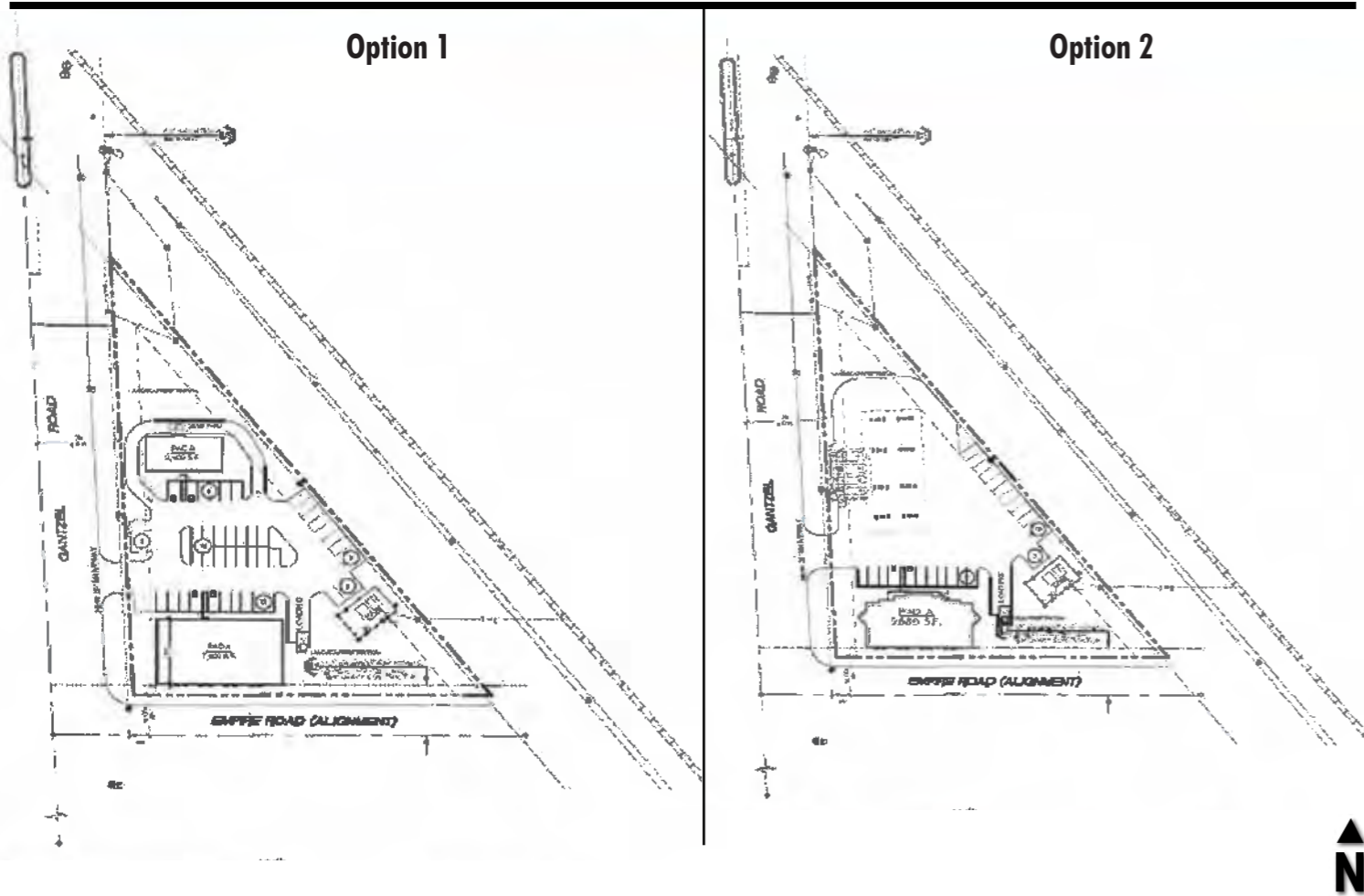


Proposed Site Plans



DEMOGRAPHICS (Source: SitesUSA)

	1 Mile	3 Miles	5 Miles
Estimated Population (2019)	7,689	59,079	136,349
Projected Population (2024)	9,079	69,602	158,732
Estimated Avg. Household Income (2019)	\$70,836	\$67,037	\$72,441
Projected Avg. Household Income (2024)	\$77,826	\$68,338	\$80,090
Average Household Size (2019)	3.13	3.17	3.18
Total Daytime Employees (2019)	113	573	956
Median Age (2019)	35.0	34.2	34.8

TRAFFIC COUNTS (2019 Source: SitesUSA)

Gantzel Road 8,361



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1.62 ACRE LAND PARCEL FOR SALE

Northeast Corner of Gantzel Road & Empire Boulevard - San Tan Valley, Arizona

COMMERCIAL LAND

FOR SALE



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PROJECT HIGHLIGHTS

- APN # 210-06-001D
- Zoning CB-1 Local Business (Pinal County)
- Hard corner signalized intersection
- High growth residential area
- Excellent site for multiple commercial uses
- Sewer/Water provided by Johnson Utilities
- Taxes for 2019 \$622.66

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