

# AVALON TRAILSIDE

at Anthem Merrill Ranch



Merrill Ranch Parkway

Hunt Highway (11,479 CPD)

Future Commercial

Subject Site

SWC HUNT HIGHWAY  
& MERRILL RANCH PKWY  
FLORENCE, AZ

Rommie Mojahed  
602.702.4663  
Rommie@CRE8Advisors.com

Andy Kroot  
602.430.8580  
Andy@CRE8Advisors.com

**GROUND LEASE PADS  
AVAILABLE!**

# PROPERTY SUMMARY

SWC HUNT HIGHWAY &  
MERRILL RANCH PARKWAY  
FLORENCE, AZ

## AVALON TRAILSIDE

at Anthem Merrill Ranch



### PROPERTY HIGHLIGHTS

- Call for Pricing
- Ground Lease Pads and Anchor space available
- Pads along Hunt Highway Available!
- Located adjacent to Safeway anchored center with Banner Health, Subway, McDonalds, Wells Fargo, Big O Tires, Super Star Carwash, AutoZone, Starbucks and more
- 17.98 acre site
- Located on the SWC Hunt Highway and Merrill Ranch Parkway
- Tremendous growth area with many new users coming to the intersection and surrounding areas.

### PROPERTY DEMOGRAPHICS

	<u>1 MILE</u>	<u>5 MILE</u>	<u>10 MILE</u>
2025 Population:	4,129	18,060	106,789
2030 Population	4,937	21,563	125,928
# of Households:	1,655	6,453	34,431
Average Household Income:	\$106,396	\$99,781	\$94,406

### PROPERTY SUMMARY

ASKING PRICE:	Call for Pricing
LAND AREA:	17.98 Acres
APN:	211-02-0080

# PROPERTY SUMMARY

SWC HUNT HIGHWAY &  
MERRILL RANCH PARKWAY  
FLORENCE, AZ



**AVALON TRAILSIDE**  
at Anthem Merrill Ranch

Future  
Commercial

Hunt Highway (11,479 CPD)

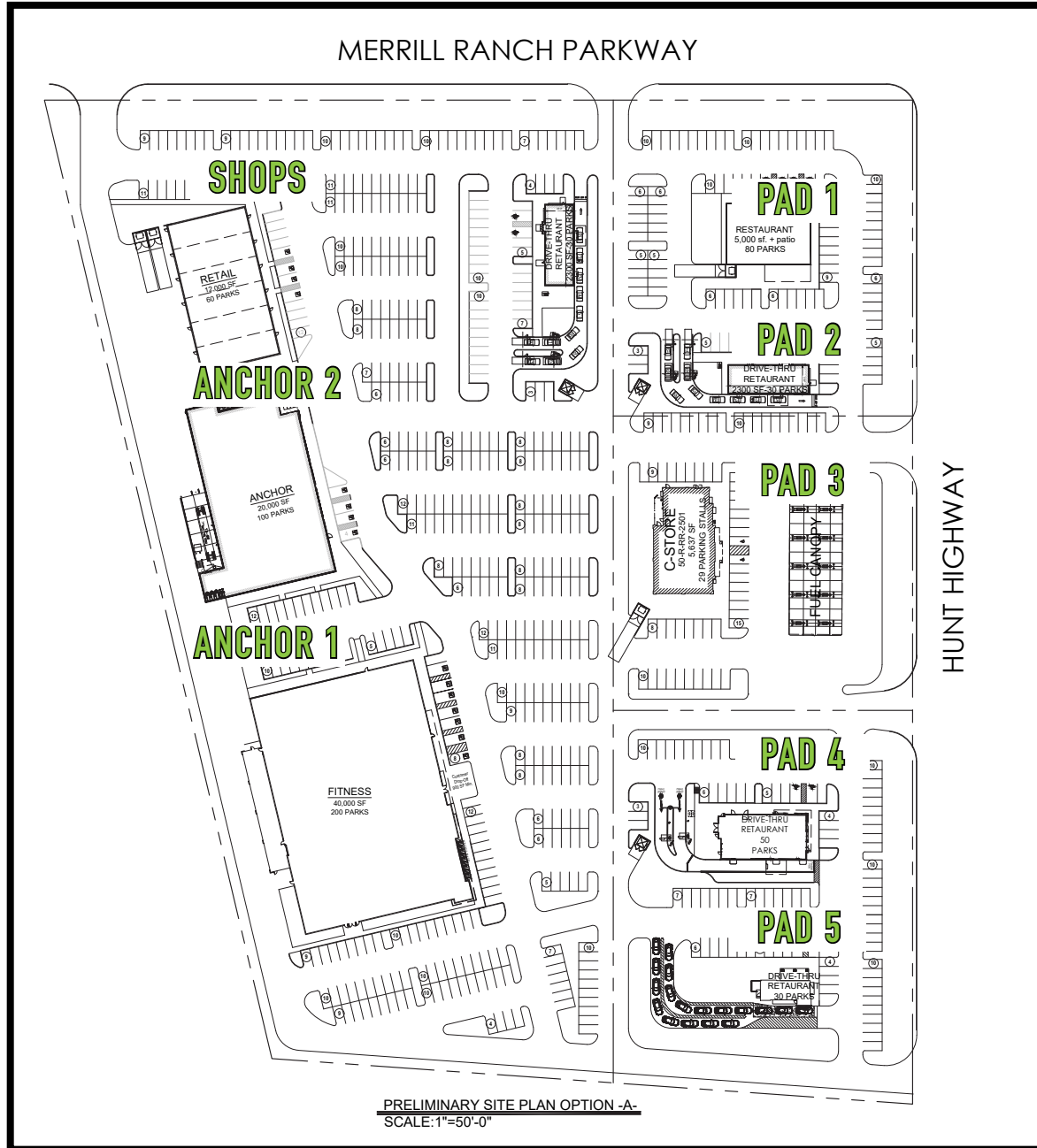


Merrill Ranch Parkway

Future  
Commercial

# CONCEPTUAL SITE PLAN

SWC HUNT HIGHWAY &  
MERRILL RANCH PARKWAY  
FLORENCE, AZ



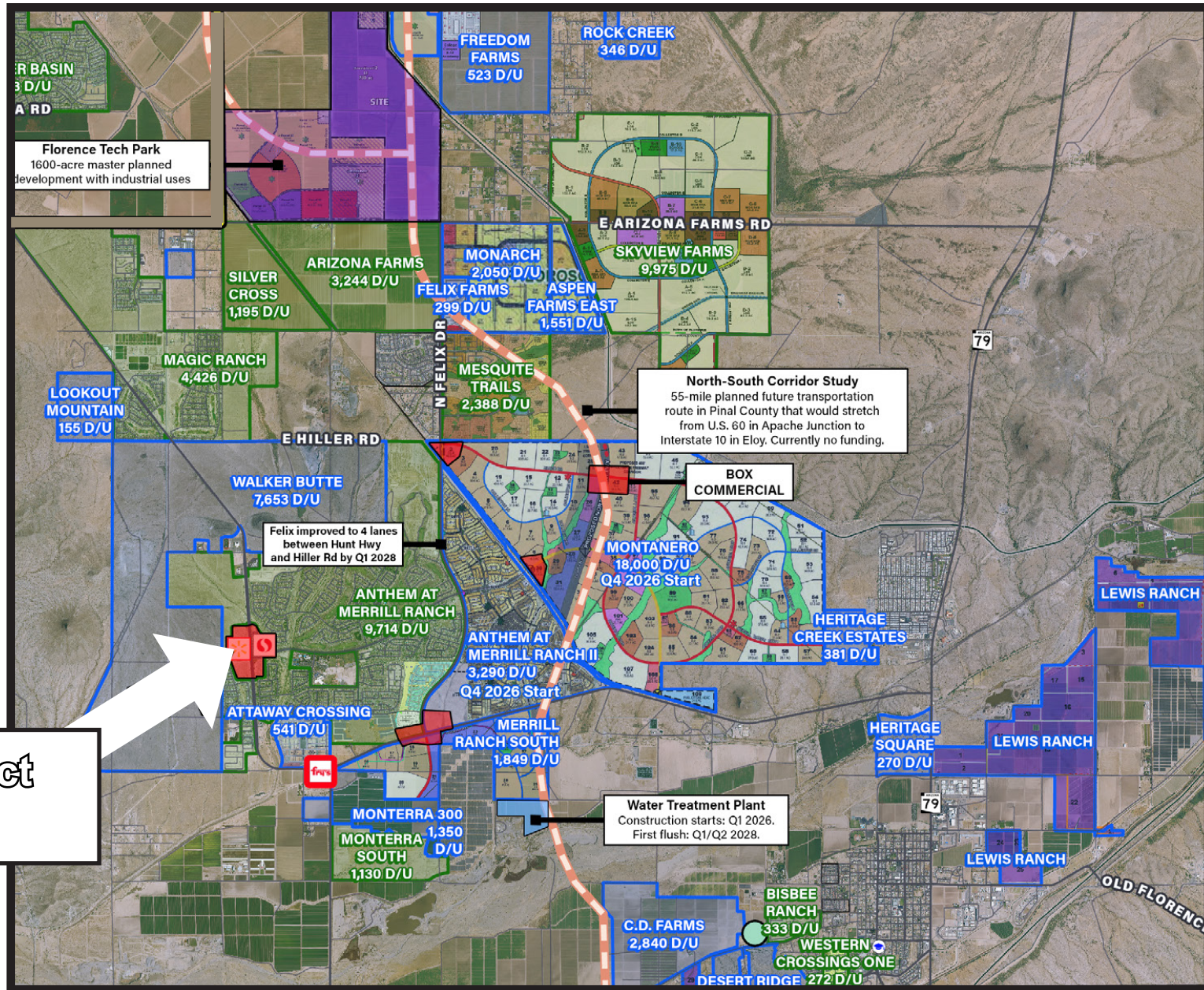
## AVALON TRAILSIDE

at Anthem Merrill Ranch

- ANCHOR 1**  
40,000 SF
- ANCHOR 2**  
20,000 SF
- SHOPS 3**  
12,000 SF
- PAD 1**  
Restaurant - 5,000 SF
- PAD 2**  
2,300 SF with Drive-thru
- PAD 3**  
Gas/C-Store
- PAD 4**  
Restaurant with Drive-thru
- PAD 5**  
Restaurant with Drive-thru

# TRADE AREA HOUSING MAP

SWC HUNT HIGHWAY & MERRILL RANCH PARKWAY  
FLORENCE, AZ





The logo features the letters 'CRE8' in a bold, sans-serif font. 'CRE' is black, and '8' is a vibrant green. Below it, the word 'ADVISORS' is written in a smaller, black, all-caps sans-serif font.

# CRE8 ADVISORS

For Additional details contact the team  
by phone at: (602) 888. CRE8  
or by email: [Lindsey@CRE8Advisors.com](mailto:Lindsey@CRE8Advisors.com)