

± 5.34 Acres of LAND FOR SALE
37996 N. Gantzel Rd & Combs Rd | San Tan Valley, AZ 85140

SALE PRICE: \$695,000 (\$2.99 PSF)



Site Features

- ± 5.34 Acres (±232,520 SF) Land
- SR Zoning - Commercial Potential
- Parcel #104-53-004E
- Dimensions 430' x 587'
- 400' Frontage on Gantzel Rd
- Just North of Combs Rd

Demographics - 3 Mile Radius

- 2016 Population: 57,581
- 2021 Projected Population: 67,154
- Average Household Income: \$70,891
- Average of 21,187 Pass Vehicles/Day

Area Features

- Southeast of Loop 202 (San Tan Fwy)
- Less Than 1 Mile North of Banner Ironwood Medical Center
- Area Businesses Include:
 - Encanterra Country Club
 - Fry's Food & Drug
 - Little Caesar's Pizza
 - Starbucks
 - Subway
 - KFC
 - Burger King
 - Ironwood Animal Hospital
 - The UPS Store
 - Chase Bank

Craig Trbovich

D: 480.522.2799

M: 602.549.4676

ctrbovich@cpiaz.com



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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

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