

# New Development Opportunity: The Ironwood District

## S/SEC Gantzel & Ocotillo

San Tan Valley, Arizona

### Property Features

- Located at major intersection in booming San Tan Valley
- 1,100 new single family lots under construction
- Anchor and shop space available for lease
- Pads available for sale, ground lease, or build-to-suit
- Tenants at intersection include:

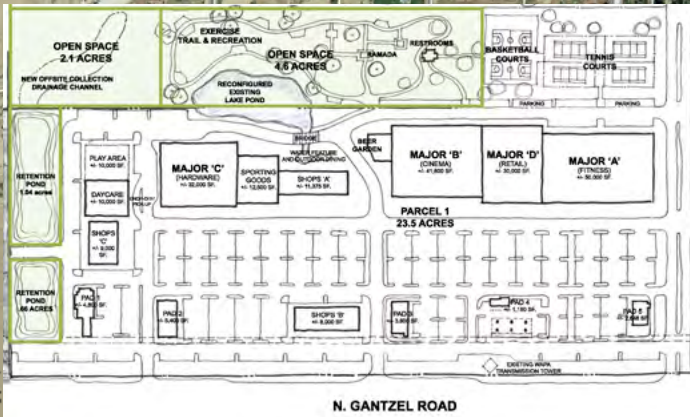


Master Planned by



Cambria - 1,100  
Single Family  
Units

**SITE**



For Lease: Call for Rates

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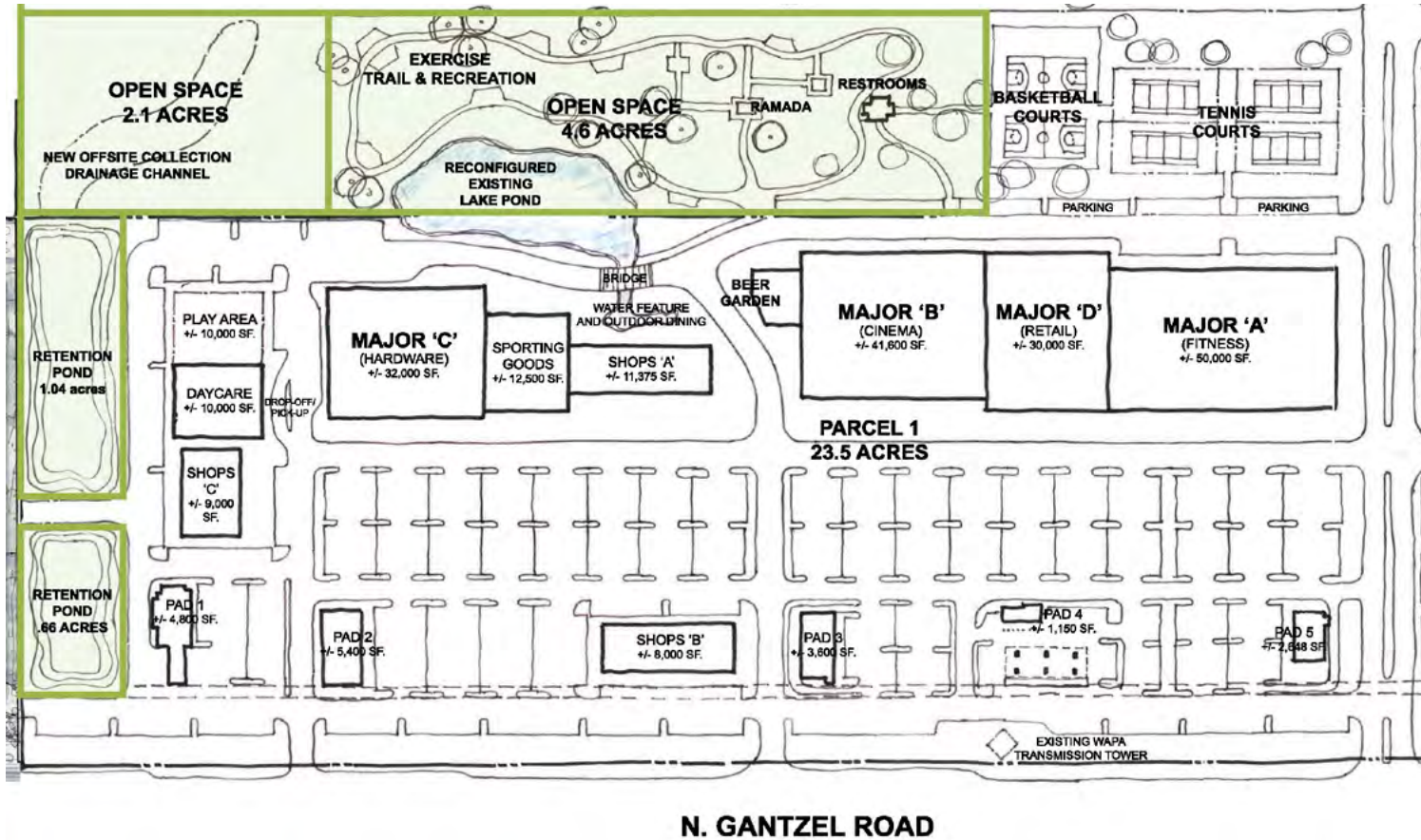


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# Preliminary Site Plan



PRELIMINARY CONCEPTUAL ELEVATIONS - Scheme 1  
SCALE: 1"=30'-0"

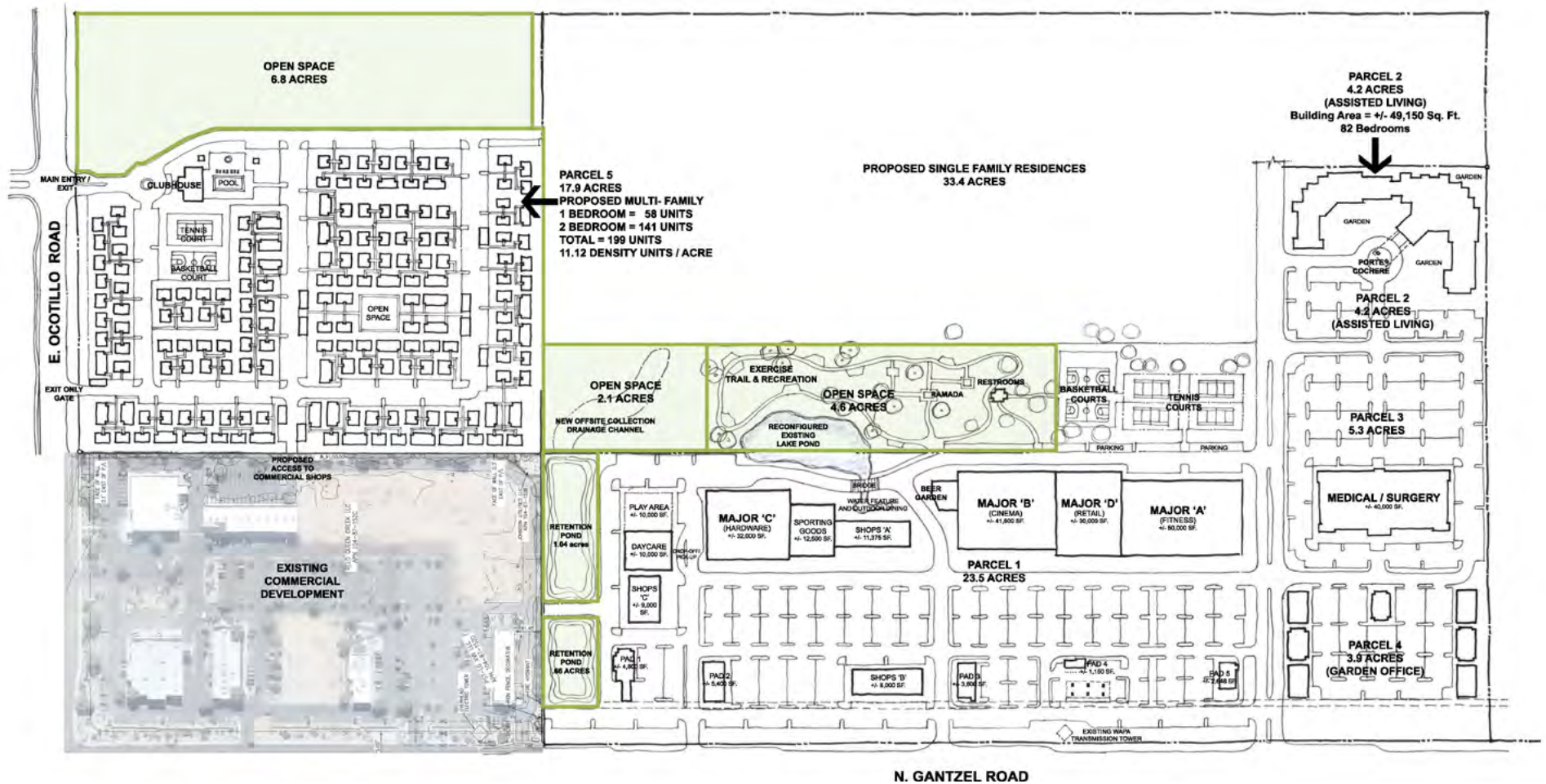


PRELIMINARY CONCEPTUAL ELEVATIONS - Scheme 2  
NOT TO SCALE



Preliminary

# Land Use Plan



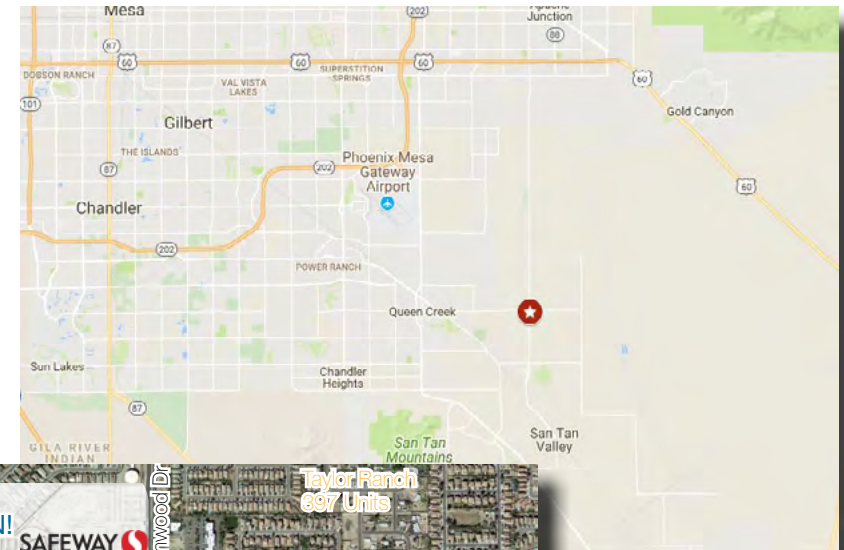
# Demographics Report

## San Tan Valley

THE IRONWOOD DISTRICT



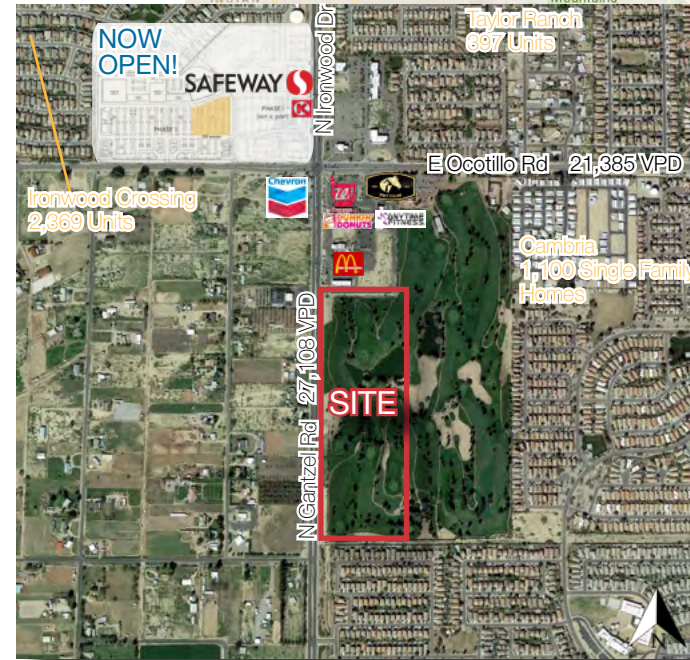
New Development Opportunity  
S/SEC Gantzel & Ocotillo



Demographics	1 mile	5 miles	10 miles
Average Age:	31.4	32.1	34.8
Population:	14,598	89,076	275,807
Average HH Income:	\$82,062	\$81,325	\$93,094
Total HHs	4,313	27,213	89,201

Housing Development	1 mile	3 miles	5 miles
New Home Permits (issued within the last year)	325	808	1,369
Platted Lots	368	1,347	2,141

Traffic Counts	Vehicles Per Day (VPD)
N Gantzel Rd	27,108
E Ocotillo Rd	21,385
N Ironwood Rd	27,074





# Trade Area Map

