



**ANTHEM MERRILL RANCH**

**Meritage Homes**  
UNDER CONSTRUCTION

**WALKER BUTTE**  
7,653 D/U

**±29.9 COMMERCIAL LAND FOR SALE**



**HUNT HWY &  
MERRILL RANCH PKWY**

FLORENCE, AZ



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NWC

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# property summary

AVAILABLE **±29.9 ACRES**

PRICING Call for Pricing

ZONING Rezone to Commercial

## TRAFFIC COUNTS

HUNT HWY

**N** ±16,028 VPD (NB & SB)

**S** ±13,423 VPD (NB & SB)

*INRIX 2023*

MERRILL RANCH PKWY

**E** ±6,358 VPD (EB & WB)

**W** ±2,401 VPD (EB & WB)

## LOCATION HIGHLIGHTS

- » Commercial development opportunity at Anthem at Merrill Ranch, shadow-anchored by Safeway and other national brands such as McDonalds, Starbucks, Super Star Car Wash and more.
- » Hunt Hwy is a major traffic corridor that connects Florence and Coolidge to the greater San Tan Valley with over ±16,000 vehicles per day and fully signalized light at the intersection.
- » Merrill Ranch is entitled for over ±6,500 homes with a current development by Meritage Homes wrapping the site with another ±159 homes coming online. The overall trade area is entitled for ±2,850 in planning stages and another ±85,000 future homes.
- » Safeway averages over 890k visits weekly and captures traffic from both Florence and Coolidge and other small nearby towns. (Placer.ai)

## NEIGHBORING TENANTS & AMENITIES



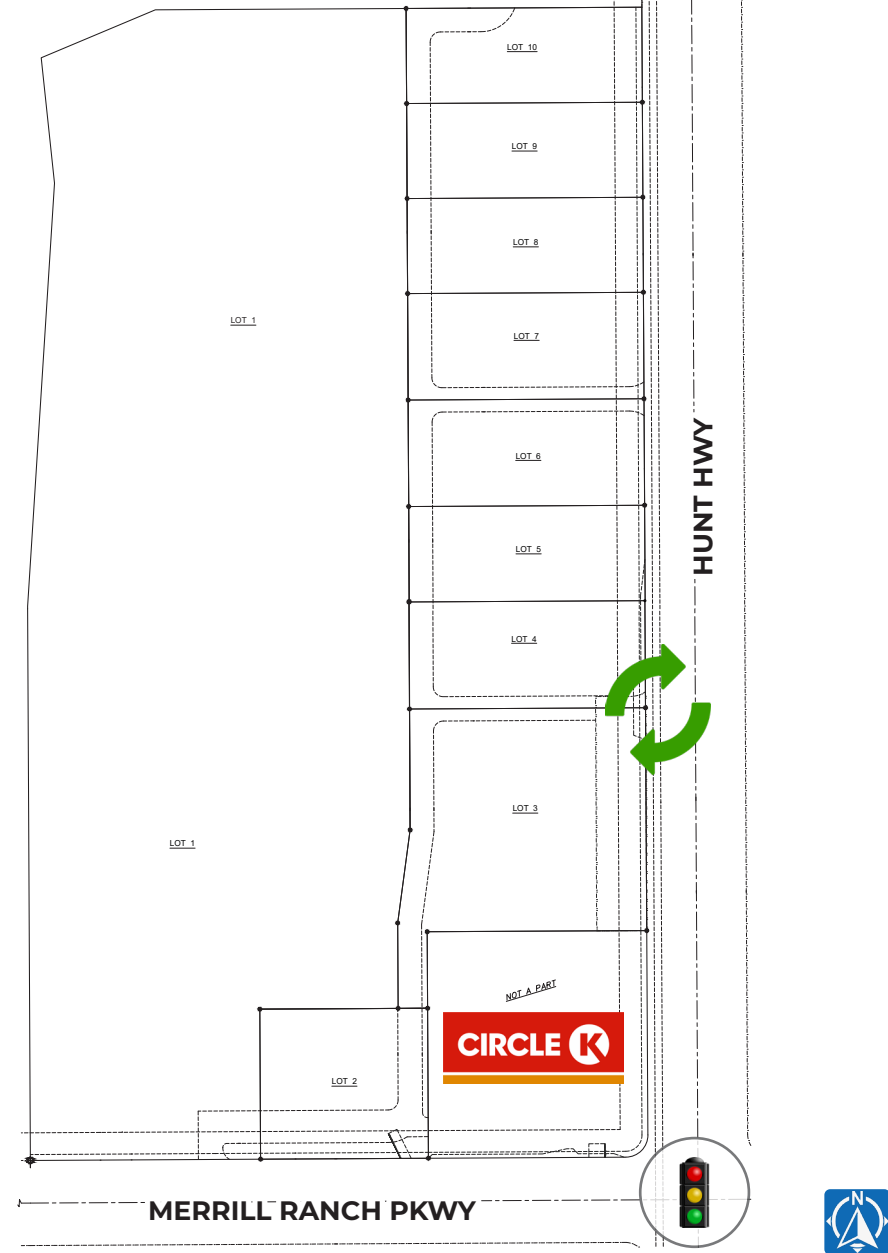
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# site plan



NWC

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# zoom aerial



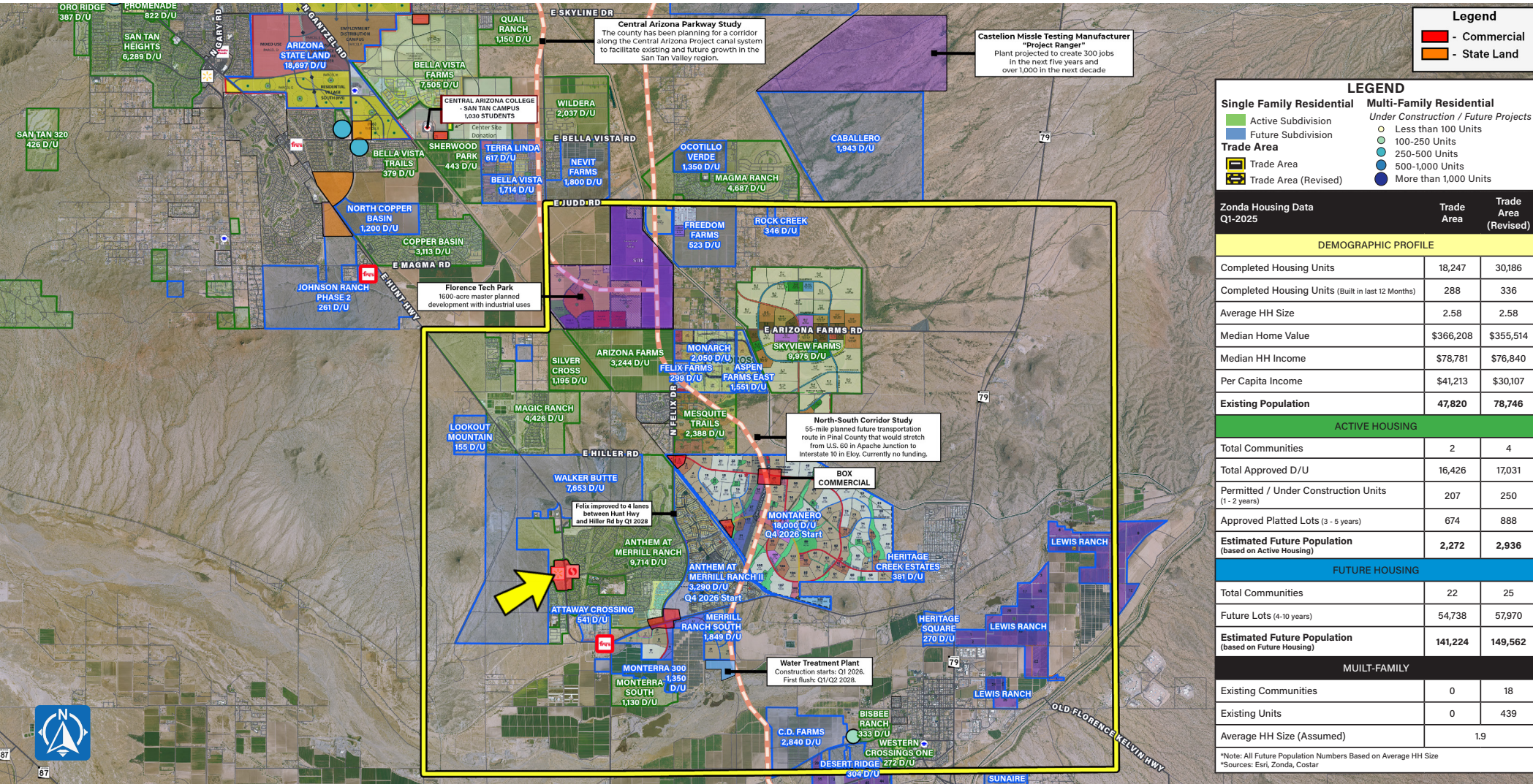
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# housing aerial



**Legend**  
■ - Commercial  
■ - State Land

**LEGEND**

**Single Family Residential**  
■ Active Subdivision  
■ Future Subdivision

**Trade Area**  
  Trade Area  
  Trade Area (Revised)

**Multi-Family Residential**  
*Under Construction / Future Projects*  
 ○ Less than 100 Units  
 ● 100-250 Units  
 ● 250-500 Units  
 ● 500-1,000 Units  
 ● More than 1,000 Units

Zonda Housing Data Q1-2025

	Trade Area	Trade Area (Revised)
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DEMOGRAPHIC PROFILE		
Completed Housing Units	18,247	30,186
Completed Housing Units (Built in last 12 Months)	288	336
Average HH Size	2.58	2.58
Median Home Value	\$366,208	\$355,514
Median HH Income	\$78,781	\$76,840
Per Capita Income	\$41,213	\$30,107
Existing Population	47,820	78,746

ACTIVE HOUSING		
Total Communities	2	4
Total Approved D/U	16,426	17,031
Permitted / Under Construction Units (1 - 2 years)	207	250
Approved Platted Lots (3 - 5 years)	674	888
Estimated Future Population (based on Active Housing)	2,272	2,936

FUTURE HOUSING		
Total Communities	22	25
Future Lots (4-10 years)	54,738	57,970
Estimated Future Population (based on Future Housing)	141,224	149,562

MULT-FAMILY		
Existing Communities	0	18
Existing Units	0	439
Average HH Size (Assumed)		1.9

\*Note: All Future Population Numbers Based on Average HH Size  
 \*Sources: Esri, Zonda, Costar

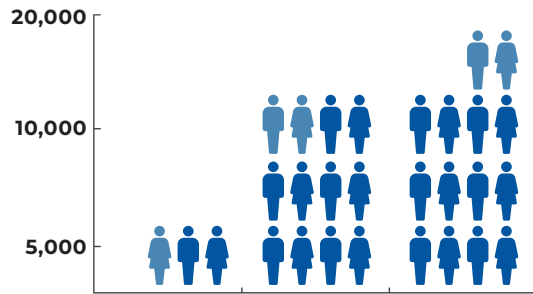


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# demographics

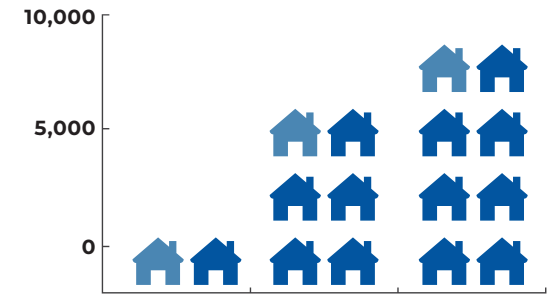
2025 ESRI



	1-Mile	3-Mile	5-Mile
2025 Total Population	4,690	13,989	17,215
2030 Total Population	5,389	15,768	19,365

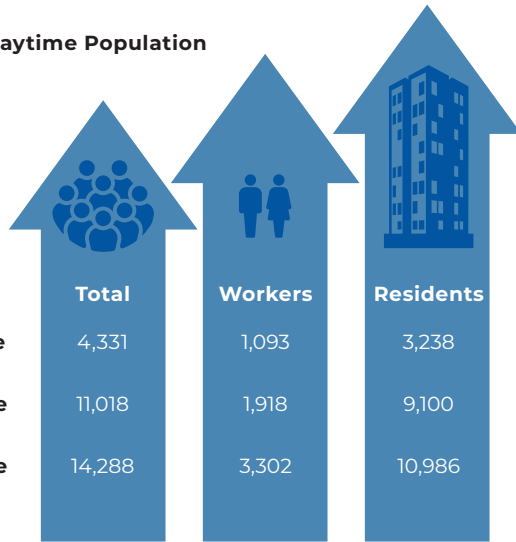


	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$88,895	\$121,488	\$49,991
3-Mile	\$87,443	\$113,555	\$42,549
5-Mile	\$85,577	\$109,044	\$40,423

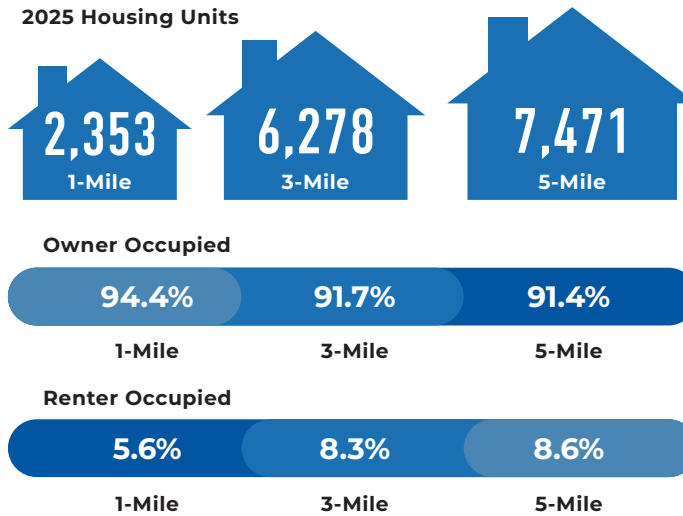


	1-Mile	3-Mile	5-Mile
2025 Households	1,933	5,269	6,376
2030 Households	2,257	6,044	7,288

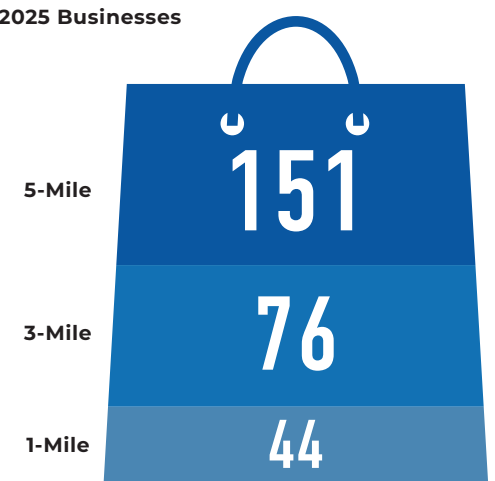
## 2025 Daytime Population



## 2025 Housing Units



## 2025 Businesses



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