

# PINAL COUNTY

WIDE OPEN OPPORTUNITY



# Strengths of STV

- Over 100,000 residents
  - Primarily young families with good incomes
- Population is larger than Goodyear, Buckeye, Yuma and Queen Creek



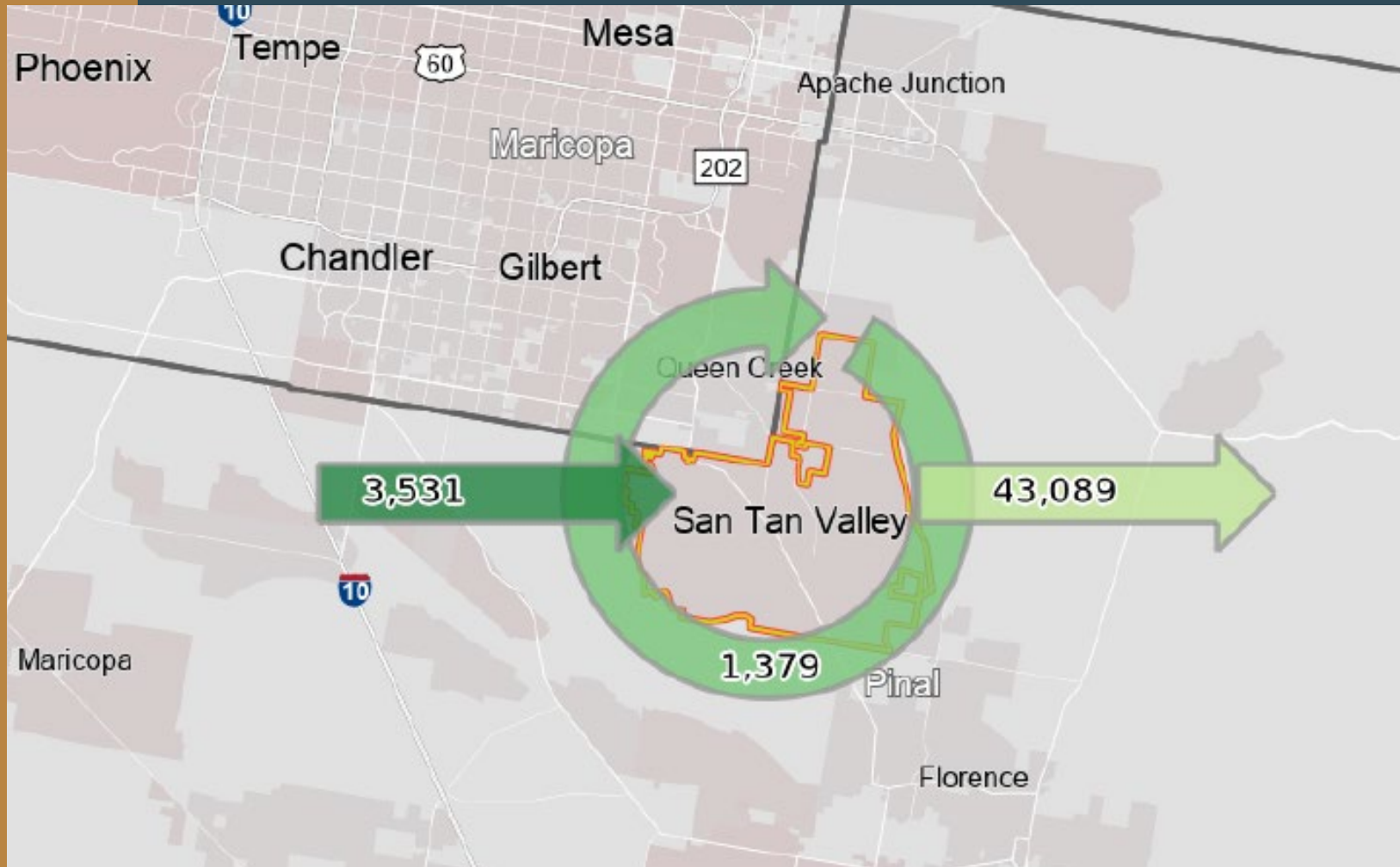
# Current Retail Status

- Over \$1.3B in retail sales leave the County every year
  - Among the largest categories:
    - Auto sales - \$120M
    - Grocery Stores - \$103M
    - Gas - \$93M
    - Warehouse Stores - \$75M
    - Full Serve Restaurants - \$46M





# SAN TAN VALLEY WORKER IN - OUT FLOW MAP 2020



43,089 live in San Tan Valley but work outside the area  
3,531 employed in San Tan Valley but live outside the area  
1,379 employed and live in San Tan Valley



# Lack of Options for Commercial Growth

- Only 16 commercial zoned parcels
  - Of those, 6 are smaller than 2 acres
- Only 3 existing vacant buildings
  - Largest was 1,900 sq. ft.



# SAN TAN VALLEY

## Residential Development

### Multi Family

Village at Borgata

248 Units

Hunt Hwy and Thompson Rd

Elux at Ocotillo

225 Units

Ocotillo Rd and Kenworthy Rd

Stella

312 Units

Hunt Hwy and Gary Rd

Village at San Tan

240 Units

Gantzel Rd and Hashknife Rd



### Single Family

507 Permits Issued in 2023

NEED FOR ADDITIONAL RETAIL  
DEVELOPMENT TO ALLEVIATE  
LEAKAGE



PINAL COUNTY

# FLORENCE



Gearing up production, \$258M investment creating 250 new jobs by 2025



Revitalization of historic downtown Main St - 2 new businesses and more coming

## Residential Development



El Dorado  
Holdings, Inc.

Purchased 4,000 acres to build master -planned community with 12,000 homes, new industrial, commercial and retail space



Over 700 single family homes this year




PINAL COUNTY



# PINAL COUNTY

## Land Status

- |   |  |
|---|--|
|  Private Land    |  Indian Community     |
|  State Land      |  Parks / Monuments    |
|  B.L.M.          |  Military Reservation |
|  National Forest |  S.C.I.P. / C.A.P.    |

- Legend**
-  Highways
  -  Roads

