

# NEC N. Hunt Hwy & Merrill Ranch Pkwy

Florence, Arizona

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

## SAFEWAY ANCHORED SHOPPING CENTER AT ANTHEM – MERRILL RANCH



**Available:**

**Shops:**  
1,000 SF  
1,200 SF  
2,100 SF

**Pads:**  
Lot 6 - 2.90 AC  
Lot 1 - 3.08 AC  
Lot 1A - .99 AC - In Escrow  
Lot 2 - 1.01 AC - In Escrow

### Demographics:

- Average Income
  - 1 mile 3 miles 5 miles
  - \$86,241 \$75,044 \$73,677
- Population
  - 1 mile 3 miles 5 miles
  - 3,591 11,927 13,439

### Property Highlights:

- Zoning: CC (Community Commercial)
- Strategically located on Hunt Hwy. servicing 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 11,331 VPD

For more information please contact:

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**ANTHEM MARKETPLACE  
AT MERRILL RANCH**  
PEMBROKE, ARIZONA

for PULTE HOMES &  
EVERGREEN

**PROJECT DATA**

| LOT    | SP     | ACRES                 |
|--------|--------|-----------------------|
| LOT 1  | 81 SP  | 134,478 #/21.00 ACRES |
| LOT 1A | 44 SP  | 43,086 #/21.00 ACRES  |
| LOT 2  | 57 SP  | 44,158 #/21.00 ACRES  |
| LOT 6  | 114 SP | 142,896 #/21.00 ACRES |



CONCEPTUAL SITE PLAN

© 2008/2009  
11 FEBRUARY 2009

**ELLERMANN,  
SCHICK &  
BRUNO**  
ARCHITECTURE PLANNING

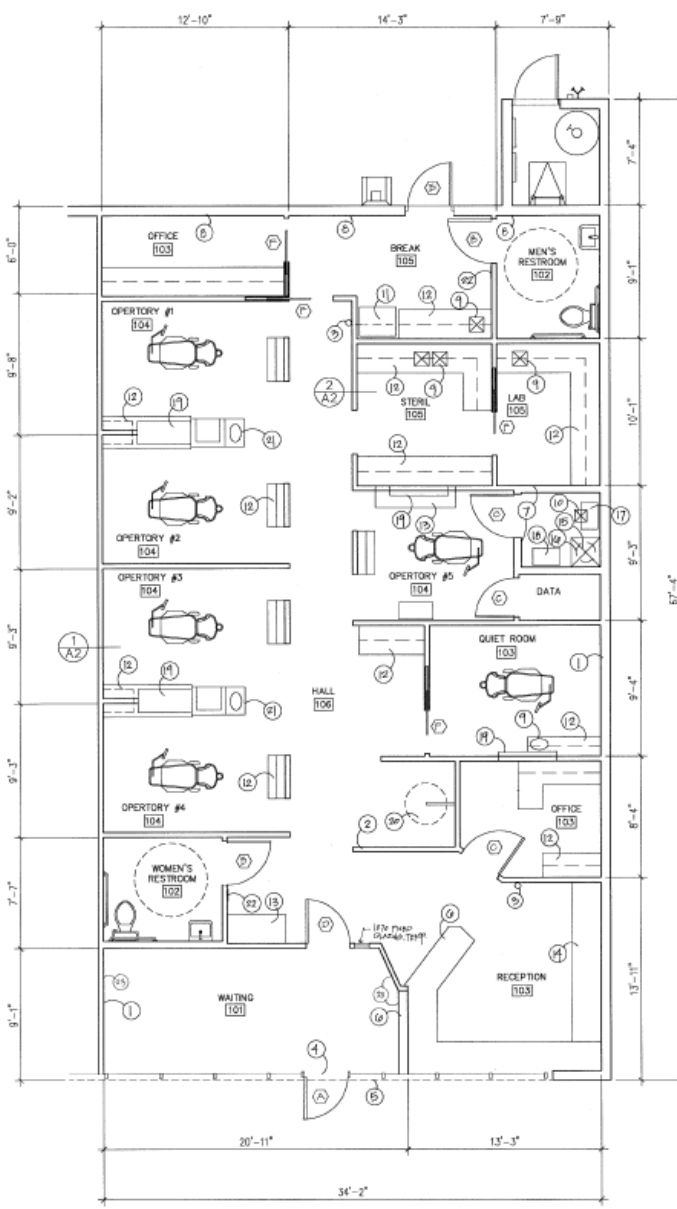
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**FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**FLOOR PLAN KEYED NOTES:**

- DEMISING WALL, 2" METAL STUD (84" O.C. 25 GA. W/ BATT INSULATION AND 5/8" TYPE 'X' GYP. BD. BOTH SIDES).
- NEW 3-1/8" METAL STUD (84" O.C. 25GA. W/ BATT INSULATION AND 5/8" GYP. BD. BOTH SIDES. (USE 8" STUDS AT PLUMBING WALLS AND W.F. GYP. BD. AT WET WALLS).
- PROVIDE A READILY VISIBLE DURABLE SIGN POSTED ON THE EXTERIOR SIDE ON THE DOOR STATION. "THIS DOOR TO REMAIN UNLOCKED WHEN THE BUILDING IS OCCUPIED." THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.
- PROVIDE INTERNATIONAL NO SMOKING SIGNAGE 4"X4"
- 3/4" LAMINATED COUNTERTOP W/ 1/4" GRANITE CHECK WRITING LEISURE.
- SOUND INSULATION AT MECHANICAL ROOM.
- 1-1/2" METAL STUD (84" O.C. WITH 5/8" GYP. BD. TYPICAL AT ONE WALL).
- STAINLESS STEEL DROP IN SINK.
- FLOOR SINKS.
- REFRIGERATOR.
- 36" BASE CABINET W/ UPPER STORAGE CABINETS. VERIFY DESIGN AND FINISH WORKMAN.
- 36" BASE CABINET W/ LAMINATED TOP. VERIFY DESIGN AND FINISH WORKMAN.
- STORAGE FILE, VERIFY DESIGN WORKMAN.
- 28 GALLON WATER HEATER.
- SERVICE SINK.
- VACUUM.
- COMPRESSOR.
- X-RAY.
- PANO X-RAY.
- BASE CABINETS W/ STAINLESS STEEL KENSING SINK.
- INTERNATIONAL RESTROOM SIGN MOUNTED @ 48".
- FULL HEIGHT STONE FAUX VENEER. OWNERS TO SELECT FINISH.

**KEYED DOOR SCHEDULE:**

- A EXISTING 300 TEMP. GLASS DOOR W/ LEVER HARDWARE.
- B NEW 375 S.C. W/ LEVER PRIVACY HARDWARE.
- C NEW 375 S.C. DOOR W/ LEVER HARDWARE.
- D NEW 350 FRENCH DOOR W/ LEVER HARDWARE AND TEMP. GLASS.
- E EXISTING 340 HLM. DOOR W/ LEVER HARDWARE.
- F NEW 300 S.C. PULL DOOR W/ ADA HARDWARE.

**FINISH SCHEDULE:**

- 101 FLOOR: WOOD FLOOR W/ CARPET BORDER  
CEILING: GYP. BD. CLO  
BASE: 6" WOOD BASE  
WALLS: SMOOTH TEXTURE, PAINTED GYP. BD.
- 102 FLOOR: 12"X12" TILE  
CEILING: GYP. BD.  
BASE: TILE CORN BASE  
WALLS: SMOOTH TEXTURE, PAINTED W.F. GYP. BD. TILE TO 4'-6" SUBROUND.
- 103 FLOOR: CARPET FLOOR  
CEILING: REVERSE CEILING 2'X2' TILE  
BASE: 6" WOOD BASE  
WALLS: SMOOTH TEXTURE, PAINTED GYP.
- 104 FLOOR: WOOD FLOOR  
CEILING: REVERSE CEILING 2'X2' TILE  
BASE: 6" WOOD BASE  
WALLS: SMOOTH TEXTURE, PAINTED GYP.
- 105 FLOOR: 12"X12" TILE FLOOR  
CEILING: REVERSE CEILING 2'X2' TILE  
BASE: 6" WOOD BASE  
WALLS: SMOOTH TEXTURE, PAINTED GYP.

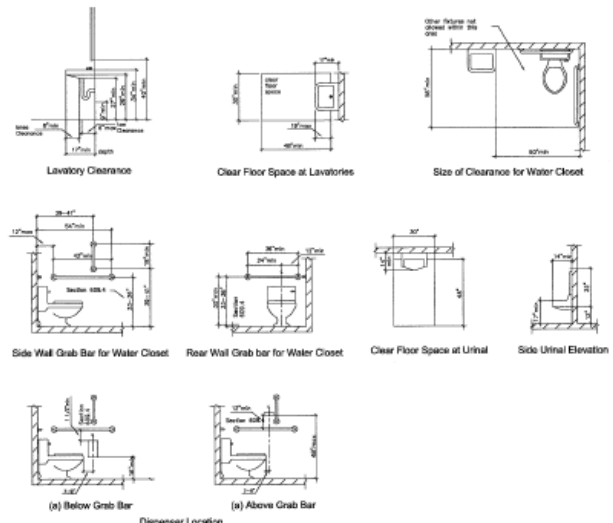
\*VERIFY FINISHES WORKMAN PRIOR TO CONSTRUCTION.

**GENERAL NOTES**

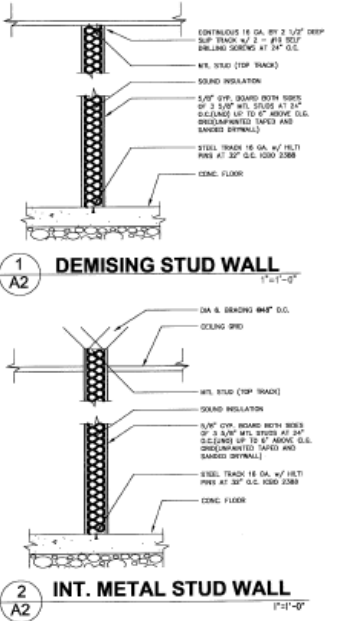
- Contractor shall visit site and verify all existing dimensions and conditions prior to submitting bid and/or commencing work.
- All work and construction methods shall comply with OSHA rules and regulations.
- All security systems shall comply with local regulations.
- Contractor shall verify all dimensions indicated on drawings and bring any discrepancies to the architect prior to construction.
- Contractor shall determine, coordinate, and accommodate all utility service requirements (telephone, gas, electric, water, sewer, etc.) for the facility prior to construction.
- Contractor shall replace and/or repair all structures, finishes, equipment, piping, conduit, wiring, etc. which are damaged or are to be relocated and/or altered to make way for new construction. All construction and demolition shall be conducted in a manner which protects pedestrians and shall comply with building code.
- Discrepancies and/or omissions from these drawings that are discovered during construction shall be immediately brought to the attention of the architect for clarification. Contractor must verify dimensions prior to construction.
- Contractor shall complete all work in a acceptable industry standard craftsman like manner. All work must comply in full accord with adopted codes and ordinances.

**DOOR NOTES**

- All door handles to be lever type per state and local accessibility requirements. Exit door shall be operable from the inside without use of a key or any special knowledge. Provide panic hardware at a group area group.
- Provide door slope of appropriate type for all interior doors, match adjacent hardware.
- Door closers shall be adjusted so that from an open position of 90 degrees the time required to move the door to an open position of 12 degrees will be 5 seconds minimum.
- All exit doors without panic hardware, to have durable slope above door in 1" high letters on contrasting background stating "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."
- Maximum effort to operate doors shall not exceed 8 1/2 lbs. for exterior doors and 5 lbs. for interior doors, such pull or push effort applied at the right angle to hinged doors and at the center plane of a sliding or folding doors.
- The bottom 10" of all doors except automatic doors, power assisted doors, and sliding doors shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without a hazardous condition.



**ADA MOUNTING DETAIL**  
SCALE: 1/4"=1'-0"



Tenant Improvement For:  
**MERRILL RANCH DENTAL OFFICE**  
 FLORENCE, AZ

|     |                 |      |
|-----|-----------------|------|
| NO. | REVISION / DATE | DATE |
|     |                 |      |
|     |                 |      |

**PDC**  
PARAMOUNT DESIGN & CONSULTING

9645 North Arville Cir. Mesa, Arizona 85207  
T: 902-882-9030 F: 482-218-0260

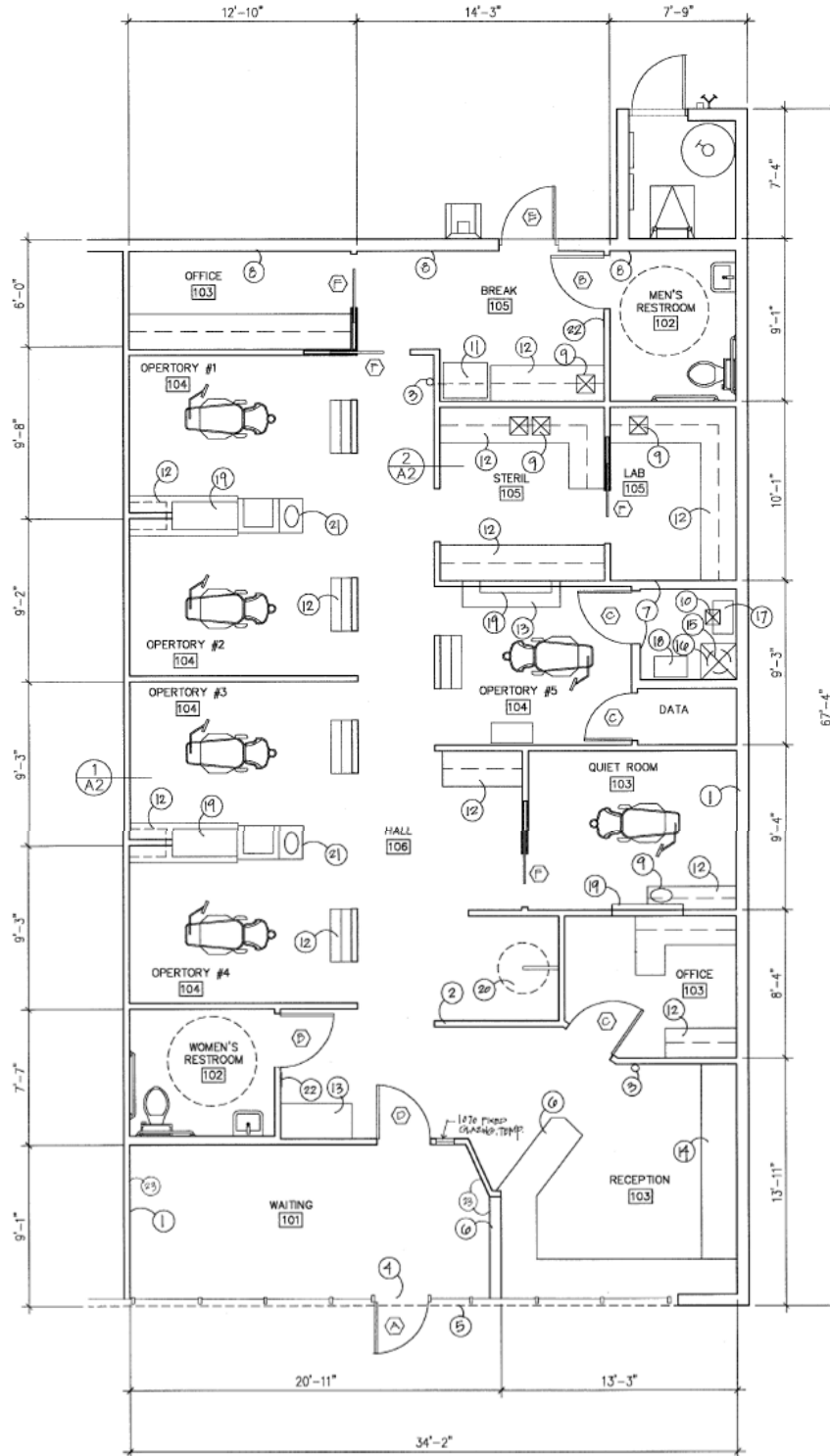


**FLOOR PLAN**

|           |           |
|-----------|-----------|
| SCALE:    | SHEET NO. |
| DATE:     | <b>A2</b> |
| DRAWN BY: | DATE:     |
| CHECK BY: | PROJECT:  |

# Floor Plan 2 - Dental

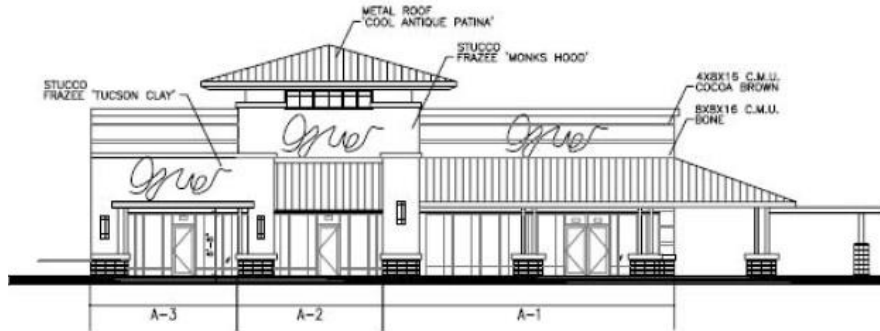
***D. L. Slaughter***  
***Company***



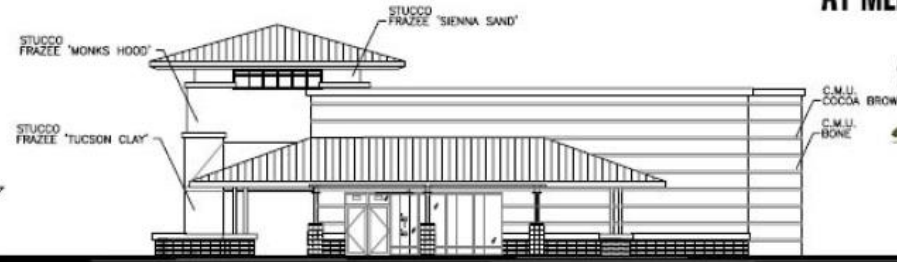
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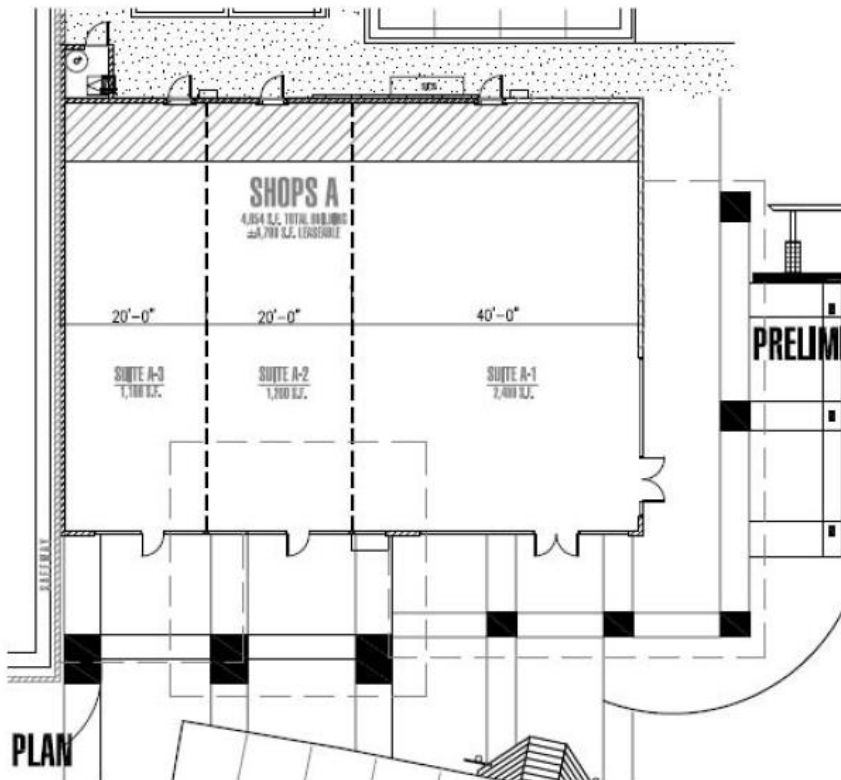
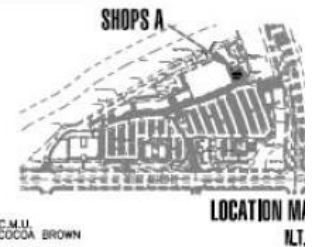
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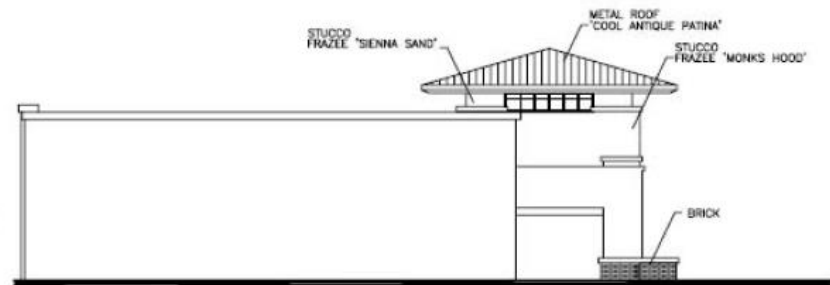
**PRELIMINARY WEST ELEVATION**



**PRELIMINARY SOUTH ELEVATION**



**PRELIMINARY EAST ELEVATION**



**PRELIMINARY NORTH ELEVATION**

0 4 8 16  
SCALE 1/16" = 1' - 0"  
**LEASE PLAN  
SHOPS A**

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24852  
14 July 2009

**ELLERMANN,  
SCHICK &  
BRUNO**  
ARCHITECTURE PLANNING  
10000 W. BUCKLEBOURNE DRIVE  
SUITE 1000  
DENVER, CO 80231



## 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](mailto: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.





| Radius                                    | 1 Mile       | 3 Mile        | 5 Mile        |
|---|--------------|---------------|---------------|
| <b>Population</b>                         |              |               |               |
| 2025 Projection                           | 4,270        | 14,074        | 15,847        |
| 2020 Estimate                             | 3,591        | 11,927        | 13,439        |
| 2010 Census                               | 1,790        | 6,687         | 7,618         |
| Growth 2020 - 2025                        | 18.91%       | 18.00%        | 17.92%        |
| Growth 2010 - 2020                        | 100.61%      | 78.36%        | 76.41%        |
| <b>2020 Population by Hispanic Origin</b> |              |               |               |
| 2020 Population                           | 3,591        | 11,927        | 13,439        |
| White                                     | 3,314 92.29% | 10,566 88.59% | 11,812 87.89% |
| Black                                     | 112 3.12%    | 703 5.89%     | 794 5.91%     |
| Am. Indian & Alaskan                      | 33 0.92%     | 203 1.70%     | 328 2.44%     |
| Asian                                     | 48 1.34%     | 150 1.26%     | 161 1.20%     |
| Hawaiian & Pacific Island                 | 0 0.00%      | 14 0.12%      | 15 0.11%      |
| Other                                     | 83 2.31%     | 291 2.44%     | 328 2.44%     |
| U.S. Armed Forces                         | 0            | 0             | 0             |
| <b>Households</b>                         |              |               |               |
| 2025 Projection                           | 1,486        | 4,790         | 5,397         |
| 2020 Estimate                             | 1,255        | 4,069         | 4,587         |
| 2010 Census                               | 664          | 2,354         | 2,673         |
| Growth 2020 - 2025                        | 18.41%       | 17.72%        | 17.66%        |
| Growth 2010 - 2020                        | 89.01%       | 72.85%        | 71.60%        |
| Owner Occupied                            | 1,104 87.97% | 3,272 80.41%  | 3,675 80.12%  |
| Renter Occupied                           | 150 11.95%   | 797 19.59%    | 912 19.88%    |
| <b>2020 Households by HH Income</b>       |              |               |               |
| Income: <\$25,000                         | 128 10.20%   | 407 10.00%    | 483 10.53%    |
| Income: \$25,000 - \$50,000               | 215 17.13%   | 1,022 25.11%  | 1,178 25.69%  |
| Income: \$50,000 - \$75,000               | 263 20.96%   | 991 24.35%    | 1,118 24.38%  |
| Income: \$75,000 - \$100,000              | 343 27.33%   | 861 21.15%    | 951 20.74%    |
| Income: \$100,000 - \$125,000             | 115 9.16%    | 420 10.32%    | 460 10.03%    |
| Income: \$125,000 - \$150,000             | 39 3.11%     | 68 1.67%      | 77 1.68%      |
| Income: \$150,000 - \$200,000             | 105 8.37%    | 196 4.82%     | 205 4.47%     |
| Income: \$200,000+                        | 47 3.75%     | 105 2.58%     | 114 2.49%     |
| 2020 Avg Household Income                 | \$86,241     | \$75,044      | \$73,677      |
| 2020 Med Household Income                 | \$76,567     | \$64,832      | \$63,336      |

9/10/2020

