

# NEW DEVELOPMENT SAN TAN VALLEY (QUEEN CREEK), AZ

Hunt Highway & Village Lane - Northwest Corner - San Tan Valley, Arizona



**Booming Area – Among The Best Housing Growth Areas In The Country!!**

Retail, Restaurants, Office/Medical Office – For Lease. Pads Available – For Sale or Ground Lease

## Property Highlights

- Excellent site in the center of the San Tan Valley development boom (one of the strongest in the country)
- Easily accessible site at a signalized intersection on Hunt Highway
- Pads available for sale, ground lease, or build to suit
- Space for lease (Retail, Office, and Mixed Use)

## Project Information

Project Size	±45,000 SF
Land Size	±6.40 AC (±278,784 SF)
Zoning	CB-1 (Pinal County)
Parcel Number	509-02-062C (Pinal)

## Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2021 Population	17,410	53,027	124,030
Population Density (per square mile)	5,545	1,875	1,579
<b>HOUSEHOLD INCOME</b>			
Average Household Income	\$87,397	\$91,603	\$98,690
<b>HOUSEHOLDS</b>			
# Households	5,347	16,916	38,862
Average Household Size	3.30	3.20	3.20
All households With Children	2,936	8,610	1,579
All households With Children (%)	55%	51%	54%

\*6,350 New Homes Under Construction or Platted within 1.7 miles = +/-20,300 New Residents Coming Soon

Greg Abbott

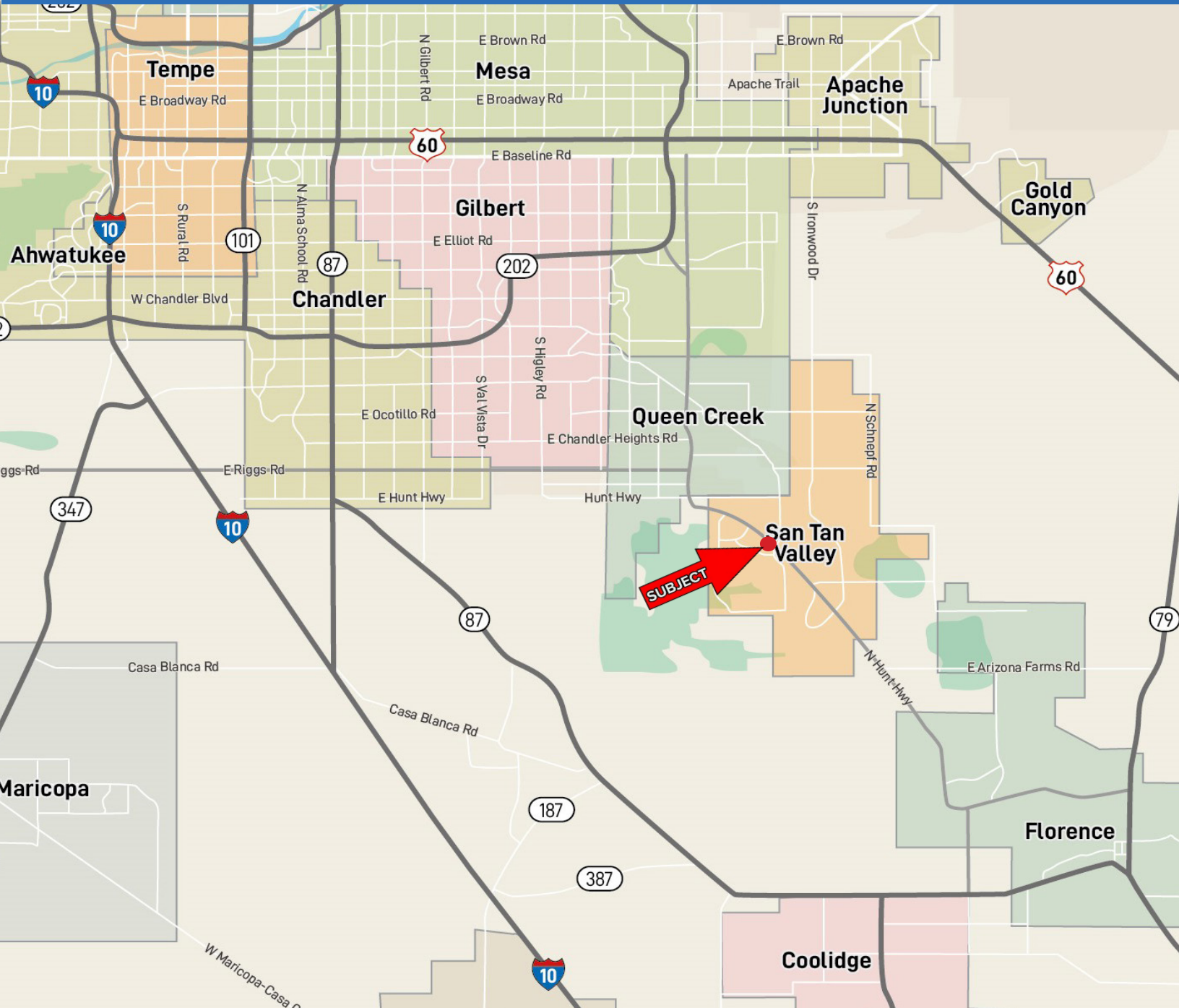
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Hunt Highway is the Main Thoroughfare in & Through San Tan Valley.  
As a Result, Most San Tan Traffic Passes Right in Front of the Development.



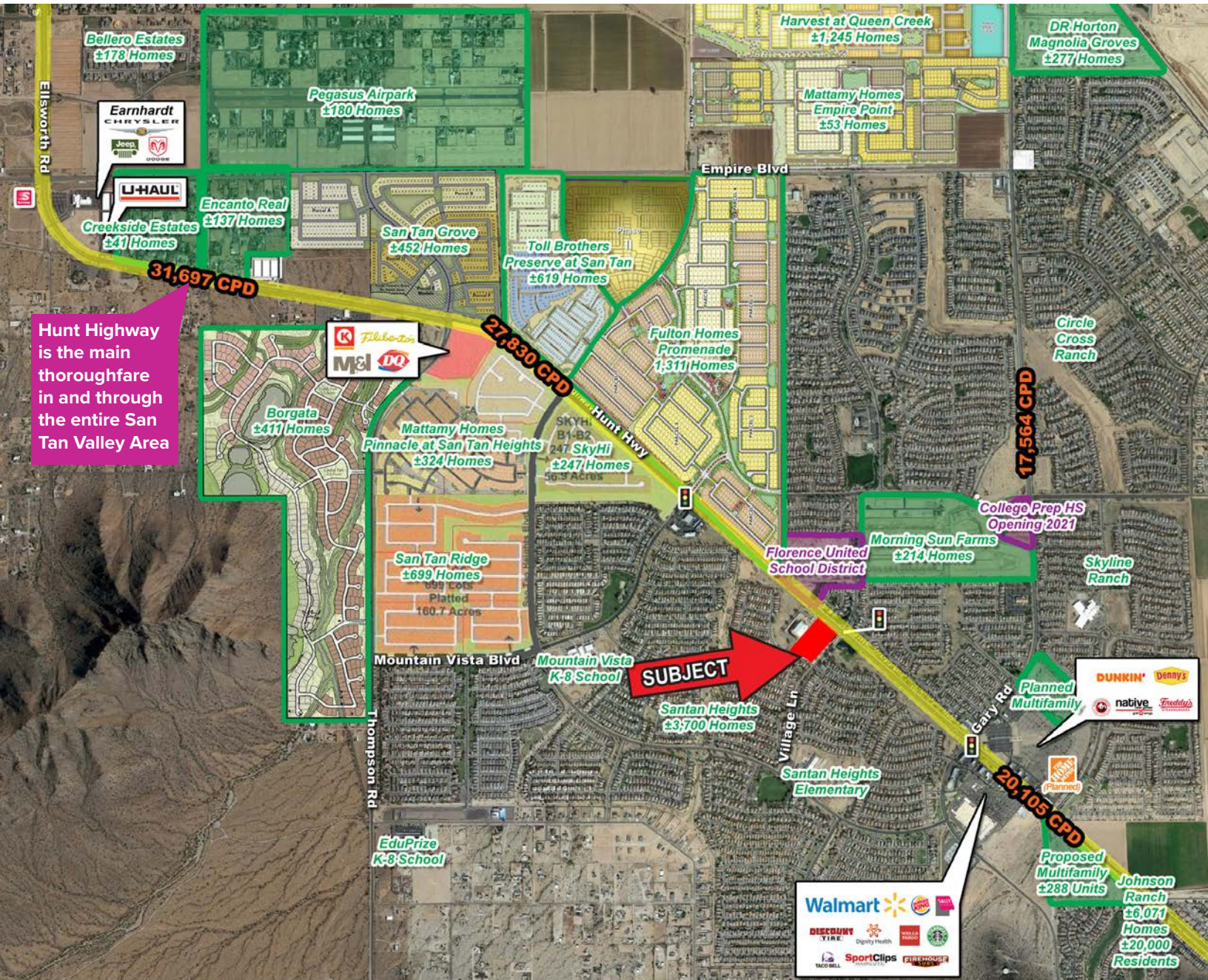
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# INCREDIBLE HOUSING GROWTH IN AN ALREADY DENSELY POPULATED TRADE AREA

Hunt Highway & Village Lane - Northwest Corner - San Tan Valley, Arizona



- +/-20,000 Residents Already Exist Within One Mile, and;
- Huge Amount of Homes (+/-6,350 New Homes) Are Under Construction/Planned (Equating To +/-20,300 NEW Residents) Within Two Miles.

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# OUTSTANDING LOCATION

Right In The Middle Of The Tremendous San Tan Valley / Queen Creek Housing growth  
Hunt Highway & Village Lane - Northwest Corner - San Tan Valley, Arizona

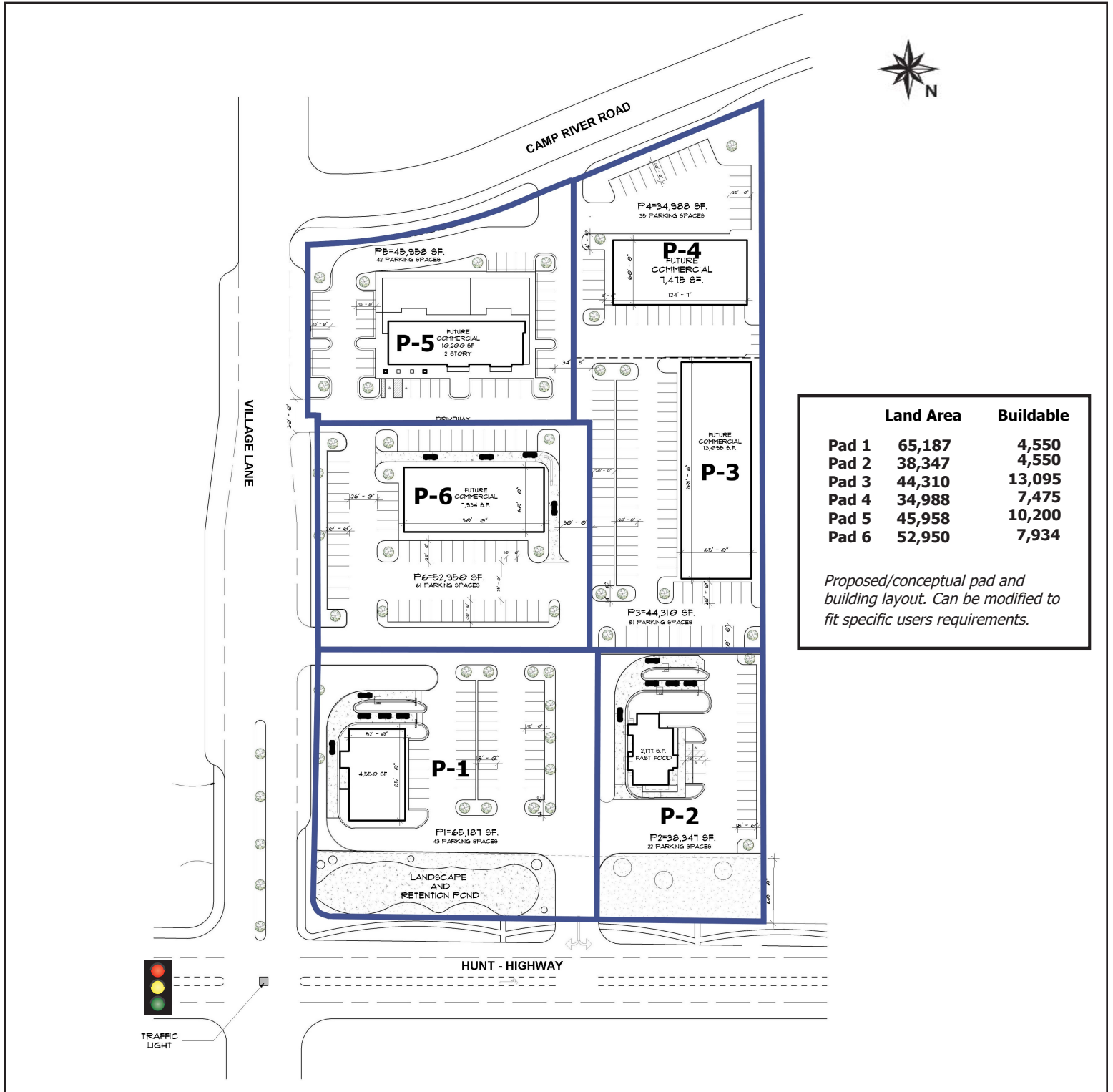


- Easily Accessible to a wide area of the San Tan Valley / Queen Creek Area
- Site provides outstanding Exposure & Visibility to Hunt Highway (the busiest road in the area).

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CONCEPTUAL SITE PLAN

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## DEMOGRAPHICS

Hunt Highway & Village Lane, San Tan Valley, AZ		Demographic Profile				
Rings 1, 3, 5 Mile radii						
	1 mile		3 miles		5 miles	
<b>Population</b>						
2021 Population	17,410		53,027		124,030	
Population Density (per square mile)	5,545		1,875		1,579	
<b>Households</b>						
2021 Households	5,347		16,916		38,862	
Average Household Size	3.30		3.20		3.20	
<b>Household Income</b>						
Average Household Income	\$87,397		\$91,603		\$98,690	
Median Household Income	\$73,827		\$76,913		\$81,889	
< \$25,000	524		1,498		3,414	
\$25,000 - 50,000	842		2,872		6,420	
\$50,000 - 75,000	1,368		3,866		7,897	
\$75,000 - 100,000	970		2,914		6,167	
\$100,000 - 125,000	680		2,323		5,368	
\$125,000 - 150,000	405		1,253		3,386	
\$150,000 - 200,000	365		1,412		3,634	
\$200,000+	196		780		2,575	
<b>Marital Status</b>						
Married	3,398	63.5%	10,841	64.1%	24,995	64.3%
Married No Children	1,339	25.0%	4,763	28.2%	10,039	25.8%
Married with Children	2,059	38.5%	6,079	35.9%	14,956	38.5%
All Households With Children	2,936	54.9%	8,610	50.9%	20,908	53.8%
<b>Household Composition</b>						
1-Person Households	671	12.5%	2,321	13.7%	5,512	14.2%
2-Person Households	1,496	28.0%	5,193	30.7%	10,901	28.1%
3-Person Households	975	18.2%	2,904	17.2%	6,720	17.3%
4-Person Households	1,012	18.9%	3,080	18.2%	7,420	19.1%
5-Person Households	678	12.7%	1,980	11.7%	4,776	12.3%
6-Person Households	308	5.8%	868	5.1%	2,210	5.7%
7-Person Households	207	3.9%	571	3.4%	1,322	3.4%
<b>Population By Age</b>						
Median Age	32.70		34.00		32.50	
Average Age	33.30		34.80		33.60	
Age 0 - 4	1,294	7.4%	3,695	7.0%	8,800	7.1%
Age 5 - 9	1,542	8.9%	4,369	8.2%	10,490	8.5%
Age 10 - 14	1,594	9.2%	4,591	8.7%	11,315	9.1%
Age 15 - 19	1,288	7.4%	3,863	7.3%	9,891	8.0%
Age 20 - 24	1,053	6.0%	3,254	6.1%	8,272	6.7%
Age 25 - 29	1,192	6.8%	3,608	6.8%	8,669	7.0%
Age 30 - 34	1,369	7.9%	3,920	7.4%	9,002	7.3%
Age 35 - 39	1,518	8.7%	4,270	8.1%	9,829	7.9%
Age 40 - 44	1,337	7.7%	3,879	7.3%	9,110	7.3%
Age 45 - 49	1,117	6.4%	3,432	6.5%	8,180	6.6%

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Age 50 - 54	832	4.8%	2,704	5.1%	6,456	5.2%
Age 55 - 59	778	4.5%	2,612	4.9%	5,988	4.8%
Age 60 - 64	739	4.2%	2,536	4.8%	5,462	4.4%
Age 65 - 69	664	3.8%	2,327	4.4%	4,749	3.8%
Age 70 - 74	549	3.2%	1,975	3.7%	3,883	3.1%
Age 75 - 79	319	1.8%	1,178	2.2%	2,274	1.8%
Age 80 - 84	141	0.8%	522	1.0%	1,038	0.8%
Age 85+	83	0.5%	292	0.6%	622	0.5%
<b>Education</b>						
Some High School, No Diploma	819	4.7%	2,836	5.3%	5,432	4.4%
High School Graduate	3,209	18.4%	9,228	17.4%	20,658	16.7%
Some College, No Degree	4,511	25.9%	13,846	26.1%	30,172	24.3%
Associate Degree	767	4.4%	1,949	3.7%	4,496	3.6%
Bachelor's Degree	1,724	9.9%	5,337	10.1%	13,180	10.6%
Advanced Degree	376	2.2%	2,007	3.8%	5,821	4.7%
<b>Employment</b>						
Civilian Employed	7,815	44.9%	23,267	43.9%	54,915	44.3%
Civilian Unemployed	453	2.6%	1,278	2.4%	3,056	2.5%
Civilian Non-Labor Force	4,435	25.5%	14,999	28.3%	33,362	26.9%
U.S. Armed Forces	19	0.1%	53	0.1%	110	0.1%
<b>Worker Travel Time To Job</b>						
<30 Minutes	1,933	11.1%	5,861	11.1%	17,135	13.8%
30-60 Minutes	4,320	24.8%	11,987	22.6%	25,490	20.6%
60+ Minutes	983	5.6%	3,842	7.2%	8,151	6.6%
<b>Daytime Employment</b>						
Total Businesses	112		562		1,255	
Total Employees	1,132		3,898		8,653	
Demographic Source: CoStar and ESRI						

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