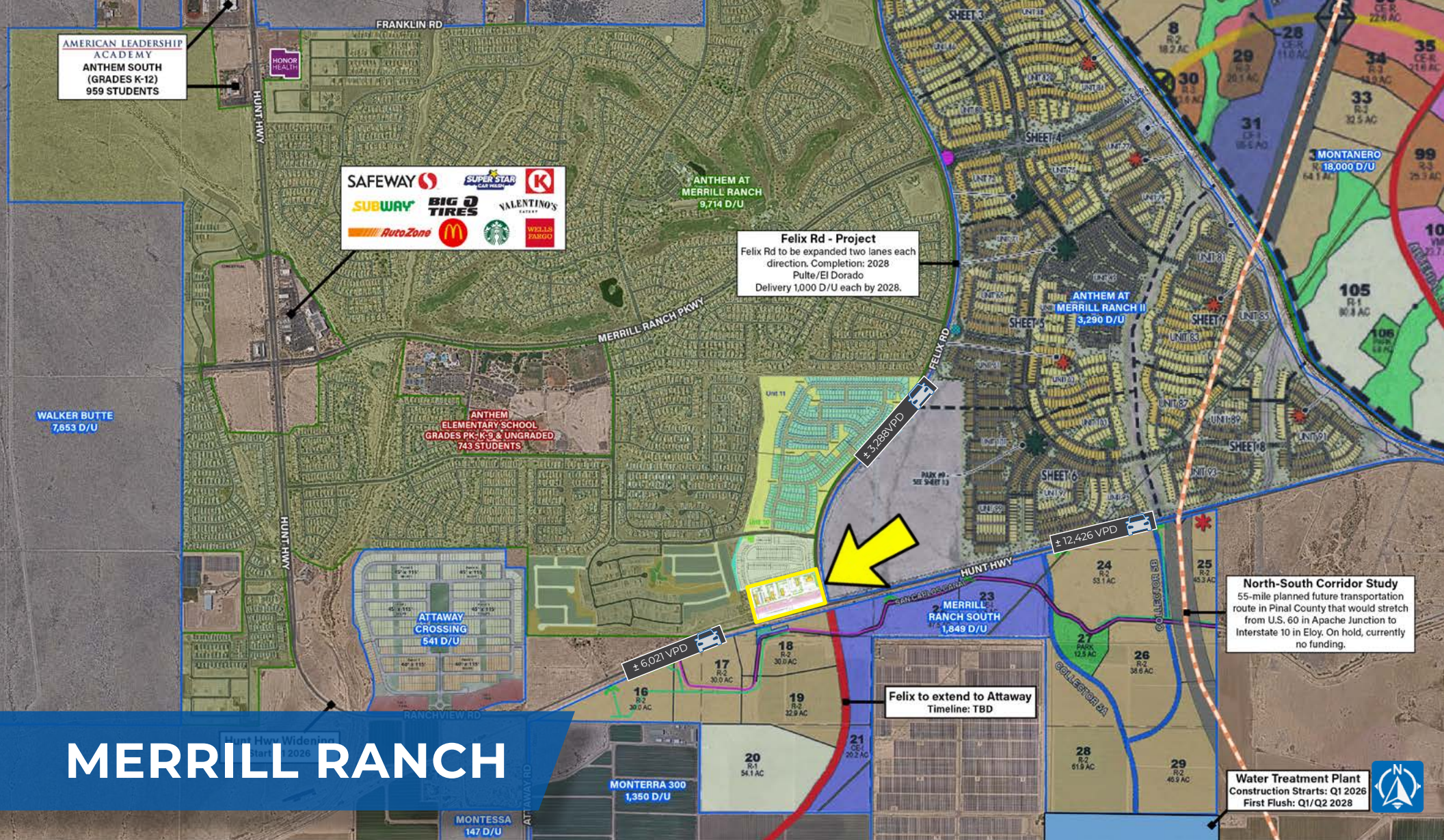




NWC

FELIX RD & HUNT HWY

Florence, Arizona



property highlights

AVAILABLE: ±7.75 AC, being developed into retail pads

PRICING: CALL FOR PRICING

ZONING: PUD (C-2)

PARCEL #: 20031056N

location highlights

- Site is located in the Town of Florence at Hunt Highway and Felix Road.
- The current sale offering comprises 540.5 acres of a planned unit development zoned for up to 1,849 residential dwelling units (4.5 dwelling units per acre), and 105.2 acres of commercial.
- The subject property is zoned within the Merrill Ranch PUD, originally adopted in 2003. The property has a developer friendly development agreement which allows for changes in zoning uses to occur administratively.

nearby tenants WITHIN 5-MILES

SAFEWAY



traffic count ADOT 2024

Felix Rd

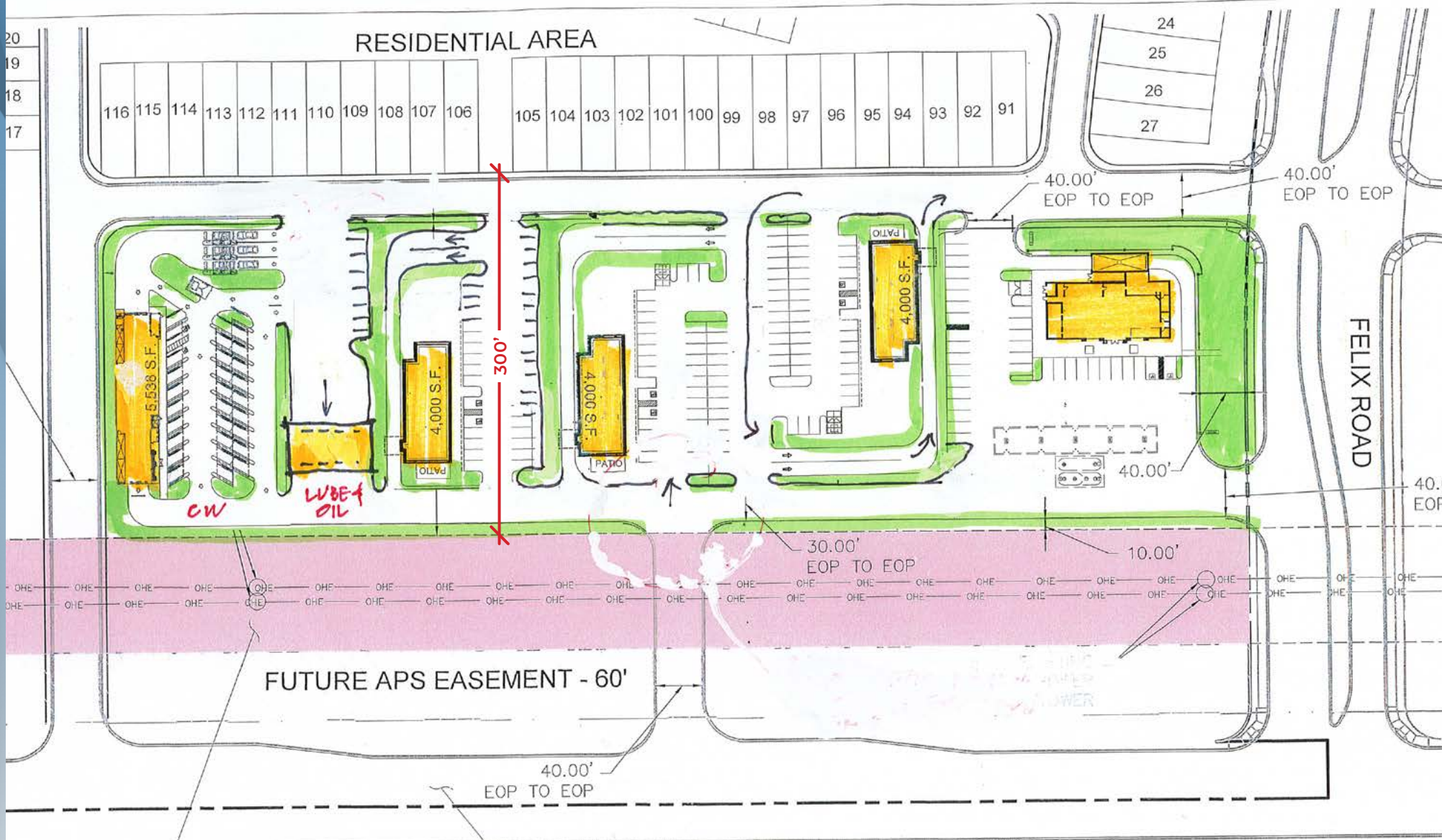
N ± 3,228 VPD (NB & SB)
S NA (NB & SB)

Hunt Hwy

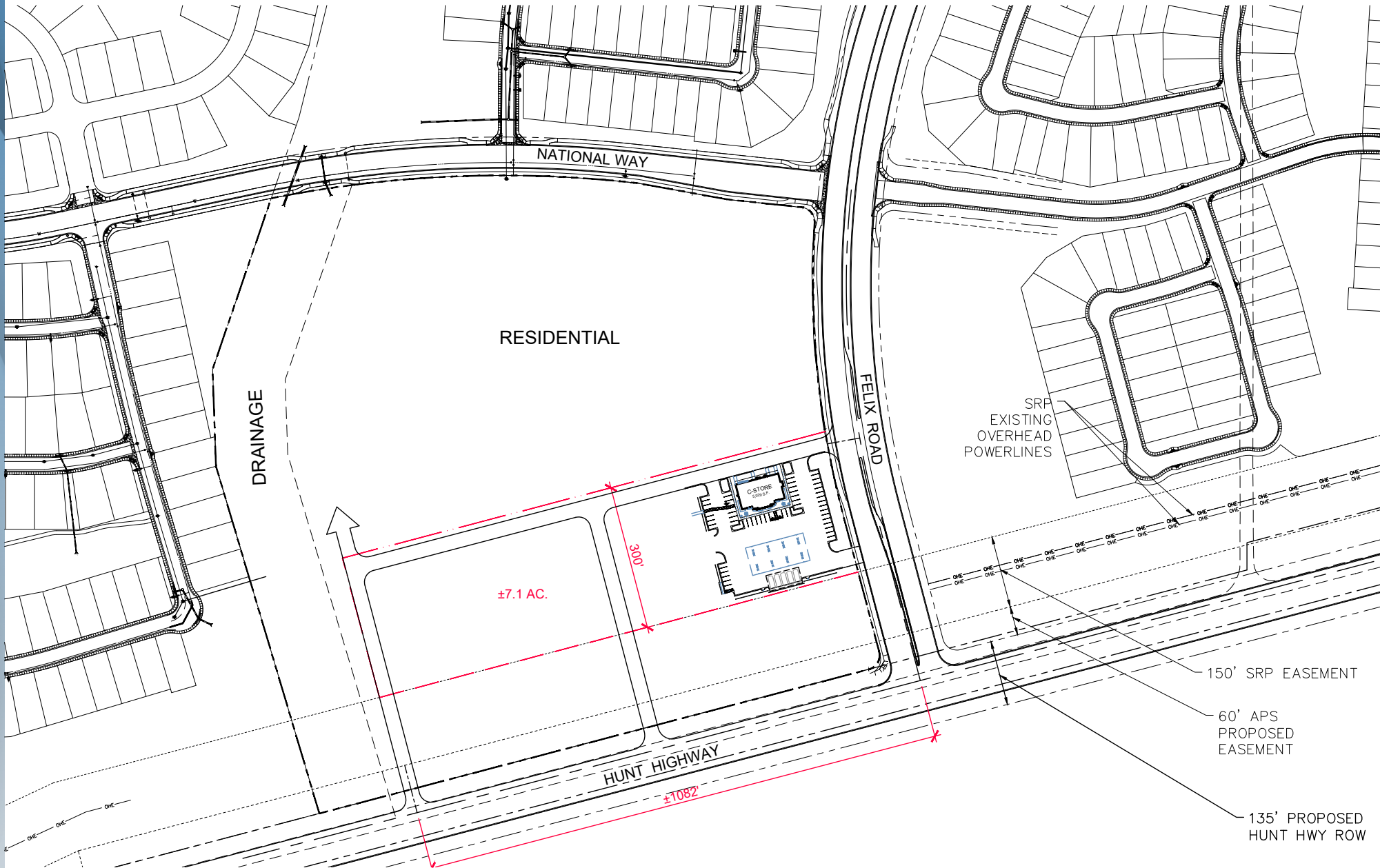
E ± 6,021 VPD (EB & WB)
W ±12,426 VPD (EB & WB)



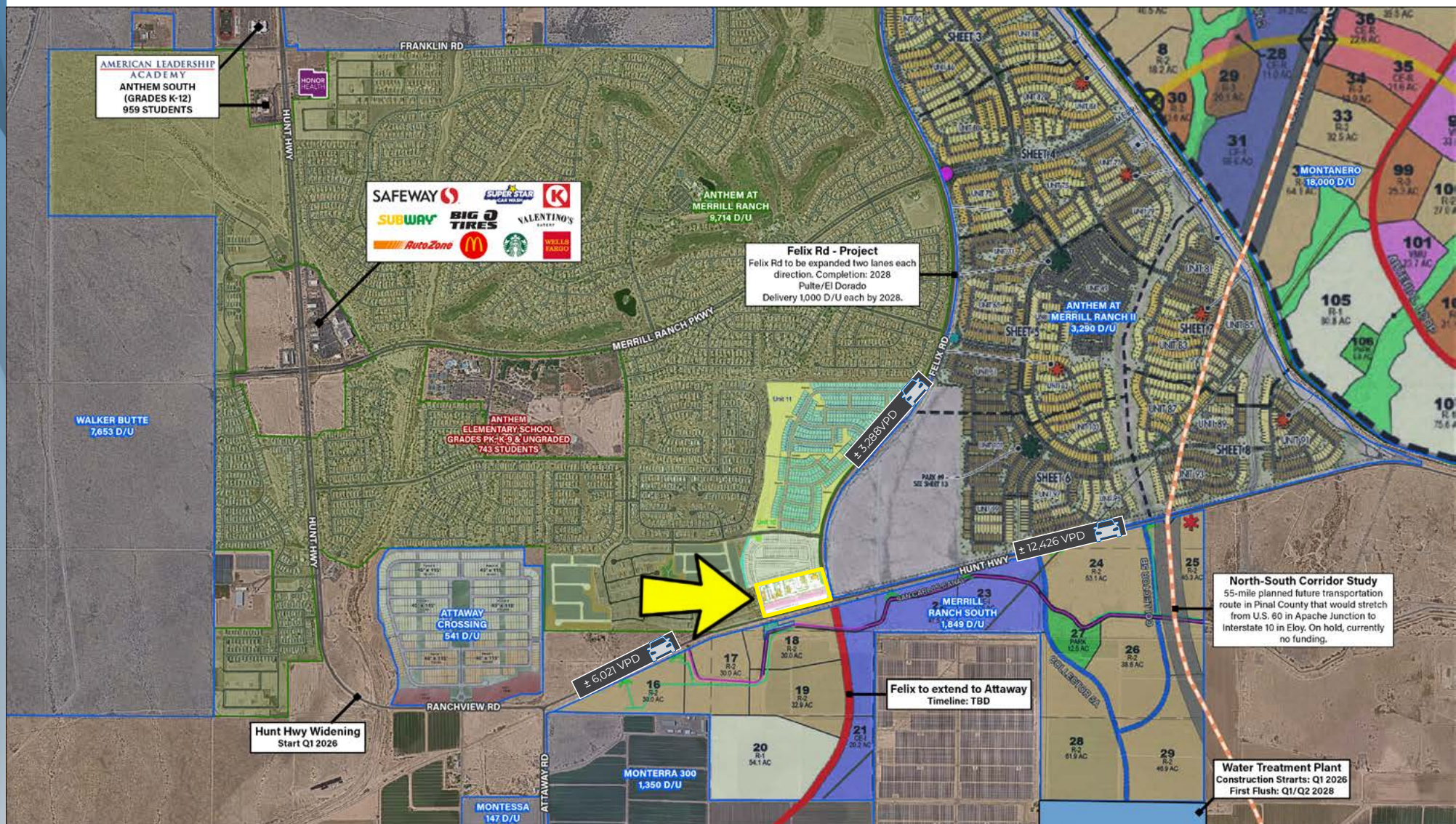
site plan



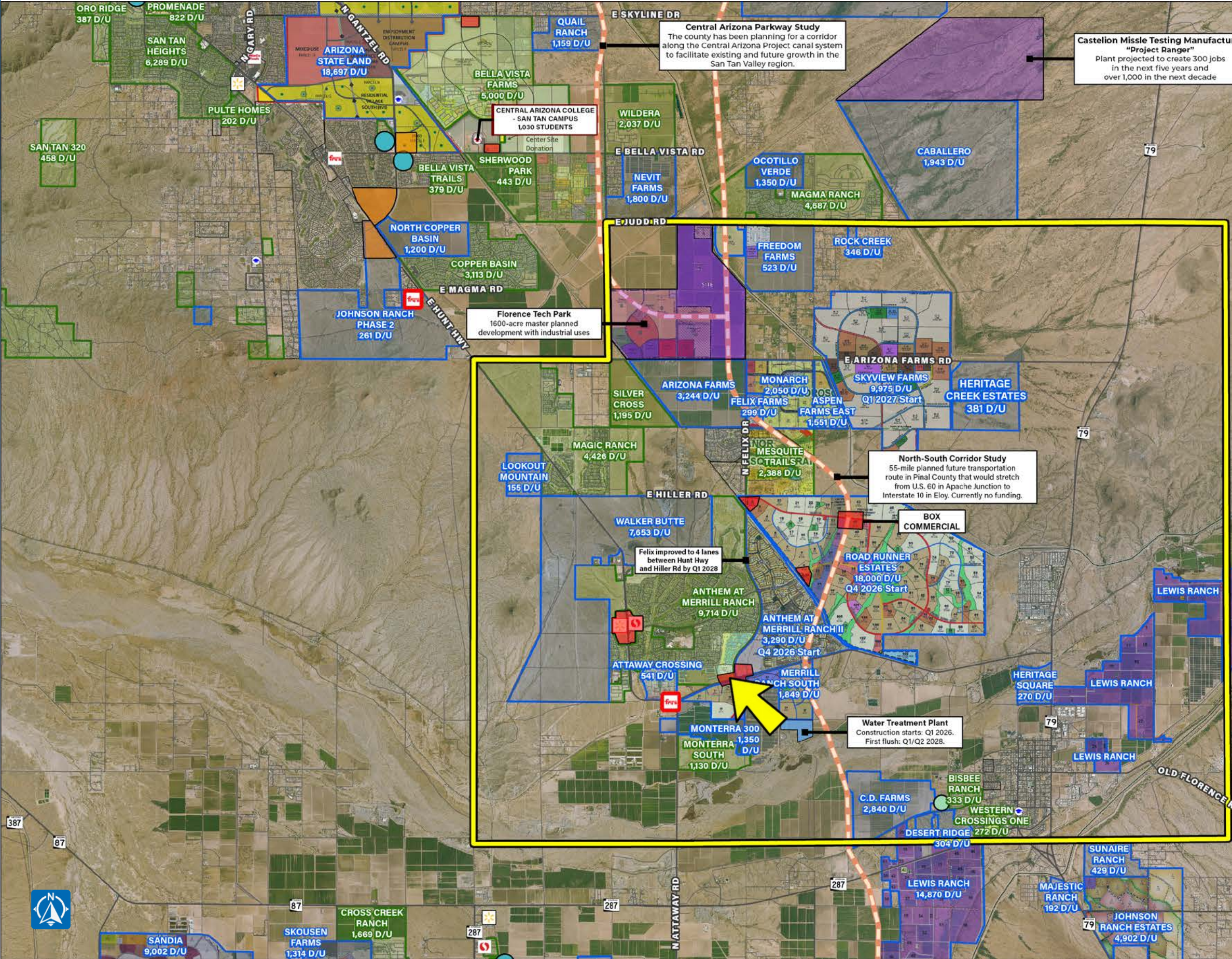
site plan



zoom aerial



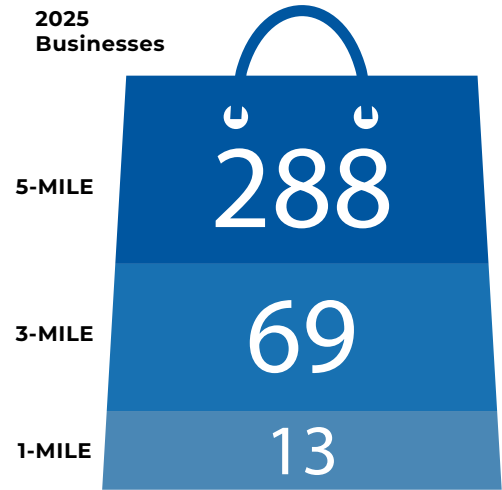
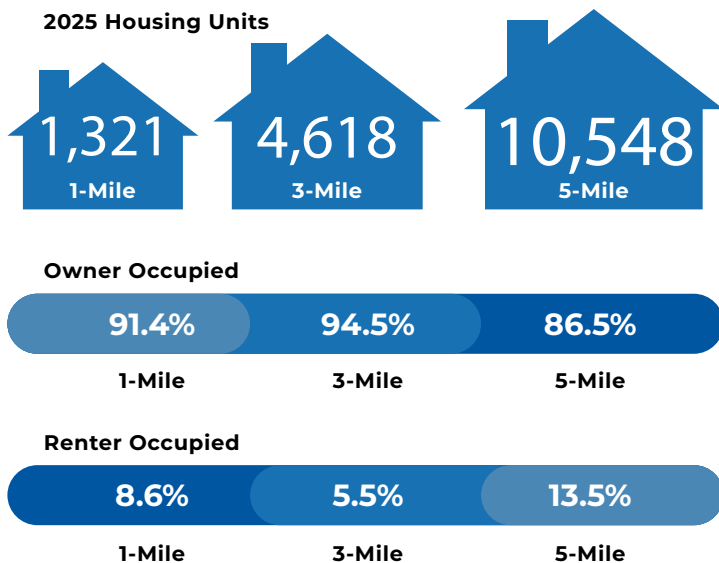
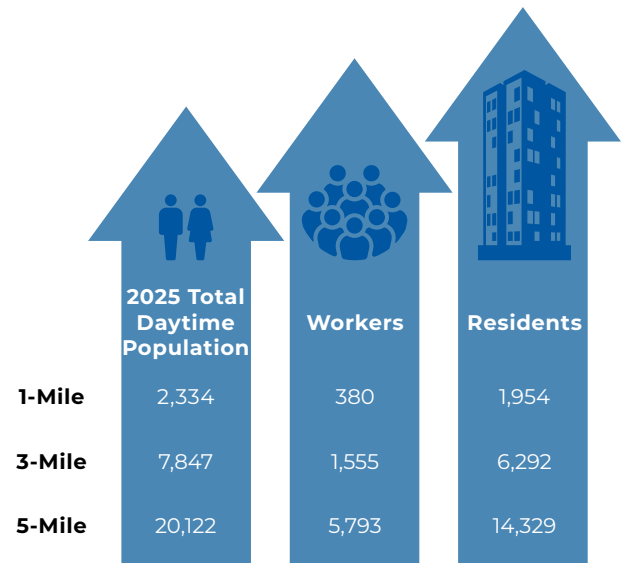
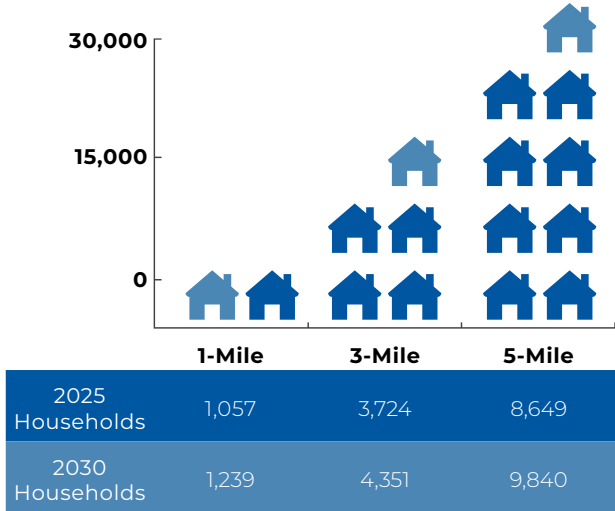
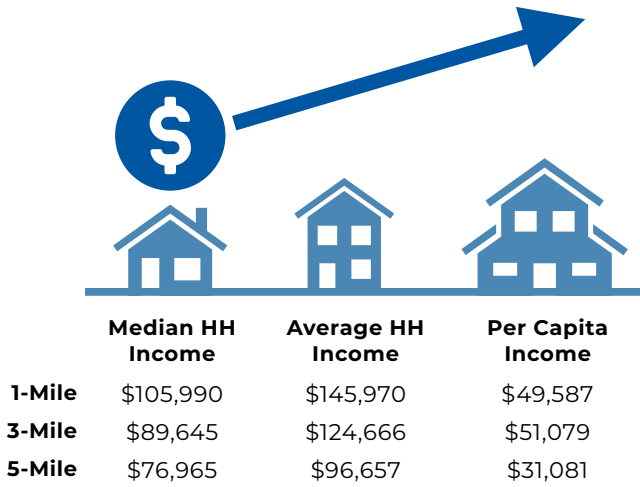
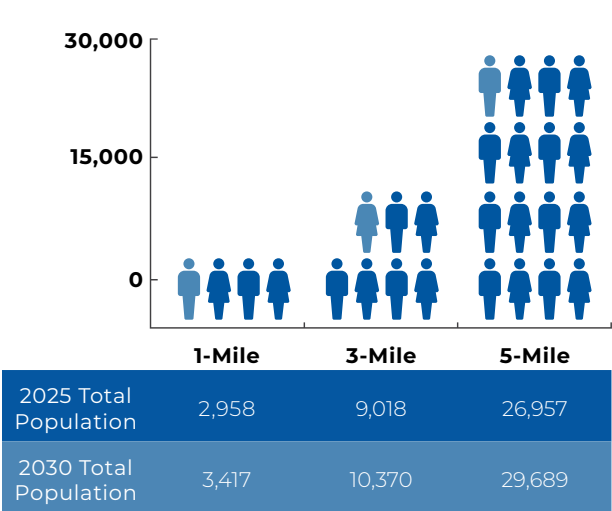
housing aerial



LEGEND		
Single Family Residential	Multi-Family Residential	
Active Subdivision	<i>Under Construction / Future Projects</i>	
Future Subdivision	Less than 100 Units	
Trade Area	100-250 Units	
	250-500 Units	
	500-1,000 Units	
Trade Area	More than 1,000 Units	
Trade Area (Revised)		
Zonda Housing Data Q1-2025	Trade Area	Trade Area (Revised)
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
MULTI-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		

trade area demographics

ESRI 2025





exclusively listed by

GREG LAING
(602) 734.7207
glaing@pcaemail.com

LANCE UMBLE
(602) 734.7206
lumble@pcaemail.com

NICK DEDONA
(602) 734.7208
ndedona@pcaemail.com

PHOENIX COMMERCIAL ADVISORS
3131 East Camelback Road, Suite 340
Phoenix, Arizona 85016
P. (602) 957-9800
F. (602) 957-0889
phoenixcommercialadvisors.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.