

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

For Lease: Call for Rates

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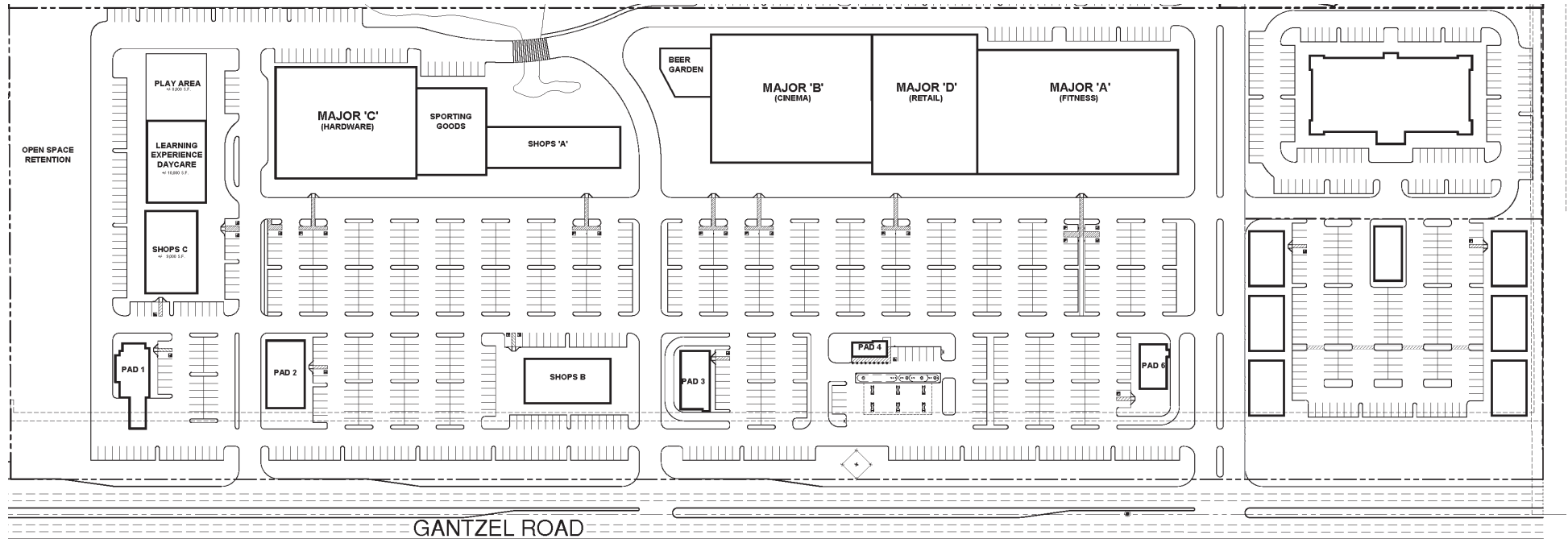
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Preliminary

Commercial Plan





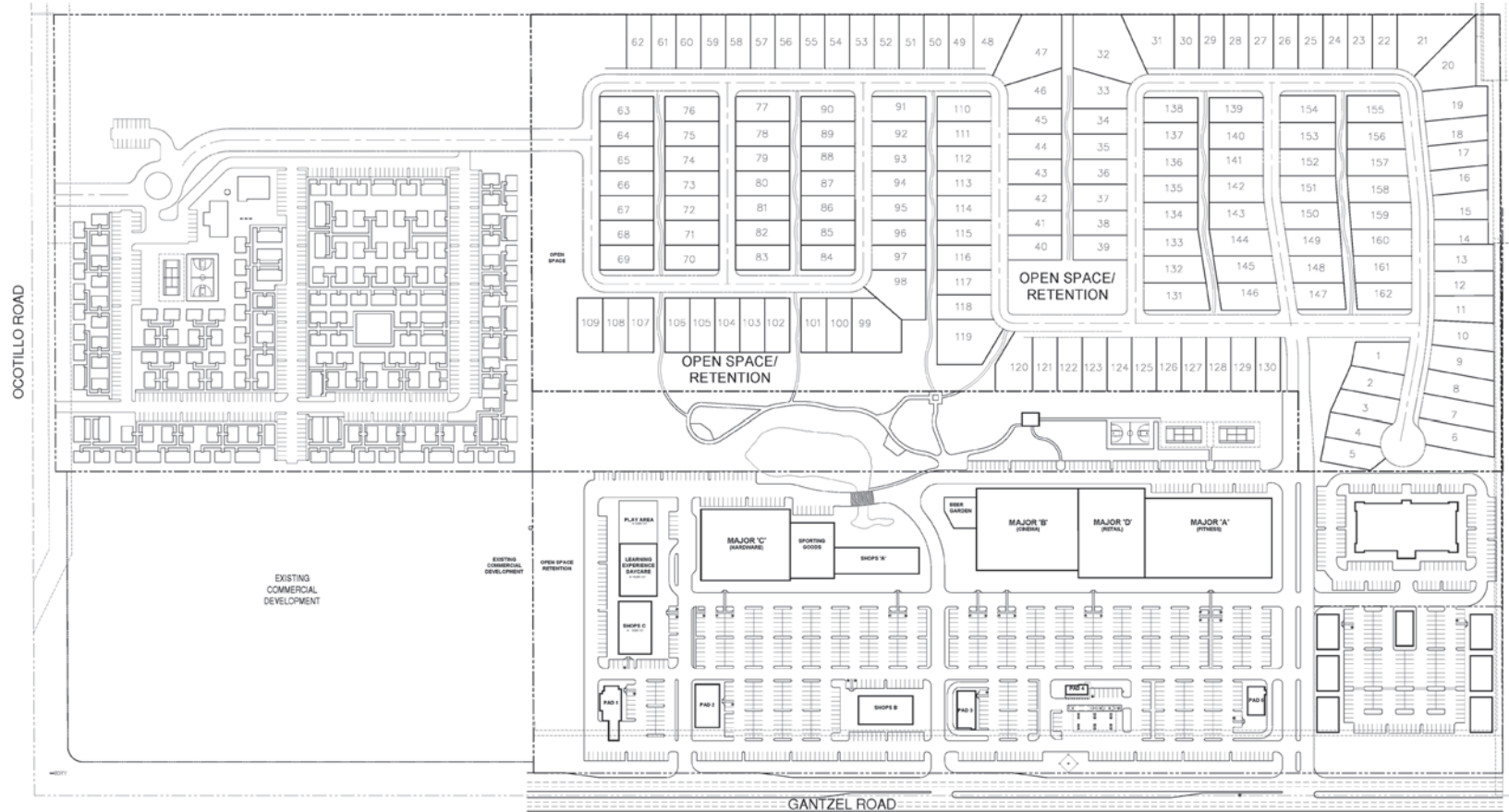
Site Aerial

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Preliminary Site Plan





Demographics Report

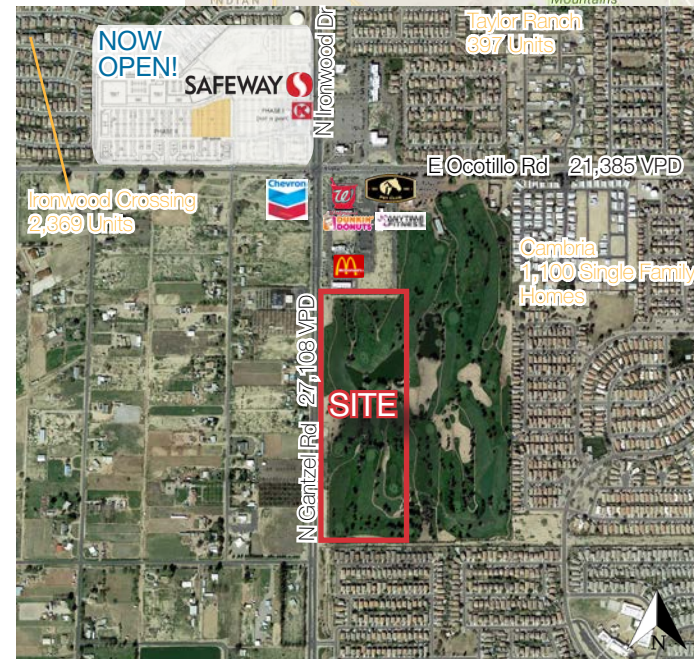
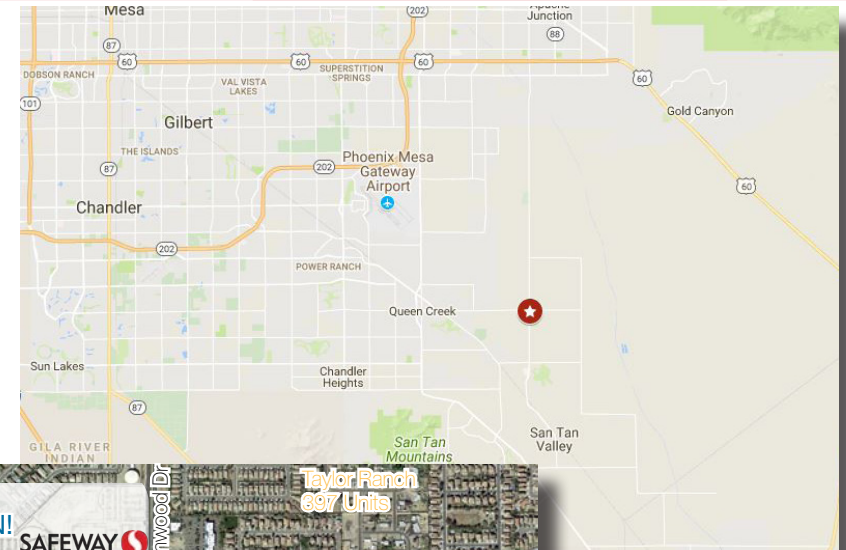
San Tan Valley

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

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Trade Area Map

THE IRONWOOD DISTRICT



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