

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:

SAFEWAY



PET CLUB

LA FITNESS

Banner Urgent Care

Master Planned by

FOR TIS
Development

COMING
SOON!

SAFEWAY

PHASE I
(not a part)

Cambria - 1,100
Single Family
Units

SITE

For Lease: Call for Rates

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NaiHorizon

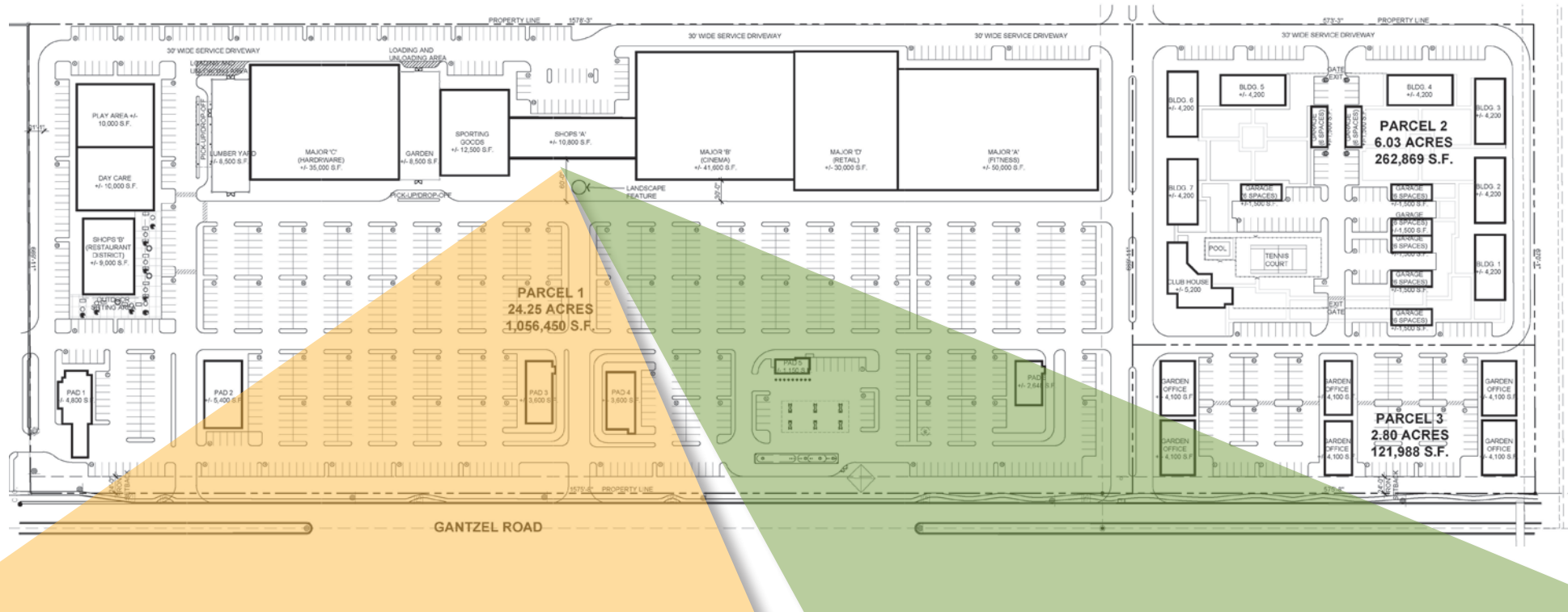
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Preliminary Site Plan



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

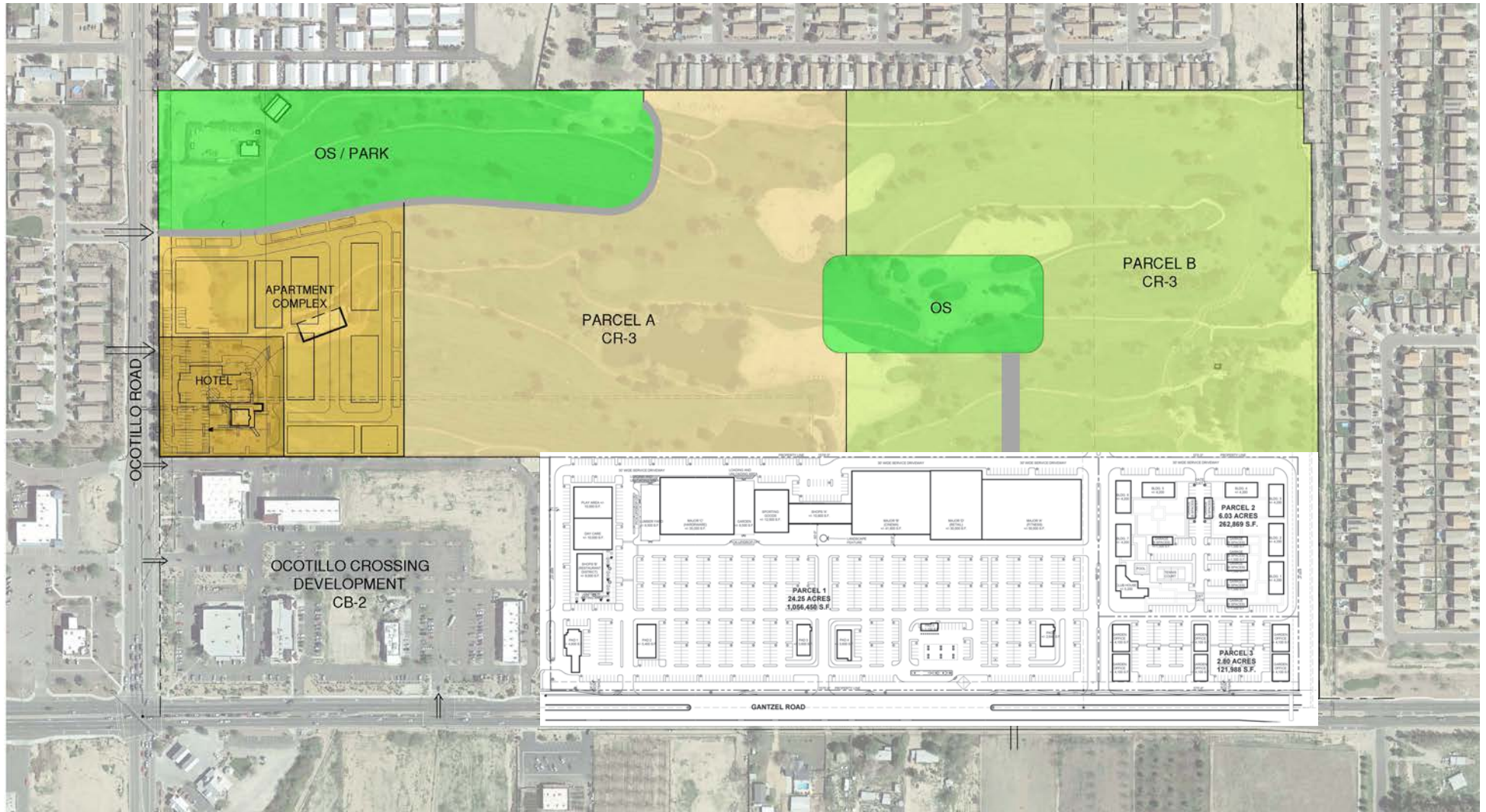


PRELIMINARY CONCEPTUAL ELEVATIONS - Scheme 2
NOT TO SCALE



Preliminary

Land Use Plan



Demographics Report

San Tan Valley

Demographics	1 mile	5 miles	10 miles
Average Age:	26.1	28.2	29.3
Population:	3,172	67,895	110,207
Average HH Income:	\$75,923	\$67,766	\$71,680
Total HHs	964	22,706	35,951

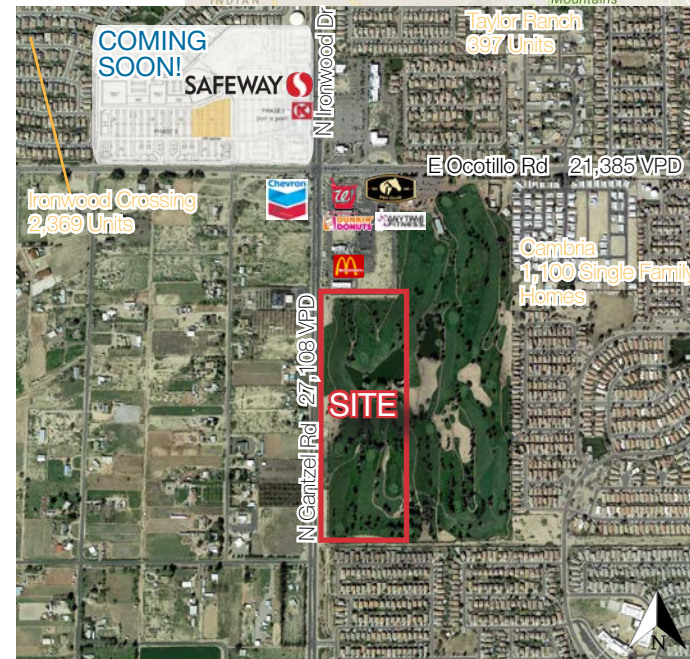
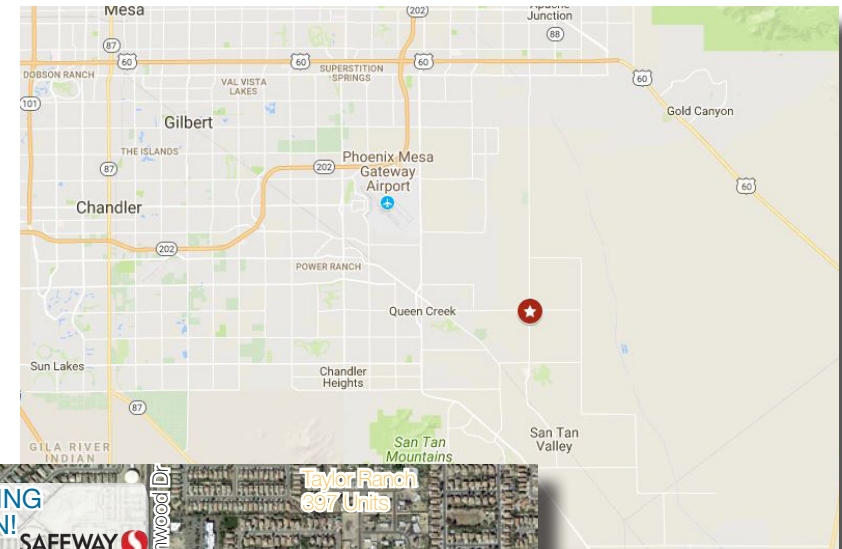
Housing Development	1 mile	3 miles	5 miles
New Home Permits (issued within the last year)	325	808	1,369
Platted Lots	368	1,347	2,141

Traffic Counts	Vehicles Per Day (VPD)
N Gantzel Rd	27,108
E Ocotillo Rd	21,385
N Ironwood Rd	25,488

THE IRONWOOD DISTRICT



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Trade Area Map

THE IRONWOOD DISTRICT



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