

NEC Hunt Hwy & Merrill Ranch Pkwy

Florence, Arizona

D. L. Slaughter
Company

SAFWAY ANCHORED SHOPPING CENTER AT ANTHEM – MERRILL RANCH



Property Highlights:

- **Zoning: CC (Community Commercial)**
- **Strategically located on Hunt Hwy. serving Anthem, Arizona Farms, Magic Ranch, and other master planned communities**
- **Part of Del Webb's Anthem at Merrill Ranch community**
- **Daily N/S traffic counts of 10,795 VPD**
- **Safeway experiencing double digit sales growth**

For more information please contact:

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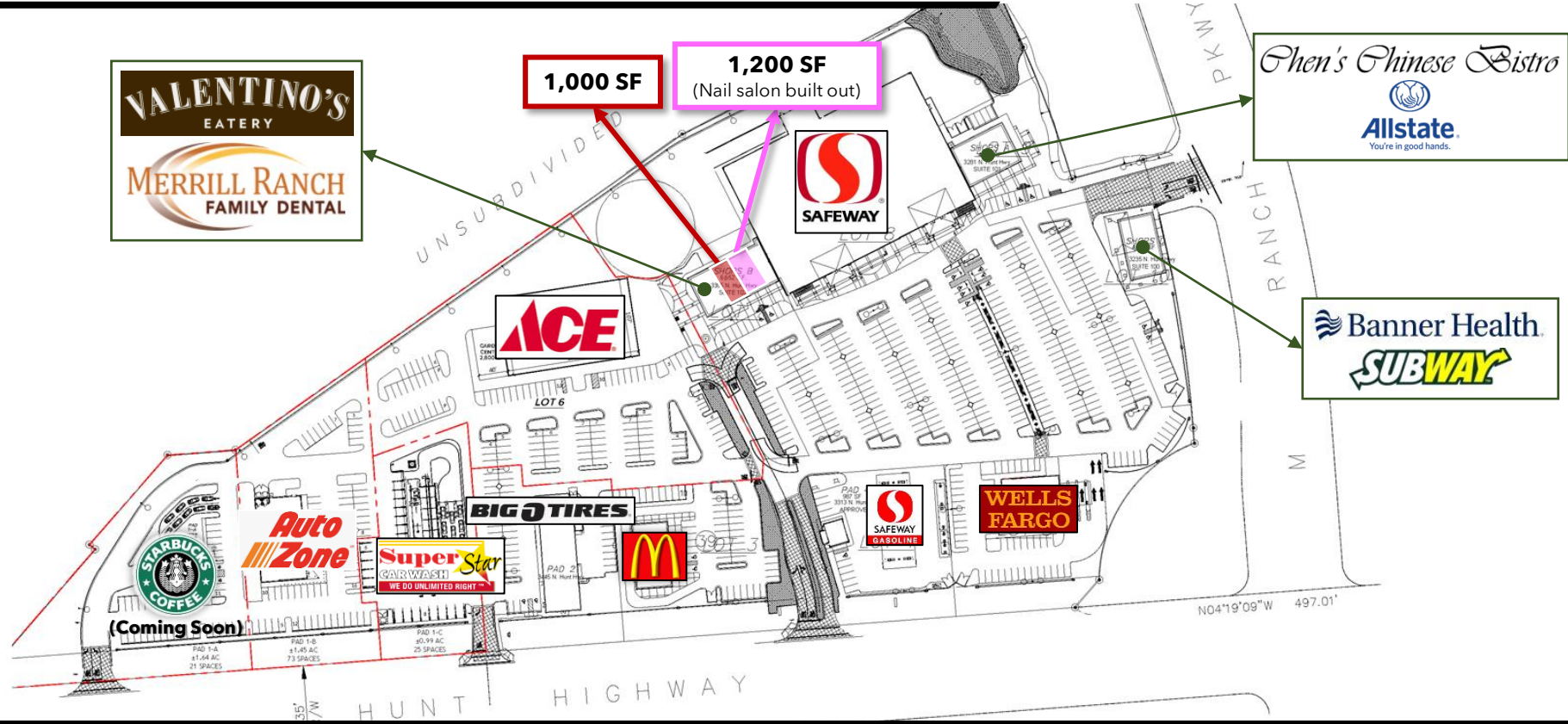
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LAST LOT AVAILABLE:

Lot 1A - 1.64 acres

Demographics:

	1 mile	3 mile	5 mile
• Average Income	1 mile \$100,434	3 mile \$84,391	5 mile \$83,378
• Population	1 mile 3,714	3 mile 13,287	5 mile 14,879

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Starlight Homes buys 399 Pinal County home sites for \$20M

The Land Agency, an Arizona-based land brokerage firm, announced today the successful closing of 399 finished home sites in Magic Ranch, Pinal County, AZ. The buyer was Starlight Homes.

Howard Weinstein and Patty Lafferty of The Land Agency represented the seller Communities Southwest and Starlight Homes was the buyer. The price for the transaction was approximately, \$20 million.

Magic Ranch is located south and east of Hunt Highway and Arizona Farms Road. The Pinal County south San Tan Valley location has been a sales hot spot for entry level priced new home communities.

Weinstein, Founding Principal, noted, "We are thrilled to be a part of this transaction in the South Pinal San Tan Valley submarket. This closing represents some of the last remaining finished homesites in the San Tan Valley, which were left over from the Housing Recession."

For additional information regarding this transaction, contact Howard Weinstein at howard@tlaaz.com or at 480-248-6138.

The Land Agency is an Arizona-based land brokerage firm exclusively representing some of the largest homebuilders, developers, investors, landowners, farmers and lenders within Phoenix metropolitan area.



Demographic Summary Report

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	4,049		14,198		15,863	
2023 Estimate	3,714		13,287		14,879	
2010 Census	1,374		6,655		7,664	
Growth 2023 - 2028	9.02%		6.86%		6.61%	
Growth 2010 - 2023	170.31%		99.65%		94.14%	
2023 Population by Hispanic Origin	656		2,837		3,359	
2023 Population	3,714		13,287		14,879	
White	3,401	91.57%	11,778	88.64%	13,047	87.69%
Black	129	3.47%	762	5.73%	878	5.90%
Am. Indian & Alaskan	36	0.97%	215	1.62%	357	2.40%
Asian	51	1.37%	170	1.28%	184	1.24%
Hawaiian & Pacific Island	1	0.03%	13	0.10%	17	0.11%
Other	97	2.61%	348	2.62%	397	2.67%
U.S. Armed Forces	0		0		1	
Households						
2028 Projection	1,413		4,919		5,462	
2023 Estimate	1,304		4,620		5,138	
2010 Census	509		2,360		2,684	
Growth 2023 - 2028	8.36%		6.47%		6.31%	
Growth 2010 - 2023	156.19%		95.76%		91.43%	
Owner Occupied	1,146	87.88%	3,798	82.21%	4,184	81.43%
Renter Occupied	157	12.04%	822	17.79%	953	18.55%
2023 Households by HH Income						
Income: <\$25,000	115	8.83%	418	9.05%	501	9.75%
Income: \$25,000 - \$50,000	259	19.88%	1,106	23.94%	1,224	23.83%
Income: \$50,000 - \$75,000	229	17.57%	1,139	24.65%	1,242	24.18%
Income: \$75,000 - \$100,000	226	17.34%	618	13.38%	692	13.47%
Income: \$100,000 - \$125,000	120	9.21%	533	11.54%	608	11.84%
Income: \$125,000 - \$150,000	92	7.06%	287	6.21%	325	6.33%
Income: \$150,000 - \$200,000	168	12.89%	333	7.21%	346	6.74%
Income: \$200,000+	94	7.21%	186	4.03%	198	3.86%
2023 Avg Household Income	\$100,434		\$84,391		\$83,378	
2023 Med Household Income	\$80,365		\$65,839		\$65,500	

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Evergreen