

# NEC Gantzel & Combs

San Tan Valley, Arizona

*D. L. Slaughter*  
**Company**



**Available:**

Pad

**Traffic Counts:**

Gantzel Rd: 22,768 VPD  
Combs Rd: 12,468 VPD

For more information please contact:

**Mike Ord**  
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4742 North 24<sup>th</sup> Street  
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[www.dlslaughterco.com](http://www.dlslaughterco.com)

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## Property Highlights:

- Located at the heart of a flourishing residential trade area with seven master planned communities within a two-mile radius and an estimated 14,000 planned D/U combined
- A regionally significant intersection, anchored by Fry's Marketplace, Banner Ironwood Regional Hospital, and American Leadership Academy



## Demographics:

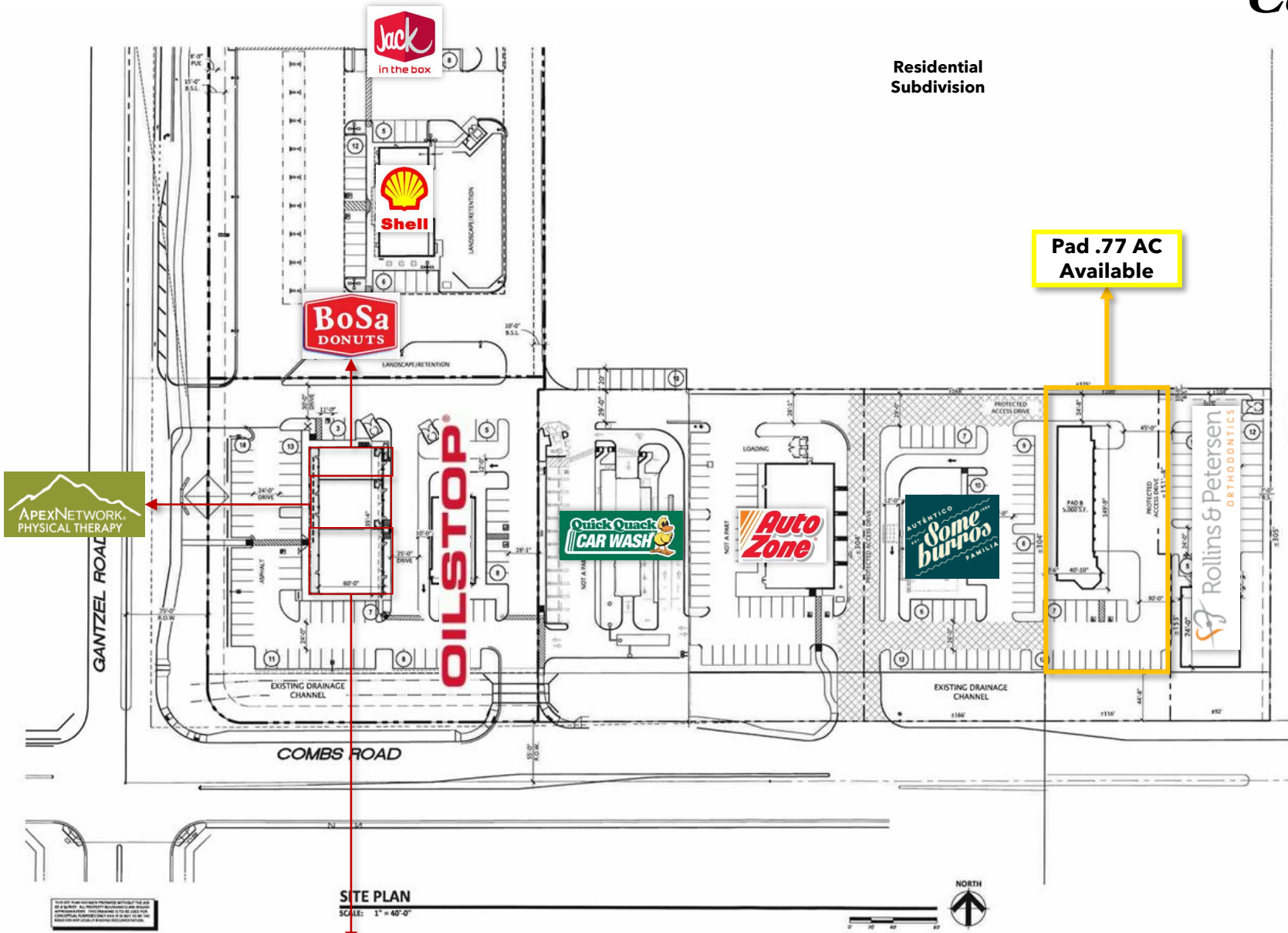
	1 mile	3 mile	5 mile
• Average Income	\$109,088	\$105,920	\$102,946
• Population	11,899	72,091	130,881

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Residential  
Subdivision

**SITE DATA:**

PARCEL A:	0.68 ACRES (29,864 S.F.)
PARCEL B:	0.77 ACRES (33,553 S.F.)
PARCEL C:	1.17 ACRES (51,024 S.F.)

PAD A:	(4,070 S.F.)
PAD B:	(5,000 S.F.)
PAD C:	(3,274 S.F.)

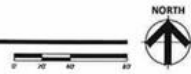
**LEGEND:**

	PROTECTED ACCESS DRIVE
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**APEXNETWORK  
PHYSICAL THERAPY**

**Pad .77 AC  
Available**

**SITE PLAN**  
SCALE: 1" = 40'-0"



**PROPOSED DEVELOPMENT**  
NEC GANTZEL ROAD AND COMBS ROAD  
PINAL COUNTY, AZ  
DATE: 09-23-2020 (PRELIMINARY)

THIS PLAN IS A CONCEPTUAL SITE PLAN AND IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE APPROVAL OF THE APPLICABLE AGENCIES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE ARCHITECTURAL AND ENGINEERING SERVICES PROVIDED HEREIN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN OF THE ARCHITECTURAL AND ENGINEERING SERVICES PROVIDED HEREIN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2026 Projection	13,887		83,483		150,314	
2021 Estimate	11,899		72,091		130,881	
2010 Census	7,332		45,388		85,646	
Growth 2021 - 2026	16.71%		15.80%		14.85%	
Growth 2010 - 2021	62.29%		58.83%		52.82%	
2021 Population by Hispanic Origin	3,396		17,990		32,376	
2021 Population	11,899		72,091		130,881	
White	10,452	87.84%	62,390	86.54%	113,573	86.78%
Black	448	3.77%	3,771	5.23%	6,932	5.30%
Am. Indian & Alaskan	313	2.63%	1,506	2.09%	2,649	2.02%
Asian	269	2.26%	1,858	2.58%	3,059	2.34%
Hawaiian & Pacific Island	11	0.09%	240	0.33%	428	0.33%
Other	408	3.43%	2,326	3.23%	4,241	3.24%
U.S. Armed Forces	0		44		88	

<b>Households</b>						
2026 Projection	4,273		25,237		47,310	
2021 Estimate	3,649		21,738		41,082	
2010 Census	2,200		13,634		26,410	
Growth 2021 - 2026	17.10%		16.10%		15.16%	
Growth 2010 - 2021	65.86%		59.44%		55.55%	
Owner Occupied	3,035	83.17%	17,369	79.90%	32,275	78.56%
Renter Occupied	614	16.83%	4,369	20.10%	8,807	21.44%

<b>2021 Households by HH Income</b>						
Income: <\$25,000	323	8.85%	1,821	8.38%	3,686	8.97%
Income: \$25,000 - \$50,000	596	16.34%	3,151	14.50%	6,285	15.30%
Income: \$50,000 - \$75,000	714	19.57%	4,262	19.61%	7,895	19.22%
Income: \$75,000 - \$100,000	539	14.78%	3,208	14.76%	6,935	16.88%
Income: \$100,000 - \$125,000	505	13.84%	3,596	16.54%	5,728	13.94%
Income: \$125,000 - \$150,000	193	5.29%	1,480	6.81%	3,244	7.90%
Income: \$150,000 - \$200,000	373	10.22%	2,337	10.75%	3,899	9.49%
Income: \$200,000+	405	11.10%	1,883	8.66%	3,411	8.30%
2021 Avg Household Income	\$109,088		\$105,920		\$102,946	
2021 Med Household Income	\$83,859		\$87,741		\$84,645	

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