

±10.88 ACRES OF LAND FOR SALE OR LEASE

SWC GARY ROAD & EMPIRE BLVD. | SAN TAN VALLEY, AZ

±10.88 AC

GARY ROAD 17,716 VPD (ADOT 2015)

EMPIRE BLVD. 7,005 VPD (PINAL COUNTY 2014)



1,223 PLANNED RESIDENTIAL
LOTS COMING SOON

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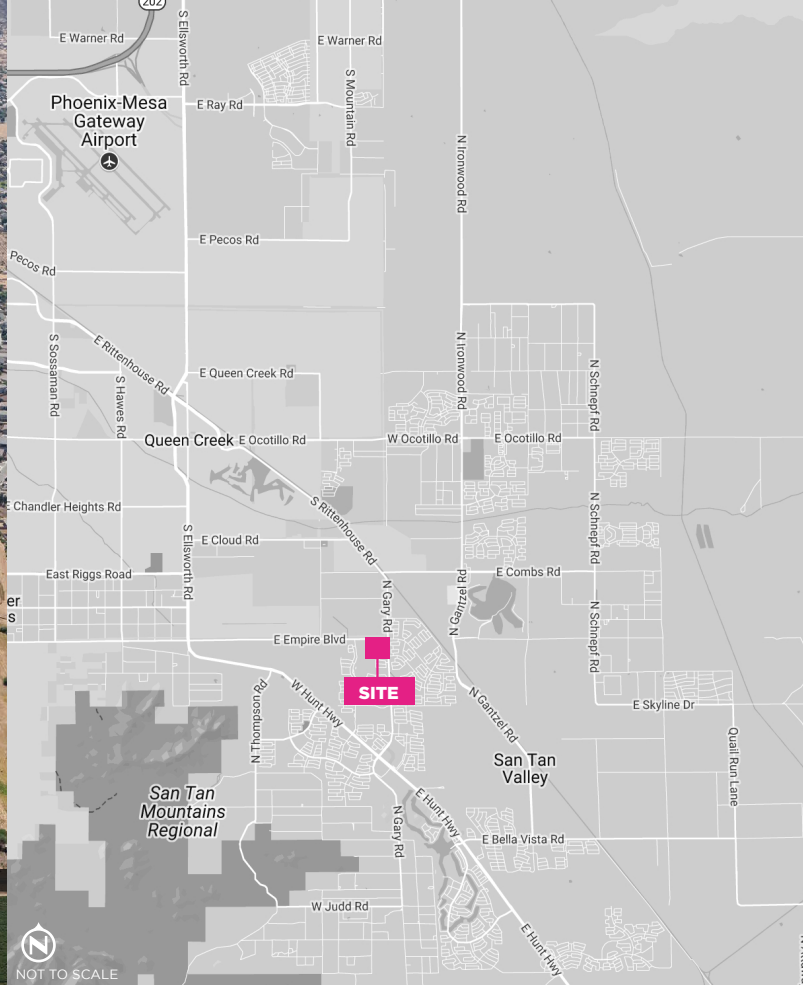
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CBRE


5 MILE DEMOGRAPHICS




LAND AREA
 ±10.88 acres


POPULATION
 123,533 (2017 estimate)
 141,971 (2022 estimate)


DAYTIME POPULATION
 83,502 (2017 estimate)


HOUSEHOLDS
 39,956 (2017 estimate)
 42,010 (2022 estimate)


MEDIAN INCOME
 \$63,157 (2017)


NEARBY BUSINESSES
 1,025 (2017)


EMPLOYEES
 10,427 (2017)

LOCATION HIGHLIGHTS

- Entire property for sale or pads for sale or lease
- Heavy growth area
- Gary Rd is a main thoroughfare for people living in San Tan Valley to the south
- Commuter traffic uses Gary Rd or Hunt Hwy to head north and south to and from work and to shop
- Zoned CB-2
- Call for pricing

HOUSING STATS*

- 1,877 annual starts
- 33,229 currently occupied
- 773 homes under construction
- 19,859 future/planned

*WITHIN A 5 MILE RADIUS. SOURCE: METROSTUDY 2017

TRAFFIC COUNTS

Gary Road 17,716 vpd*
Empire Blvd. 7,005 vpd**

SOURCE: ADOT 2015*
 SOURCE: PINAL COUNTY AZ**

FOR MORE INFORMATION PLEASE CONTACT

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