

# NEC Hunt Hwy & Merrill Ranch Pkwy

Florence, Arizona

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

## SAFeway 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:

**Mike Ord**  
mike@dlslaughter.com  
C: 602-421-2788

4742 North 24<sup>th</sup> Street  
Suite 315  
Phoenix, AZ 85016  
O: 602.957.3553

[www.dlslaughterco.com](http://www.dlslaughterco.com)

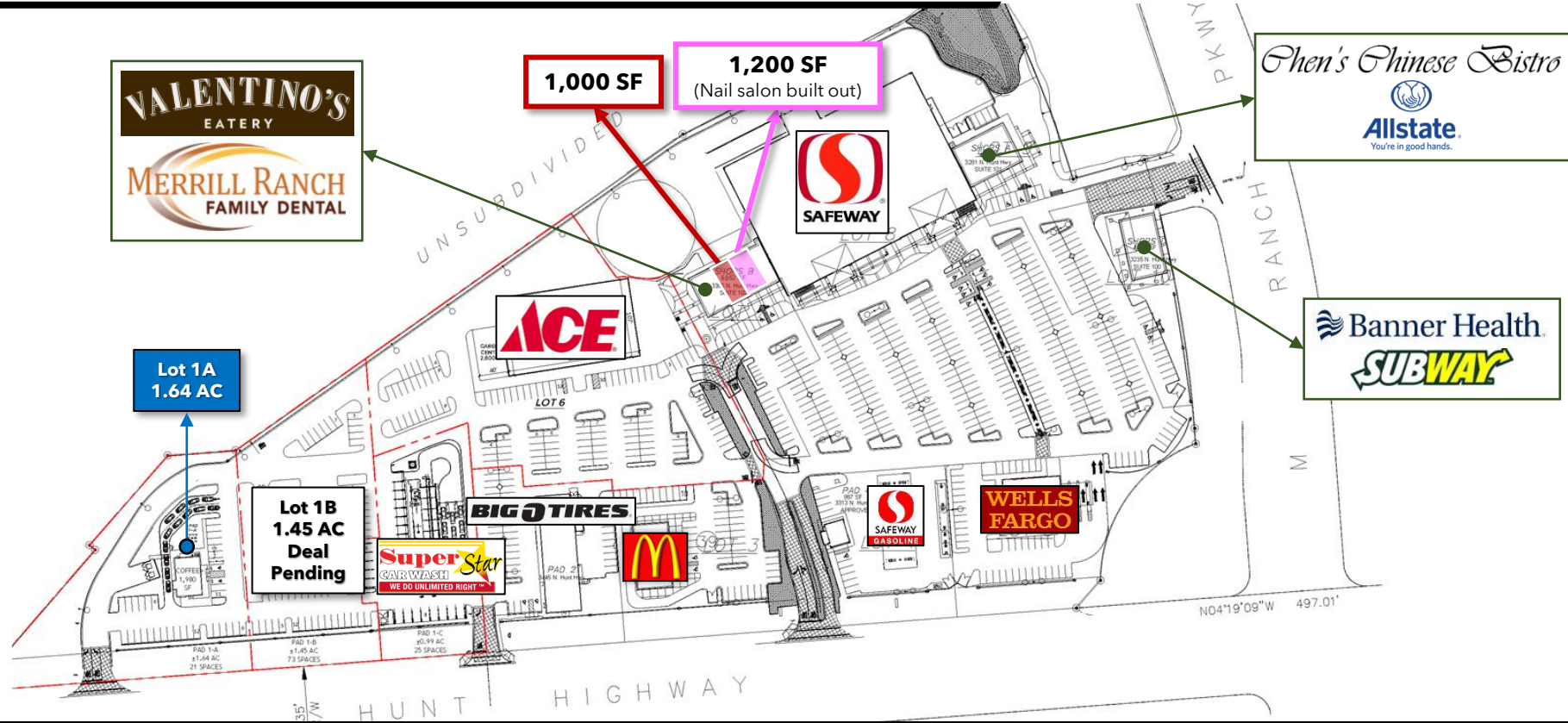
**Heather Wiseman**  
Director of Leasing

E: [hwiseman@evgre.com](mailto:hwiseman@evgre.com)  
C: 303-656-8713

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## LAST LOT AVAILABLE:

Lot 1A - 1.64 acres

## Demographics:

	1 mile	3 mile	5 mile
• Average Income	1 mile <b>\$100,169</b>	3 mile <b>\$85,514</b>	5 mile <b>\$83,439</b>
• Population	1 mile <b>4,612</b>	3 mile <b>15,001</b>	5 mile <b>16,684</b>

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C: 303-656-8713

## 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.



# Demographic Summary Report

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

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	6,044		19,496		21,668	
2022 Estimate	4,612		15,001		16,684	
2010 Census	1,633		6,672		7,574	
Growth 2022 - 2027	31.05%		29.96%		29.87%	
Growth 2010 - 2022	182.42%		124.84%		120.28%	
<b>2022 Population by Hispanic Origin</b>						
2022 Population	4,612		15,001		16,684	
White	4,190	90.85%	13,258	88.38%	14,631	87.69%
Black	190	4.12%	896	5.97%	995	5.96%
Am. Indian & Alaskan	51	1.11%	250	1.67%	407	2.44%
Asian	62	1.34%	195	1.30%	207	1.24%
Hawaiian & Pacific Island	1	0.02%	15	0.10%	17	0.10%
Other	119	2.58%	385	2.57%	427	2.56%
U.S. Armed Forces	0		0		0	

<b>Households</b>						
2027 Projection	2,052		6,639		7,405	
2022 Estimate	1,566		5,105		5,699	
2010 Census	587		2,343		2,659	
Growth 2022 - 2027	31.03%		30.05%		29.94%	
Growth 2010 - 2022	166.78%		117.88%		114.33%	
Owner Occupied	1,353	86.40%	4,162	81.53%	4,630	81.24%
Renter Occupied	213	13.60%	944	18.49%	1,069	18.76%

<b>2022 Households by HH Income</b>						
Income: <\$25,000	136	8.68%	439	8.60%	535	9.39%
Income: \$25,000 - \$50,000	302	19.27%	1,200	23.51%	1,379	24.21%
Income: \$50,000 - \$75,000	264	16.85%	1,246	24.41%	1,377	24.17%
Income: \$75,000 - \$100,000	292	18.63%	728	14.26%	803	14.10%
Income: \$100,000 - \$125,000	169	10.78%	613	12.01%	674	11.83%
Income: \$125,000 - \$150,000	111	7.08%	300	5.88%	334	5.86%
Income: \$150,000 - \$200,000	180	11.49%	356	6.97%	361	6.34%
Income: \$200,000+	113	7.21%	223	4.37%	234	4.11%
2022 Avg Household Income	\$100,169		\$85,514		\$83,439	
2022 Med Household Income	\$81,977		\$67,243		\$65,558	

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**Evergreen**