

± 3.5 ACRE PARCEL AVAILABLE **FOR SALE**

NWC Ocotillo Rd & Schnepf Rd | San Tan Valley, AZ



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D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

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PROPERTY HIGHLIGHTS

- Booming trade area with high residential growth
- Surrounded by a plethora of master planned residential communities
- Average HH Incomes estimated to be \$138,860 with a 3-mile radius
- Estimated households within a 3-mile radius have increased by approximately 17.28% since 2020
- Property is being rezoned from SR to C2
- Projected 5.1% population growth between 2026 and 2031 within a 3-mile radius
- San Tan Valley is home to Schnepf Farms, Olive Mill, San Tan Flat, Horseback Equestrian, San Tan Mountain Preserve, Moon Trail, Wild Flower Walk, Arizona Renaissance Festival, Farmers Market & more!



DEMOGRAPHICS 2025

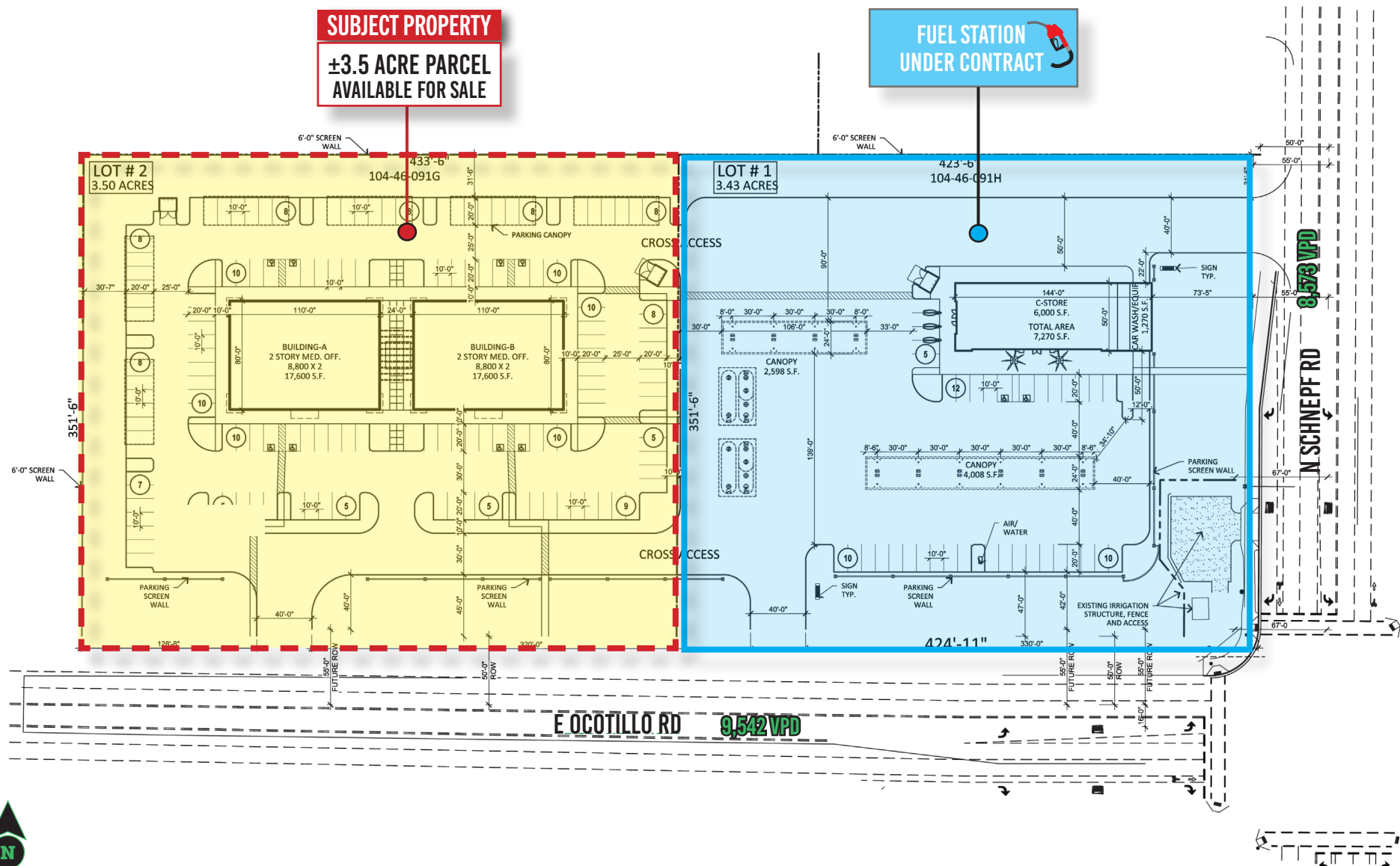
	 POPULATION	 HOUSEHOLDS	 AVG HH INCOME	 MEDIAN HOME VALUE	 DAYTIME POPULATION	 TOTAL BUSINESSES
1 MILE	6,334	1,973	\$122,404	\$421,585	2,160	115
3 MILE	41,219	13,176	\$138,860	\$436,431	14,495	666
5 MILE	90,558	29,215	\$156,600	\$517,624	31,235	1,310

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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SUBJECT PROPERTY
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FUEL STATION UNDER CONTRACT



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