

RETAIL ACREAGE & PADS AVAILABLE

EXCLUSIVE LISTING | E/SEC ELLSWORTH ROAD & HUNT HWY, QUEEN CREEK, PINAL COUNTY, ARIZONA

LOCATION Property is located east of the southeast corner of Ellsworth Road and Hunt Highway in Queen Creek, Pinal County, Arizona

PRICE Submit

SIZE ±2.99 acres

PARCEL 509-04-006

ZONING GR (Proposed Commercial)

TRAFFIC COUNTS

Hunt Highway: E/W ±31,697 VPD

Source: 2018 Kalibrate Technologies

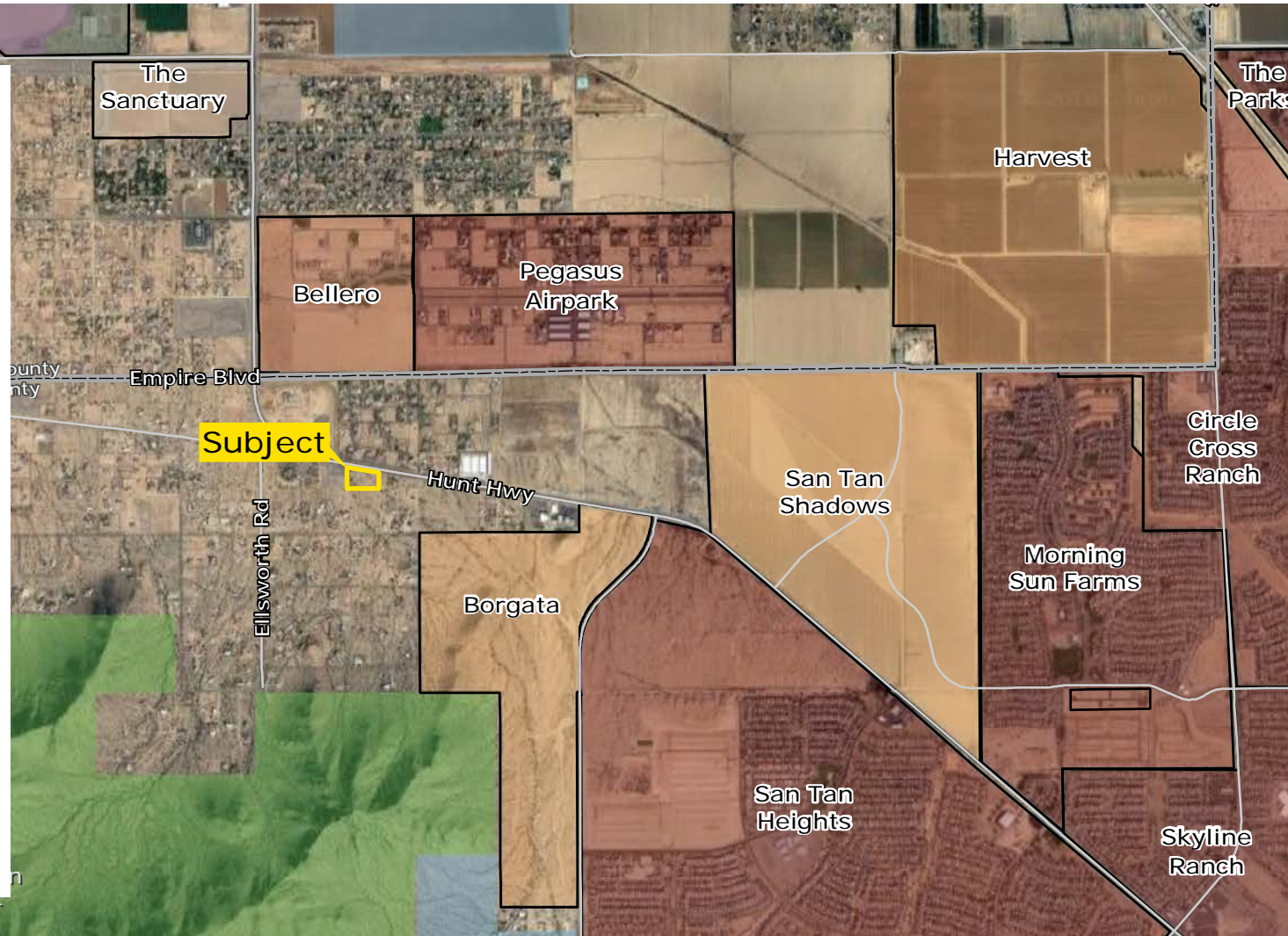
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2018 Population	±1,382	±37,646	±100,995
Est. 2018 HH Income	\$105,234	\$85,139	\$92,130

Source: Esri, 2018

COMMENTS

- Retail land and pads available for sale
- Property has frontage on Hunt Highway
- Hunt Highway is the major arterial in the trade area
- Strong Traffic count on Hunt Highway
- Property has full access/movement along Hunt Highway
- Strong housing growth in trade area



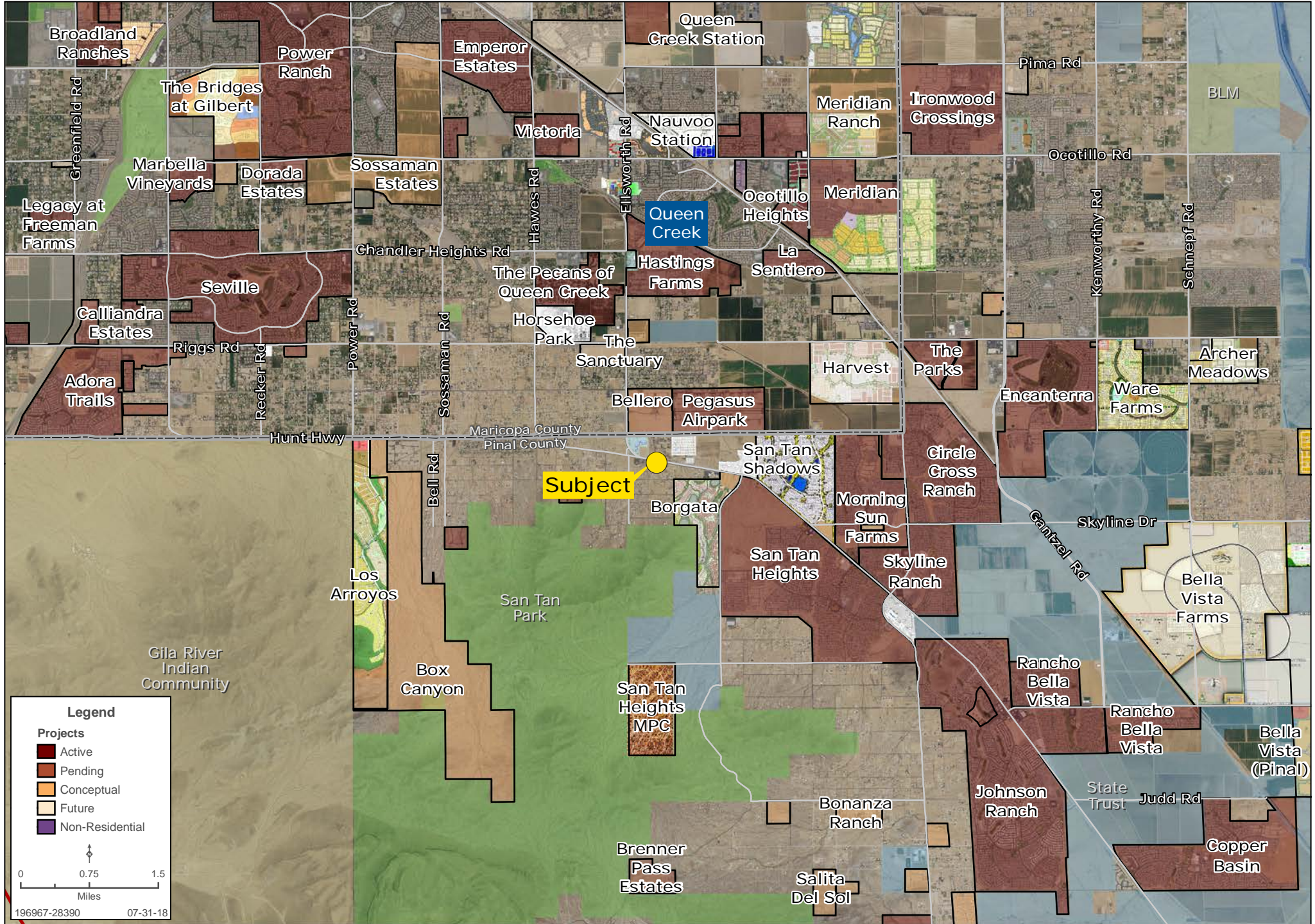
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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZPinal196967-10.12.18

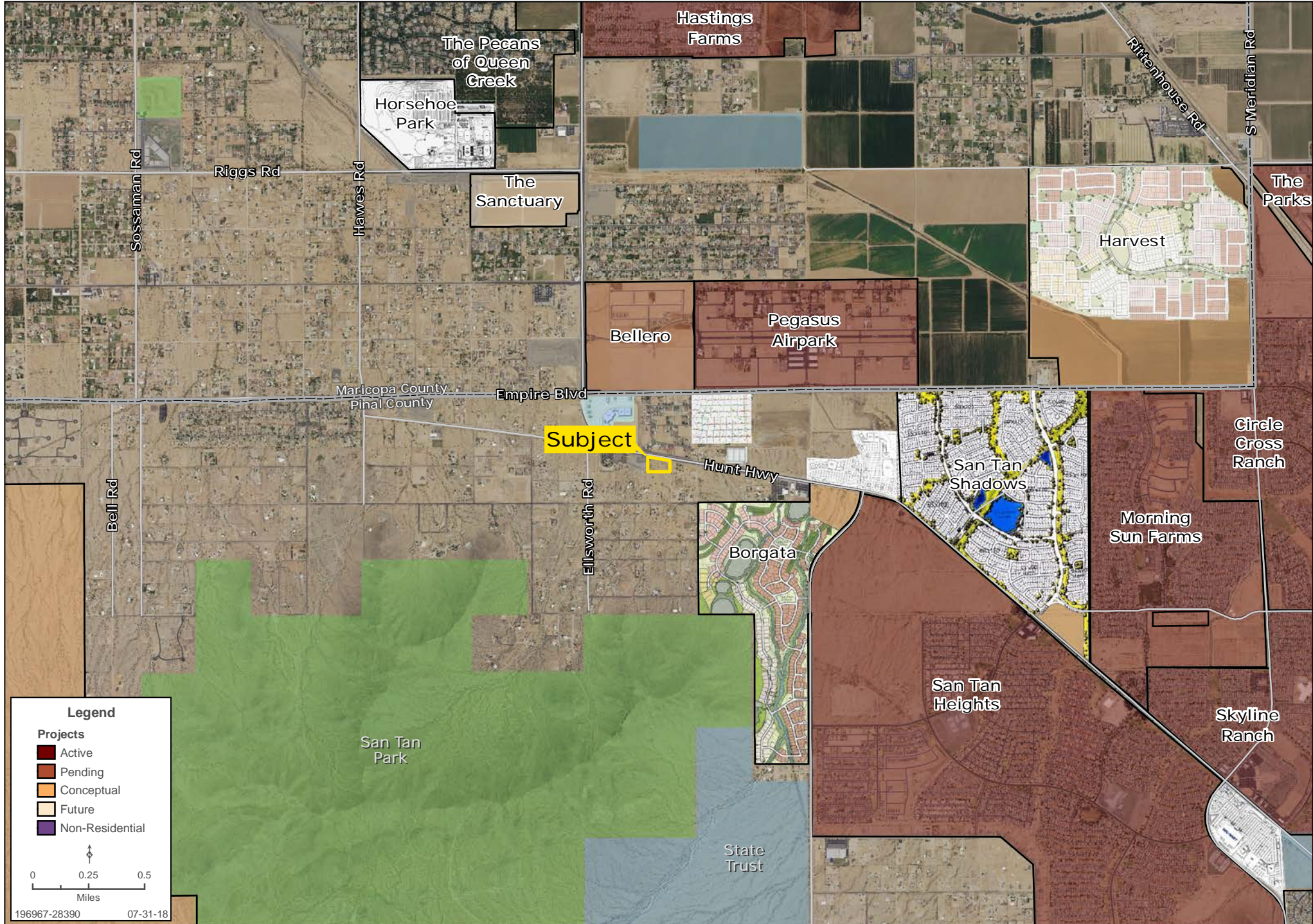
E/SEC ELLSWORTH & HUNT HIGHWAY SURROUNDING DEVELOPMENT MAP

Chad T. Russell, P.C. | Michele Pino | 480.483.8100 | www.landadvisors.com



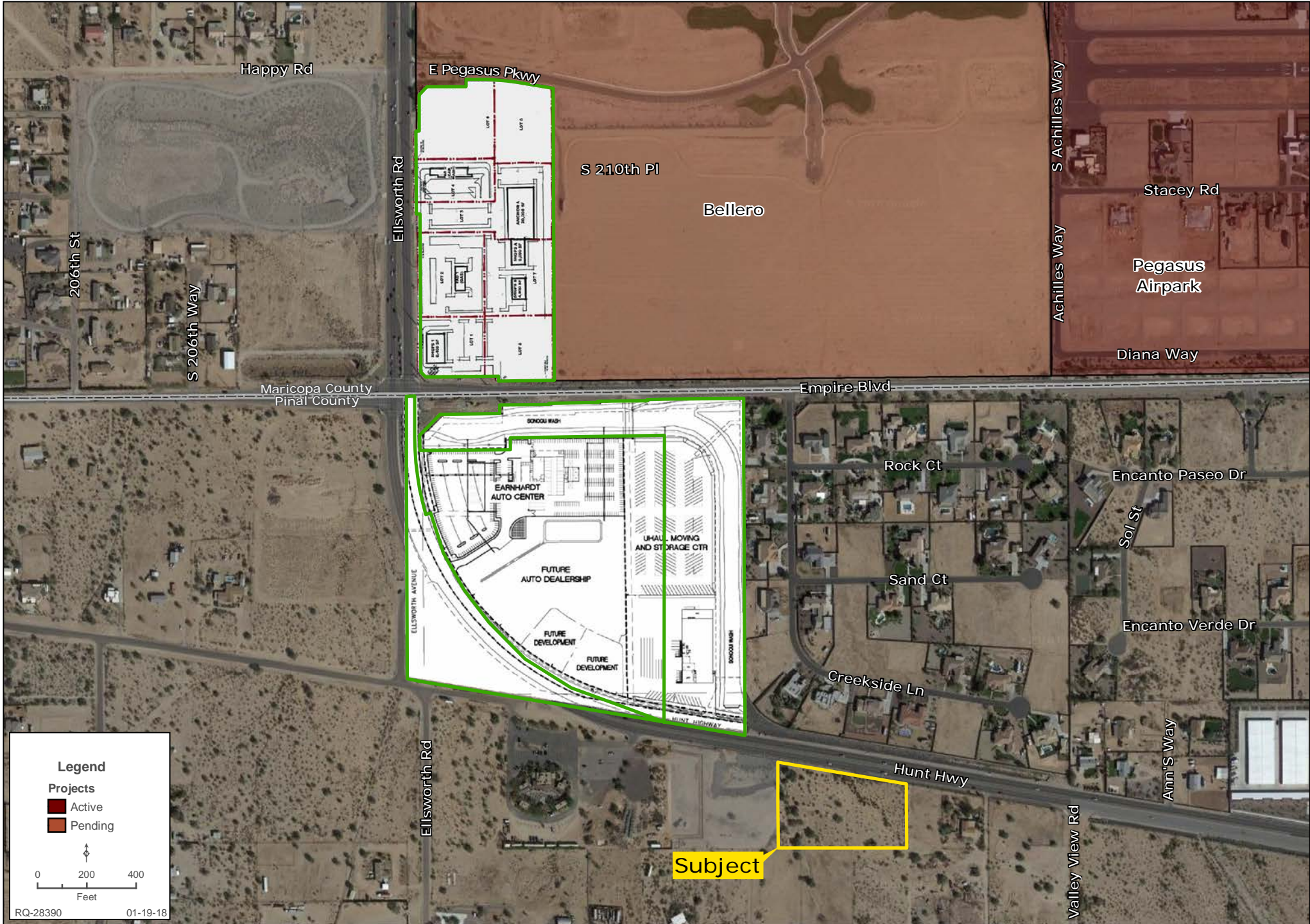
E/SEC ELLSWORTH & HUNT HIGHWAY SURROUNDING AREA MAP

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E/SEC ELLSWORTH & HUNT HIGHWAY MAP

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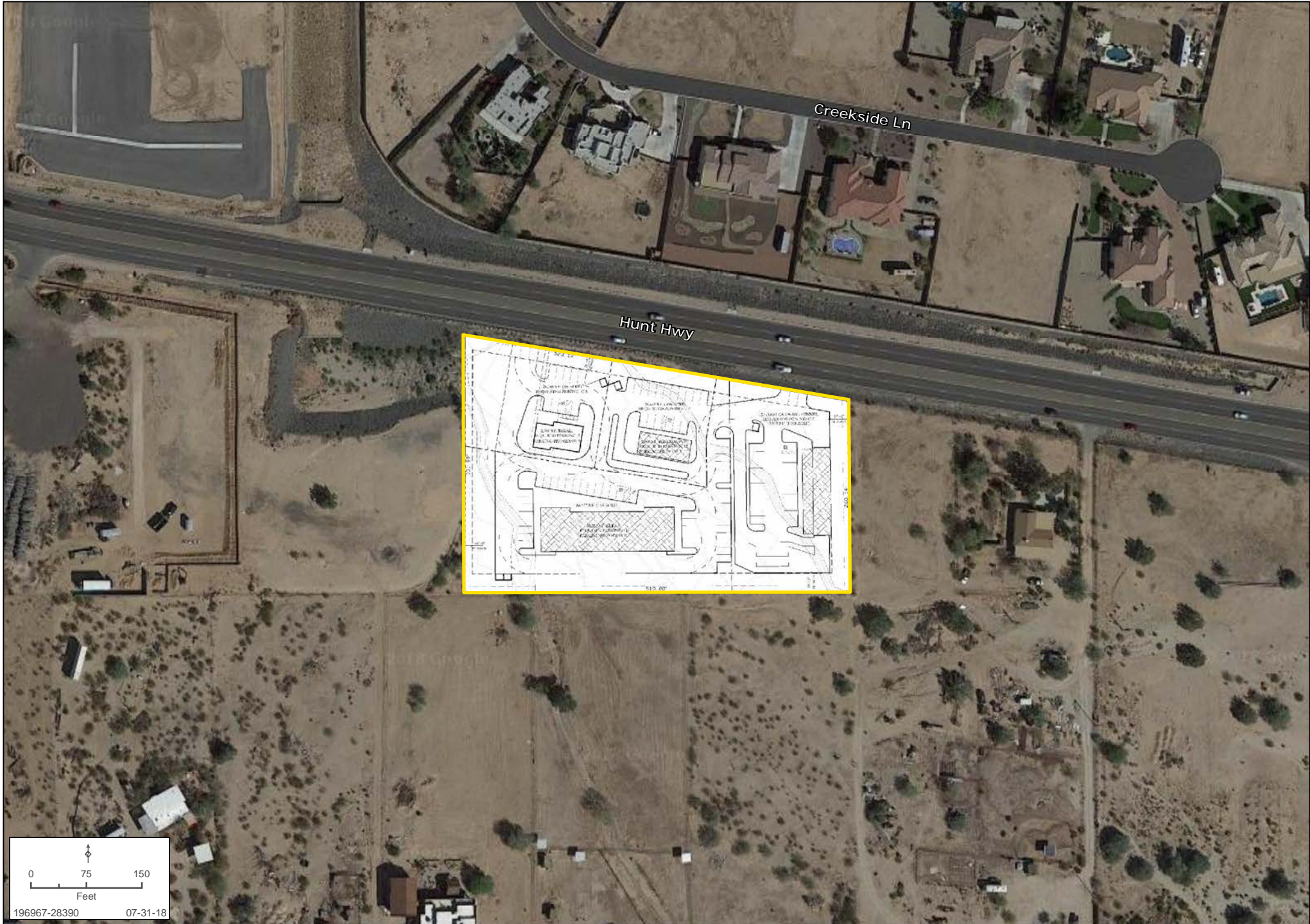
E/SEC ELLSWORTH & HUNT HIGHWAY PROPERTY DETAIL MAP

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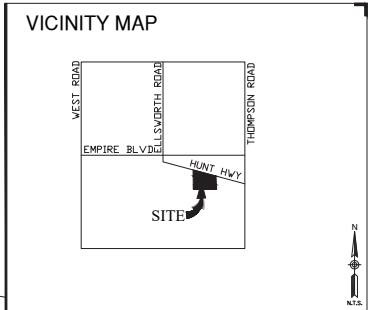
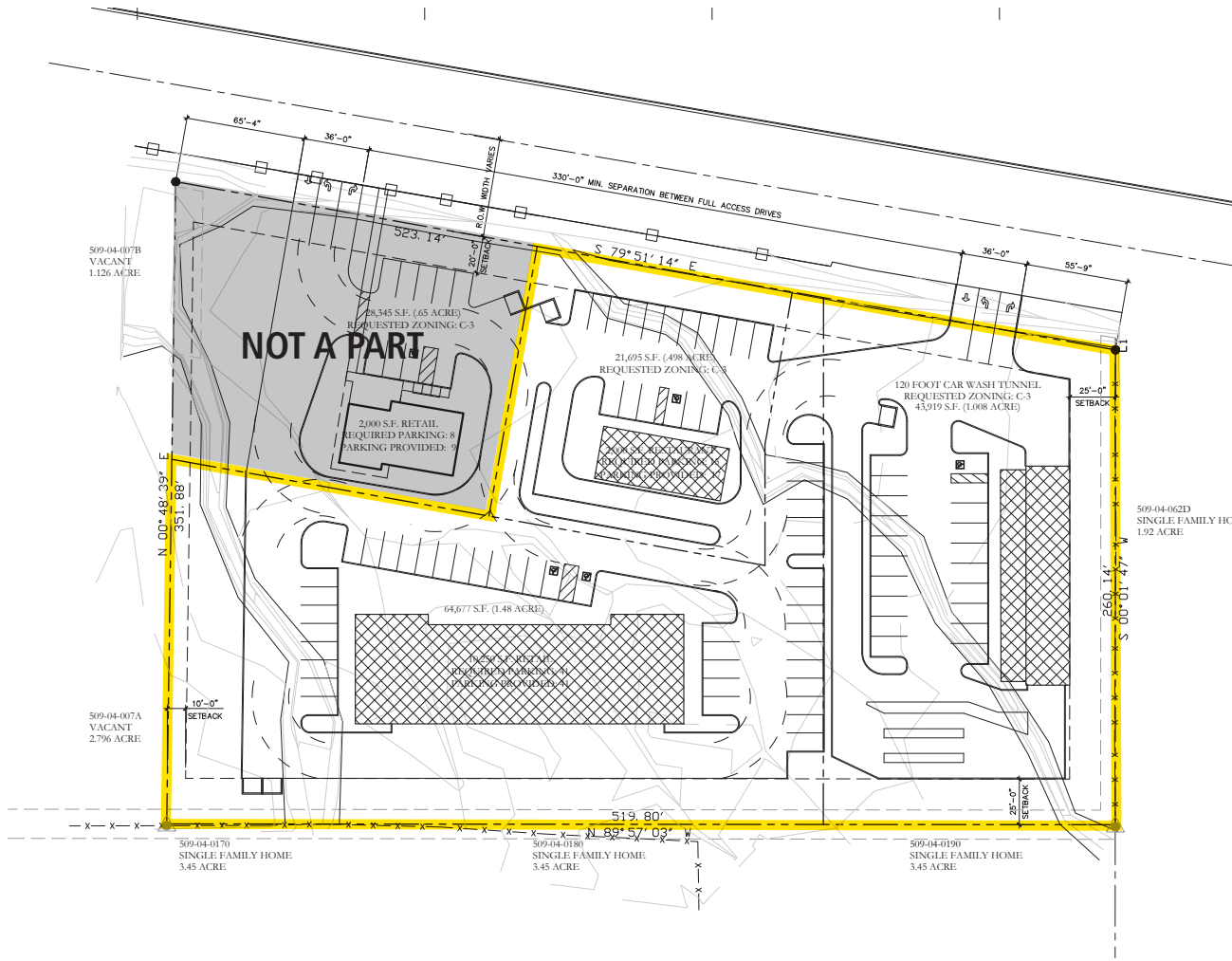


E/SEC ELLSWORTH & HUNT HIGHWAY SITE PLAN MAP

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CONCEPTUAL SITE PLAN



OWNER INFO

PROPERTY OWNER: MEHG & PAULINA TRUONG
2747 W HARRISON PL
CHANDLER, AZ 85224

DEVELOPER & APPLICANT: SMC DEVELOPMENT INC.
4017 N 59TH ST.
PHOENIX, ARIZONA 85018-4614

SITE ADDRESS: SOUTH OF THE SEC
HUNT HWY & ELLSWORTH ROAD
5803 W HUNT HWY
QUEEN CREEK, ARIZONA 85142
LOCATED ON A PINAL COUNTY ISLAND

ARCHITECT/ENGINEER INFO

ARCHITECT: ON POINT ARCHITECTURE, LLC.
NICOLE POSTEN, RA
1341 E. FAIRFIELD STREET
MESA, ARIZONA 85203

CIVIL: ALLEN CONSULTING ENGINEERS, INC.
ANTHONY ZAUGG, RLS
4111 E VALLEY AUTO TRAIL #103
MESA, ARIZONA 85206

LANDSCAPE: THE MCGOUGH GROUP
TIM MCGOUGH, LA
11110 N. TATUM BLVD., STE 100
PHOENIX, ARIZONA 85028

LEGAL DESCRIPTION


LOT 25, SAN TAN RANCHES UNIT 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 15 OF MAPS, PAGE 9; EXCEPT THAT PORTION DEED TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA AS DESCRIBED IN DOCUMENT RECORDED NOVEMBER 4, 2008 IN RECORDING NO. 2008-106125, RECORDS OF PINAL COUNTY, ARIZONA, AND EXCEPTING THEREFROM ALL COAL AND OTHER MINERAL DEPOSITS AS RESERVED UNTO THE UNITED STATES OF AMERICA IN THE PATENT TO SAID LAND. APN: 509-04-006



MAY 22, 2018



WWW.ONPOINTARCHITECTURE.COM
P. 480-227-5259 MESA, ARIZONA

	JOB #: 1804	
	NEW RETAIL FACILITY for SMC DEVELOPMENT	
DATE: 5/22/18 ITEM: PRE-APPLICATION	5803 W HUNT HWY QUEEN CREEK, ARIZONA	
DWG NAME: PROPOSED MASTER SITE PLAN	DWG #:	A1.1

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