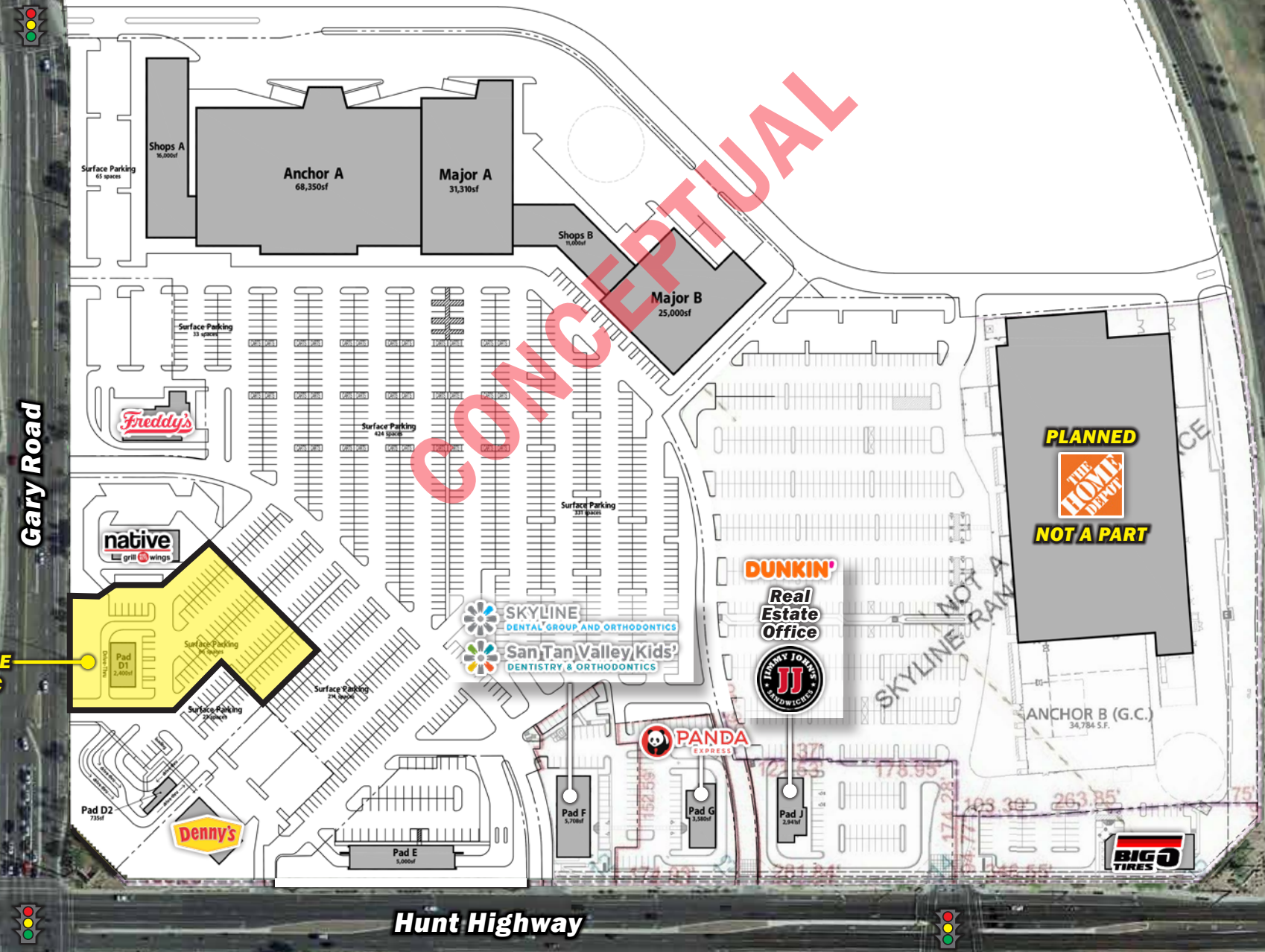
STEPHANIE DAVIS
602.682.6054 | stephanie.davis@srsre.com

CHUCK GIBSON
602.682.6035 | chuck.gibson@srsre.com

ED BEEH
602.682.6040 | ed.beeh@srsre.com



Multi-Family Parcel Site Area: 22.90 acres net



Gary Road

Hunt Highway

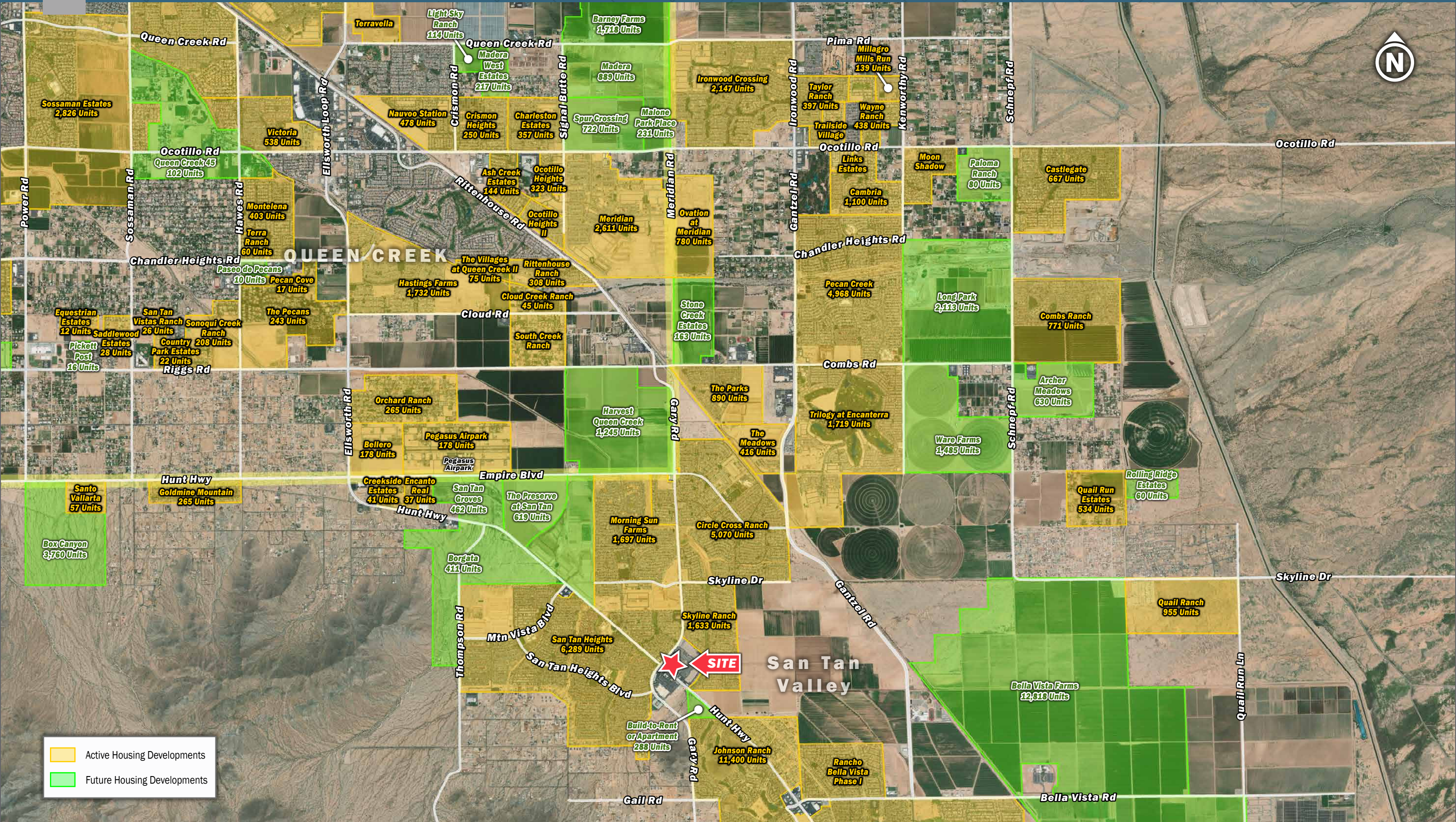
NEC Hunt Highway & Gary Road

San Tan Valley, Arizona 85143



NEC Hunt Highway & Gary Road

San Tan Valley, Arizona 85143



Active Housing Developments
 Future Housing Developments

New Mixed Use Development

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



New Mixed Use Development

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



Overview

Hunt Hwy & Gary Rd (5-Mile Radius)



KEY FACTS

115,495

Population

30.2

Median Age



Average Household Size

\$71,684

Median Household Income

3.55%

2010-2020 Population Annual Growth Rate

INCOME



\$71,684

Median Household Income



\$26,617

Per Capita Income



\$117,879

Median Net Worth

EDUCATION

8%

No High School Diploma



27%

High School Graduate



41%

Some College



24%

Bachelor's/Grad/Prof Degree

BUSINESS



739

Total Businesses



6,381

Total Employees

EMPLOYMENT



66%

White Collar



17%

Blue Collar



17%

Services

11.0%

Unemployment Rate

ANNUAL LIFESTYLE SPENDING



\$2,329

Travel



\$71

Theater & Concerts



\$62

Sports Events



\$5

Online Games

ANNUAL HOUSEHOLD SPENDING



\$2,186

Apparel & Services



\$168

Computers & Hardware



\$3,776

Eating Out



\$5,170

Groceries



\$5,607

Health Care

New Mixed Use Development

NEC Hunt Hwy & Gary Rd | San Tan Valley, AZ 85143



	1 mile	3 miles	5 miles
Population			
2000 Population	94	1,392	4,942
2010 Population	11,686	38,873	80,802
2020 Population	13,234	54,233	115,495
2025 Population	13,955	59,865	127,172
2000-2010 Annual Rate	61.98%	39.51%	32.24%
2010-2020 Annual Rate	1.22%	3.30%	3.55%
2020-2025 Annual Rate	1.07%	2.00%	1.94%
2020 Male Population	48.7%	49.1%	49.2%
2020 Female Population	51.3%	50.9%	50.8%
2020 Median Age	29.4	31.1	30.2
Households			
2000 Households	28	464	1,501
2010 Households	3,596	12,309	24,875
2020 Total Households	4,086	17,277	35,159
2025 Total Households	4,300	19,046	38,627
2000-2010 Annual Rate	62.50%	38.79%	32.42%
2010-2020 Annual Rate	1.25%	3.36%	3.43%
2020-2025 Annual Rate	1.03%	1.97%	1.90%
2020 Average Household Size	3.24	3.14	3.28
Housing Units			
2020 Total Housing Units	4,828	20,806	41,038
2020 Owner Occupied Housing Units	3,053	13,652	28,442
2020 Renter Occupied Housing Units	1,032	3,625	6,718
2020 Vacant Housing Units	742	3,529	5,879
Race and Ethnicity			
2020 White Alone	73.8%	74.7%	75.9%
2020 Black Alone	6.0%	5.5%	5.3%
2020 American Indian/Alaska Native Alone	1.6%	1.4%	1.3%
2020 Asian Alone	2.6%	2.1%	1.9%
2020 Pacific Islander Alone	0.4%	0.3%	0.3%
2020 Hispanic Origin (Any Race)	27.0%	26.8%	26.3%
Income			
2020 Median Household Income	\$65,543	\$68,365	\$71,684
2020 Average Household Income	\$74,348	\$81,853	\$87,657
2020 Per Capita Income	\$22,621	\$25,756	\$26,617
2019 Population 25+ by Educational Attainment			
Total	7,358	32,028	66,894
High School Graduate	22.6%	22.5%	23.2%
GED/Alternative Credential	3.5%	4.1%	4.0%
Some College, No Degree	32.5%	31.2%	28.8%
Associate Degree	12.0%	12.1%	12.2%
Bachelor's Degree	16.3%	15.8%	16.0%
Graduate/Professional Degree	5.0%	6.2%	7.9%
Daytime Population			
2020 Total Daytime Population	11,351	45,335	94,235
Workers	3,255	12,003	24,181
Residents	8,096	33,332	70,054

Source: Esri, U.S. Census