



PINAL COUNTY, ARIZONA

# HUNT HIGHWAY 22 ACRE COMMERCIAL SITE

Ellsworth Rd.

Empire Blvd.

SAN TAN GROVES

Hunt Hwy.

**SUBJECT  
SITE**

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

Cottage Court  
Looking North



PHONE 480.367.0700 / FAX 480.367.8341  
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150  
Scottsdale, AZ 85258





FOR MORE INFORMATION, CONTACT:  
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PINAL COUNTY, ARIZONA

# HUNT HIGHWAY

## 22 ACRE COMMERCIAL SITE

### LOCATION

Located east of Ellsworth Road on the north side of Hunt Highway in Pinal County, Arizona.

### SIZE

±22.3 Acres (±973,138 SF)

*\*See enclosed pages 6-10 for concept renderings*

### ASSESSOR PARCEL NUMBERS

509-04-179, 800 and 810

### ZONING

[GR | Pinal County](#)

### PRICE

Submit

### TERMS

Cash

### UTILITIES

Water: Queen Creek Sewer and Water

Sewer: Queen Creek Sewer and Water

Electricity: Salt River Project

Telephone: CenturyLink

Cable: Cox Communications

### SCHOOLS

San Tan Elementary School (K – 8)

San Tan Foothills (9 – 12)

### DUE DILIGENCE

[Please click to view](#)

Arizona Game and Fish Report



# PINAL COUNTY QUICK FACTS



### POPULATION

2023 population: **467,459**  
10 year population growth rate: **2.98%**  
Median age of: **39.6**



### HOUSEHOLDS

Median household income: **\$76,377**  
Number of households: **164,281**

## TOP ECONOMIC DEVELOPMENTS

#### LUCID MOTORS

Anticipated number of employees: **6,120**

#### LG ENERGY SOLUTION

Anticipated number of employees: **3,700**

#### NIKOLA

Anticipated number of employees: **1,762**

#### PROCTER & GAMBLE

Anticipated number of employees: **500**

Source: [azbigmedia.com](http://azbigmedia.com)

#### CHANG CHUNG

Anticipated number of employees: **209**

#### KOHLER

Anticipated number of employees: **500**

#### KANTO PPC

Anticipated number of employees: **161**

#### AIR PRODUCTS

Anticipated number of employees: **75**



### PINAL COUNTY BIG BUSINESS

- Abbott Laboratories
- Ascent Aviation Services
- Banner Health
- Bayer
- Bridgestone
- Bright International Corp
- Cargill
- Empire Machinery
- Frito-Lay (PepsiCo)
- Harrah's Ak-Chin
- Hexcel
- Lucid Motors
- Nikola Motors
- Nissan
- Owens Corning
- Schuff Steel
- Tractor Supply
- Volkswagen
- Walmart Distribution Center

Source: [pinalcountyaz.gov](http://pinalcountyaz.gov)



### CITIES AND TOWNS

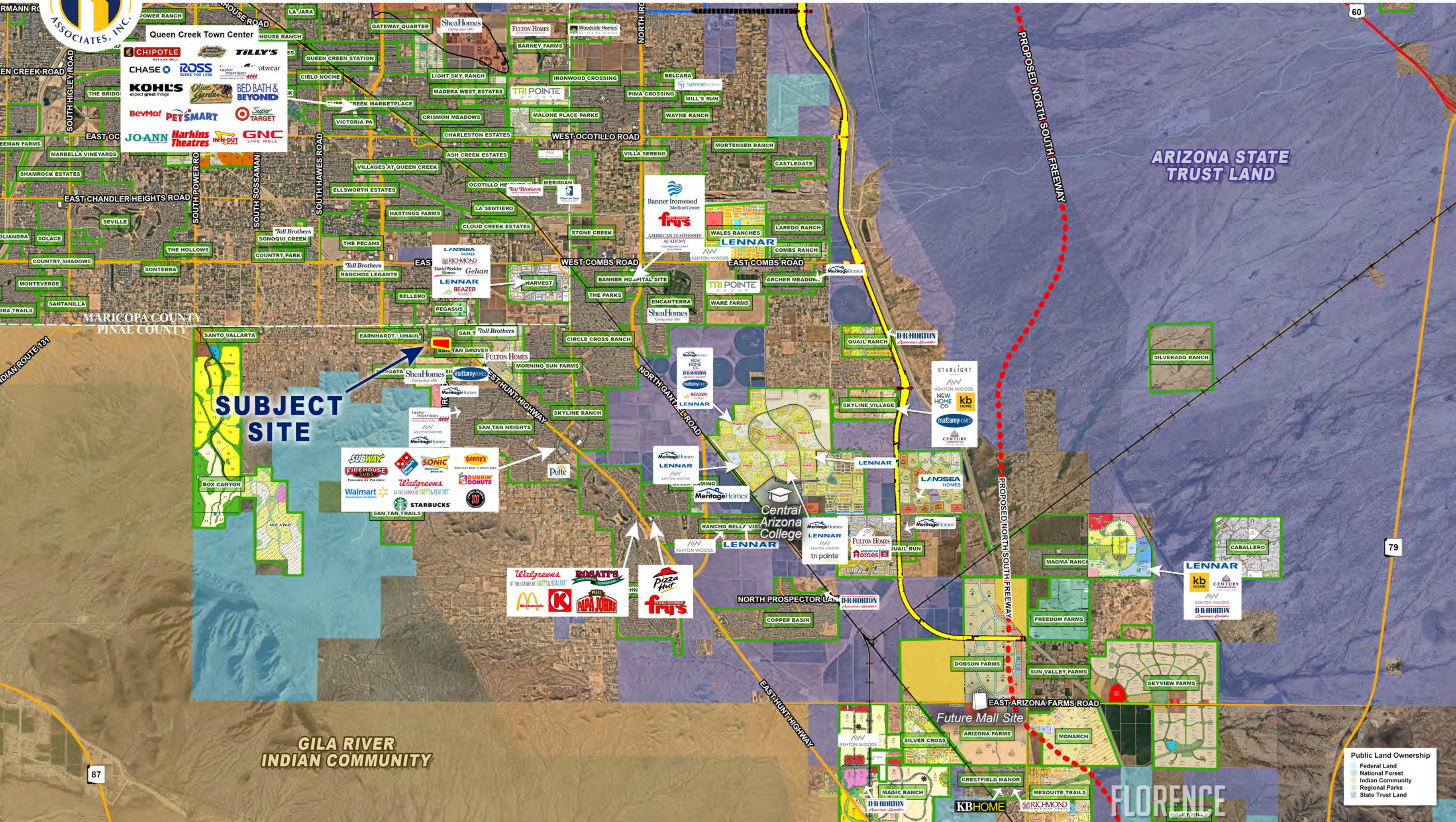
- Apache Junction **40,626**
- Casa Grande **62,664**
- City of Maricopa **70,134**
- Coolidge **22,042**
- Eloy **17,458**
- Florence **24,278**
- Gold Canyon **11,612**
- Queen Creek **75,150**
- Superior **2,511**







# HUNT HIGHWAY 22 ACRE COMMERCIAL SITE / SOUTHEAST VALLEY SUBMARKET



**SUBJECT SITE**

**ARIZONA STATE TRUST LAND**

**GILA RIVER INDIAN COMMUNITY**

**FLORENCE**





# HUNT HIGHWAY 22 ACRE COMMERCIAL SITE / SOUTHEAST VALLEY SUBMARKET







**SUBJECT SITE**



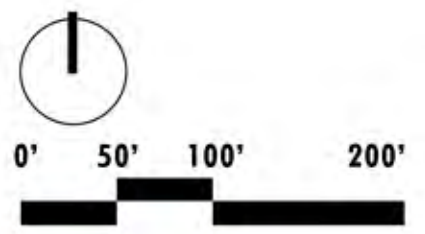
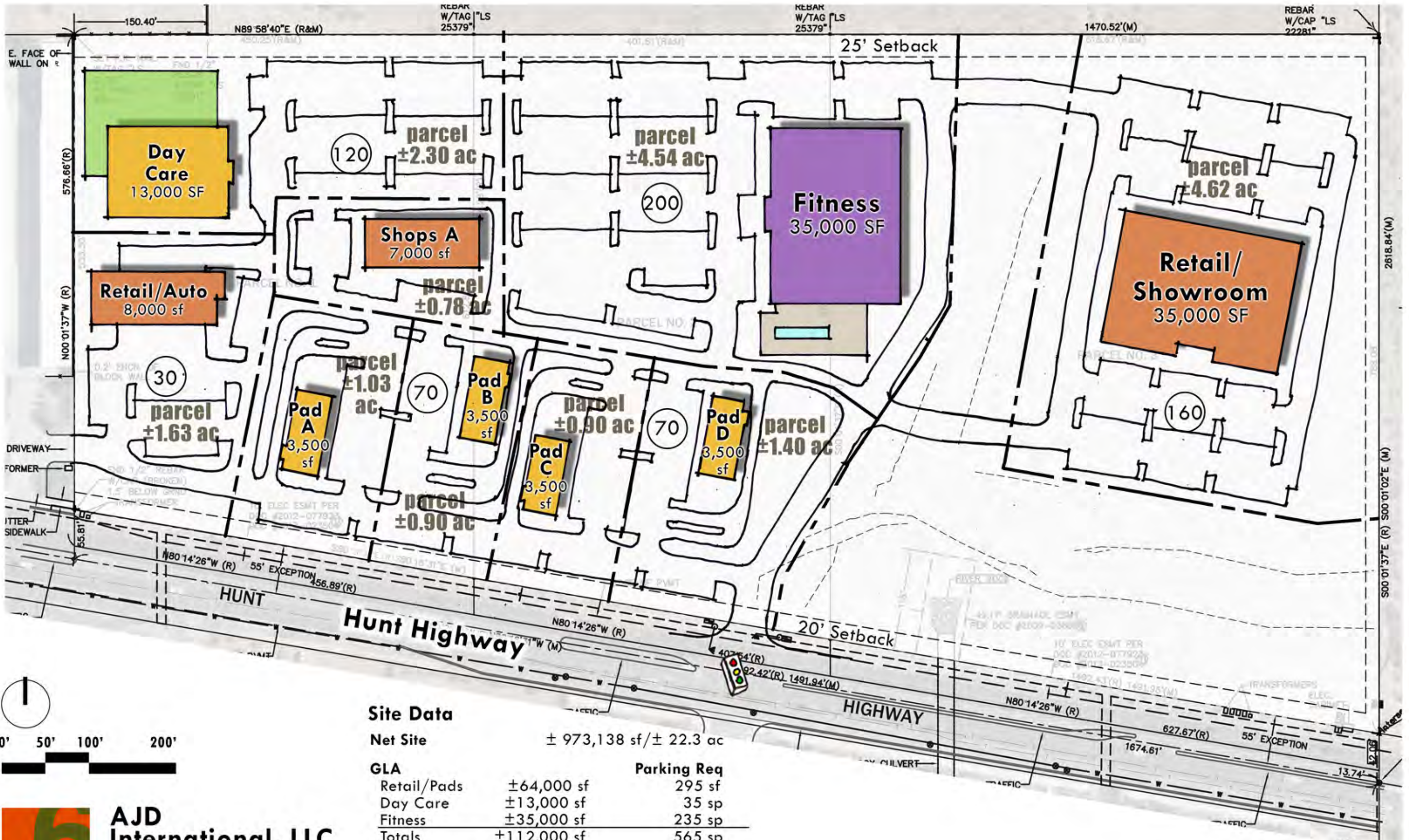
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209-04-180

209-04-181

HUNT HWY





**Site Data**

Net Site	± 973,138 sf / ± 22.3 ac	
<b>GLA</b>		<b>Parking Req</b>
Retail/Pads	±64,000 sf	295 sf
Day Care	±13,000 sf	35 sp
Fitness	±35,000 sf	235 sp
<b>Totals</b>	<b>±112,000 sf</b>	<b>565 sp</b>

<b>Parking</b>	
Provided	650 sp
Parking Ratio	± 5.8/1000

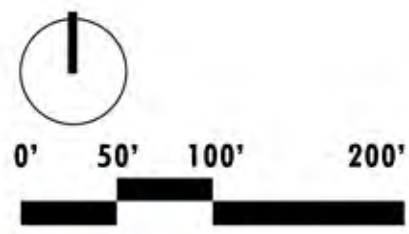
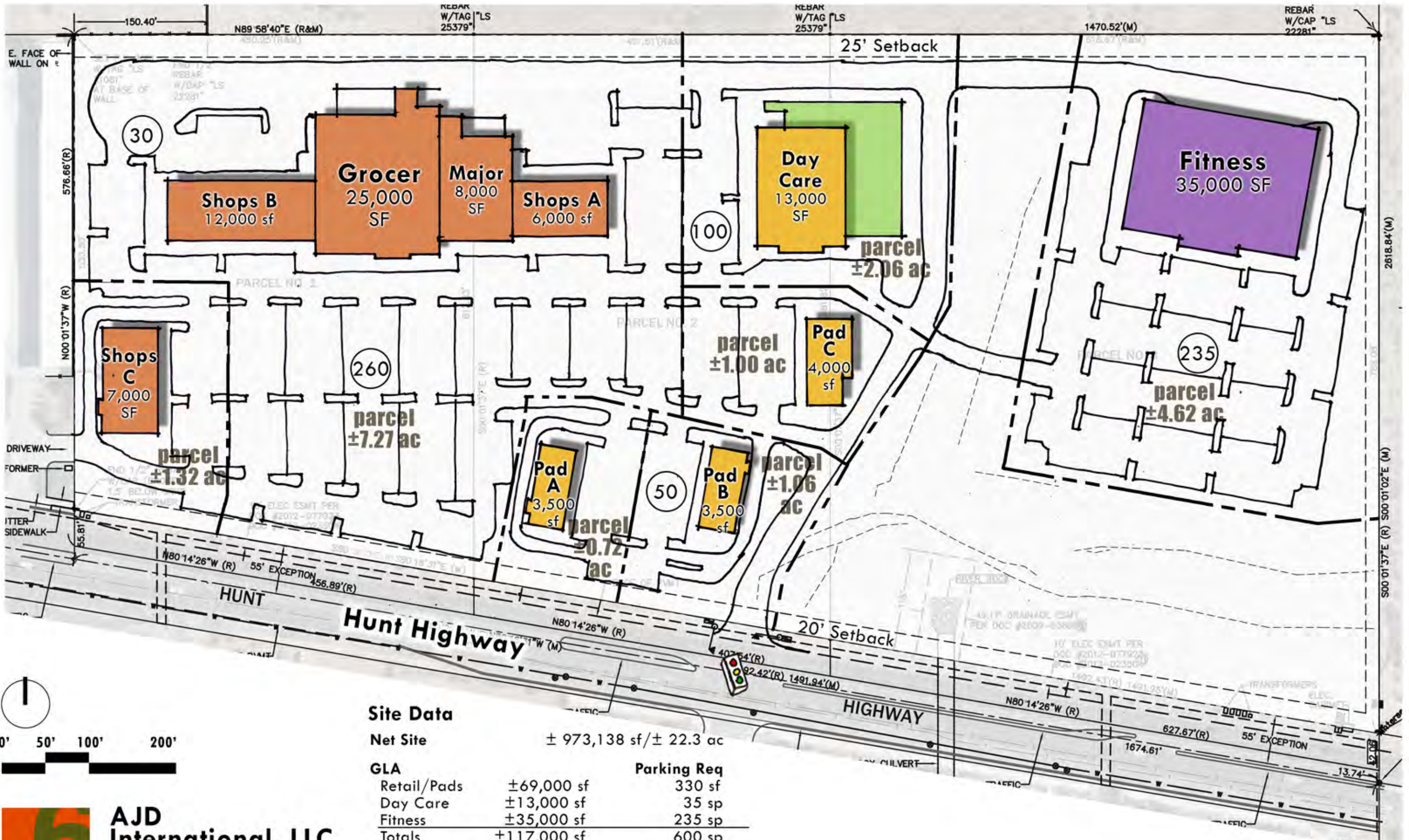
**AJD International, LLC**  
**Hunt Highway - 22 AC**  
 Pinal County, Arizona

**OPTION A**

Disclaimer: The information provided herein is based solely upon background site information provided by others. No warrants are granted for the accuracy of this data and information provided herein shall not be relied upon for due diligence or any business transactions. Actual property conditions may vary. Any existing easements for utilities, access and other purposes are not fully known and may require litigation to achieve the represented uses and configurations.

811 - 5.30.24





**Site Data**

Net Site	± 973,138 sf / ± 22.3 ac	
GLA		Parking Req
Retail/Pads	±69,000 sf	330 sf
Day Care	±13,000 sf	35 sp
Fitness	±35,000 sf	235 sp
Totals	±117,000 sf	600 sp

Parking Provided	675 sp
Parking Ratio	± 5.8/1000

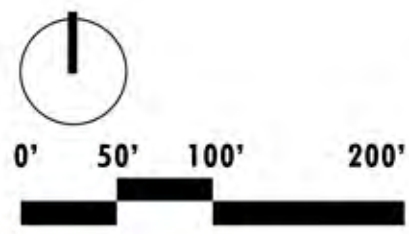
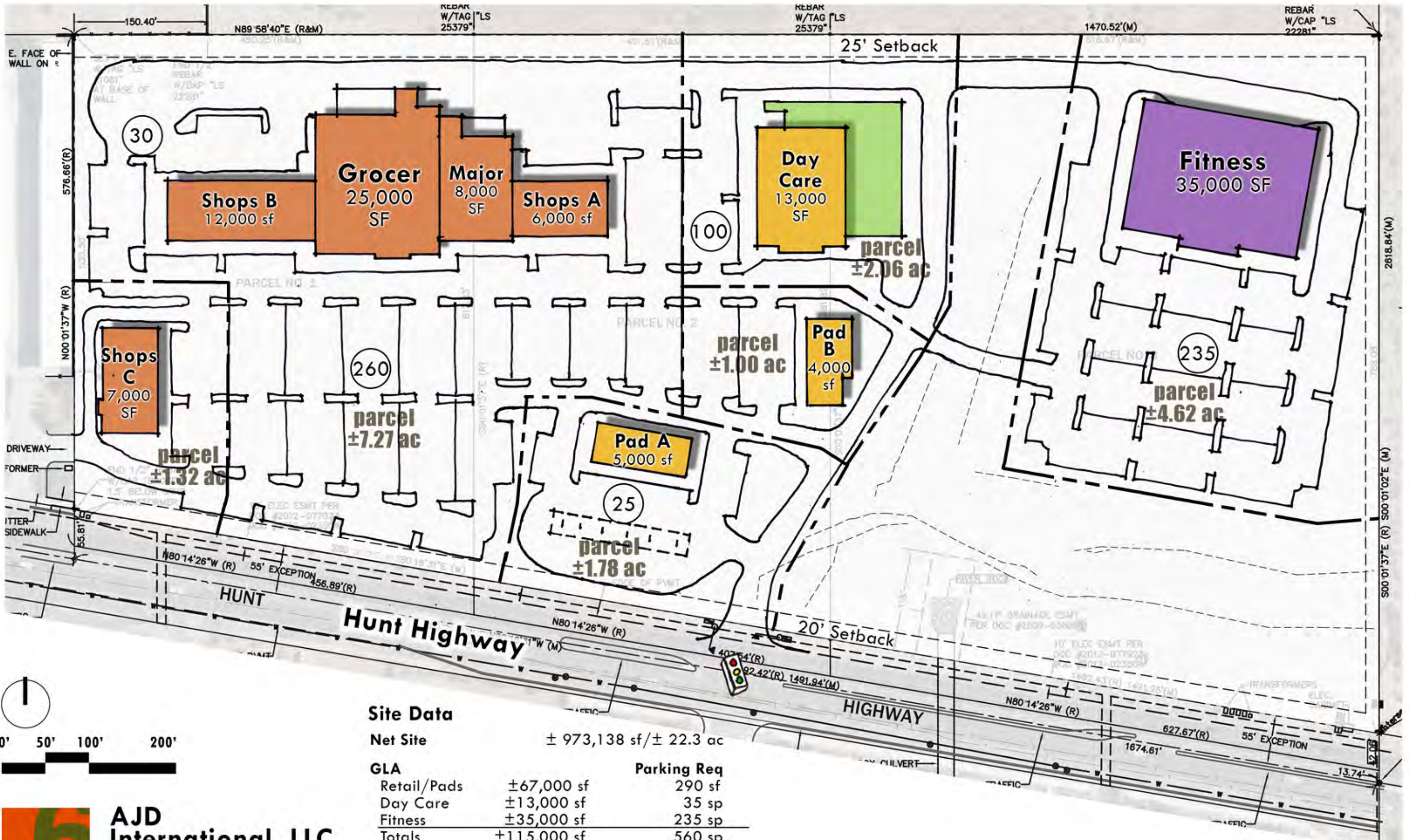
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**OPTION B**

811 - 5.30.24

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**Site Data**

Net Site	± 973,138 sf / ± 22.3 ac	
<b>GLA</b>		<b>Parking Req</b>
Retail/Pads	±67,000 sf	290 sf
Day Care	±13,000 sf	35 sp
Fitness	±35,000 sf	235 sp
<b>Totals</b>	<b>±115,000 sf</b>	<b>560 sp</b>

<b>Parking Provided</b>	650 sp
<b>Parking Ratio</b>	± 5.8/1000

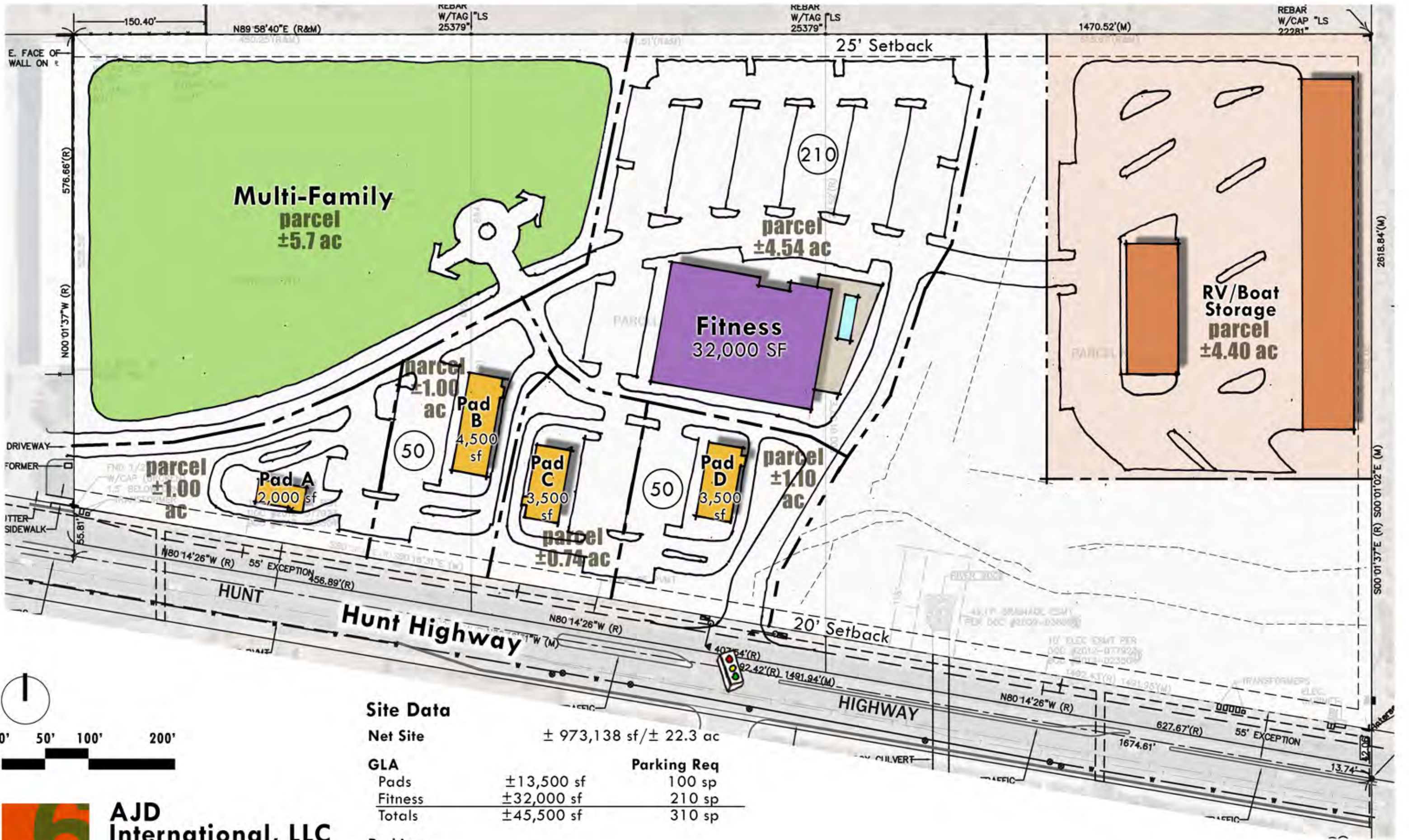
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**OPTION B.1**

811 - 5.30.24

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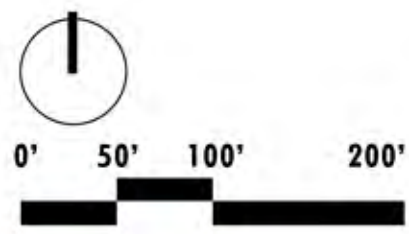




**Site Data**

Net Site	± 973,138 sf / ± 22.3 ac	
GLA		Parking Req
Pads	±13,500 sf	100 sp
Fitness	±32,000 sf	210 sp
Totals	±45,500 sf	310 sp

Parking Provided	310 sp
Parking Ratio	± 6.8/1000

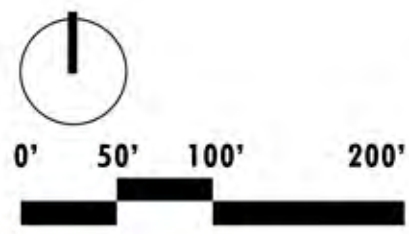
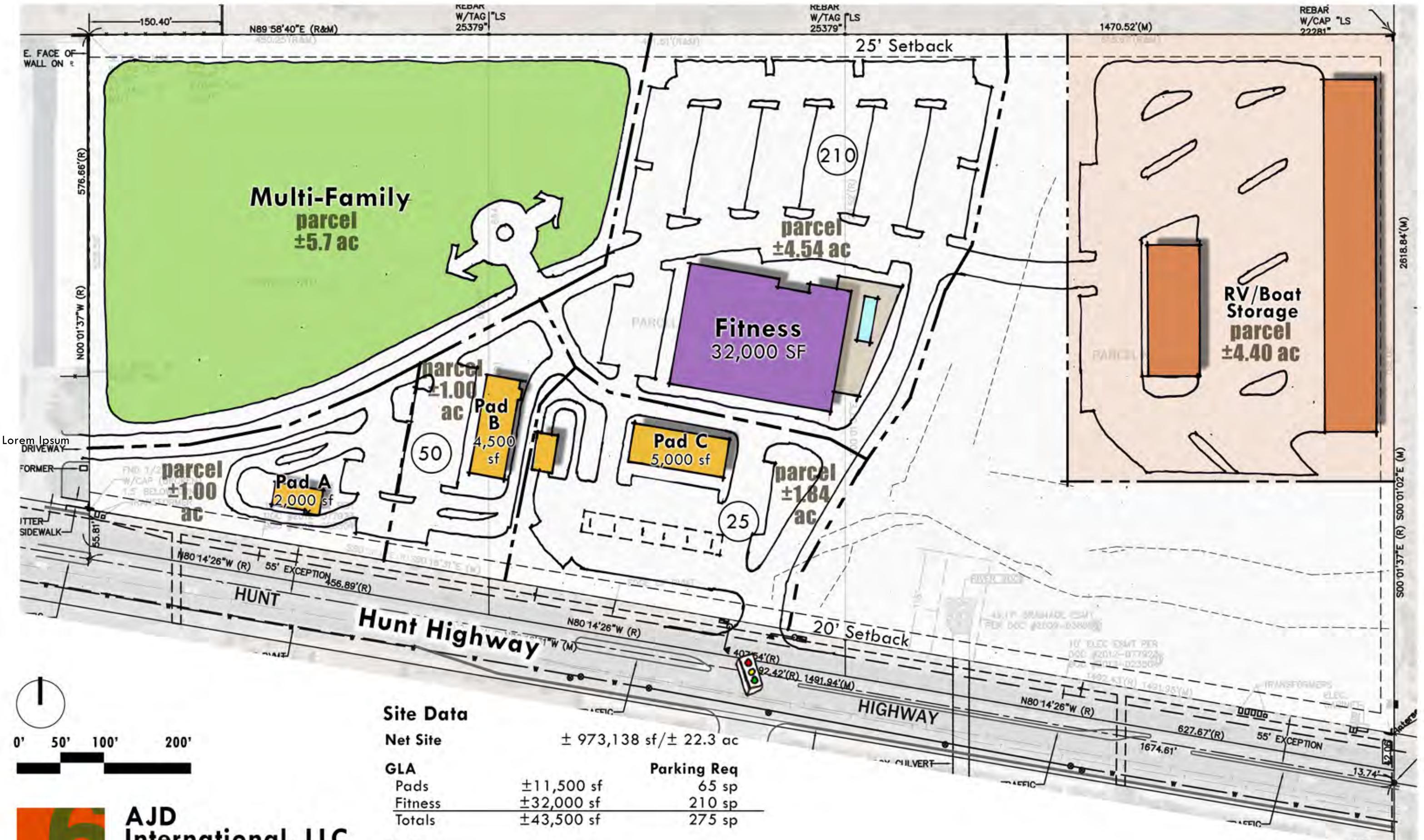


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 Pinal County, Arizona

**OPTION C**

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**Site Data**

Net Site	± 973,138 sf / ± 22.3 ac	
GLA		Parking Req
Pads	± 11,500 sf	65 sp
Fitness	± 32,000 sf	210 sp
Totals	± 43,500 sf	275 sp

Parking Provided	285 sp
Parking Ratio	± 6.6/1000



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**OPTION C.1**

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