



AVALON TRAILSIDE

AT ANTHEM MERRILL RANCH



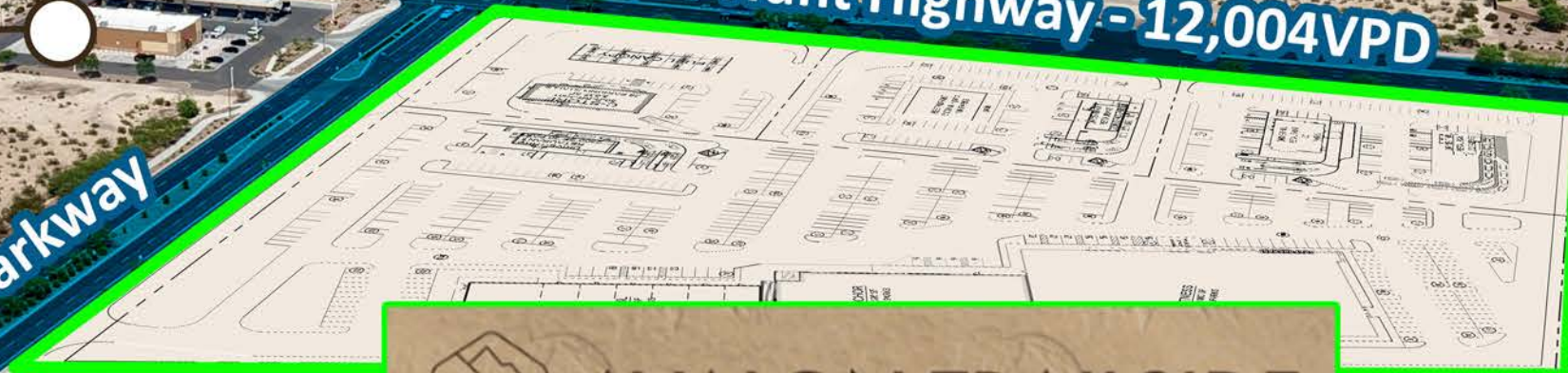
Hunt Highway & Merrill Ranch Parkway, Florence



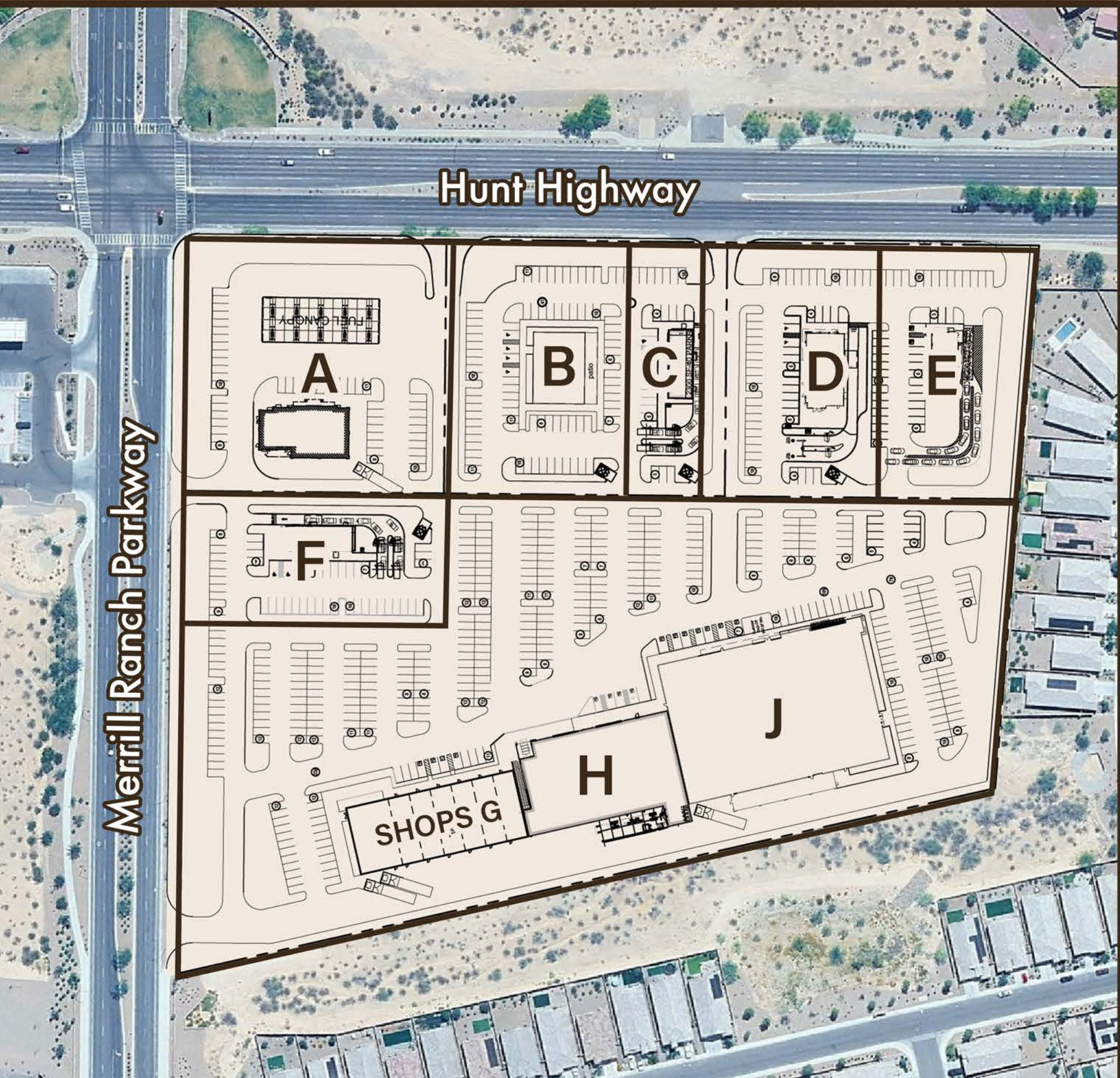


Hunt Highway - 12,004VPD

Merrill Ranch Parkway



CONCEPTUAL SITE PLAN



Hunt Highway Frontage

Pad A	1.4 ac
Pad B	0.7 ac
Pad C	2.0 ac
Pad D	1.4 ac
Pad E	1.1 ac

Merrill Ranch Frontage

Pad F	1.2 ac
Shops G	16,000 sf

Interior Anchors

Anchor H	20,000 sf
Anchor J	40,000 sf

*Site plan is conceptual and can be modified to meet specific land needs

MARKET OVERVIEW



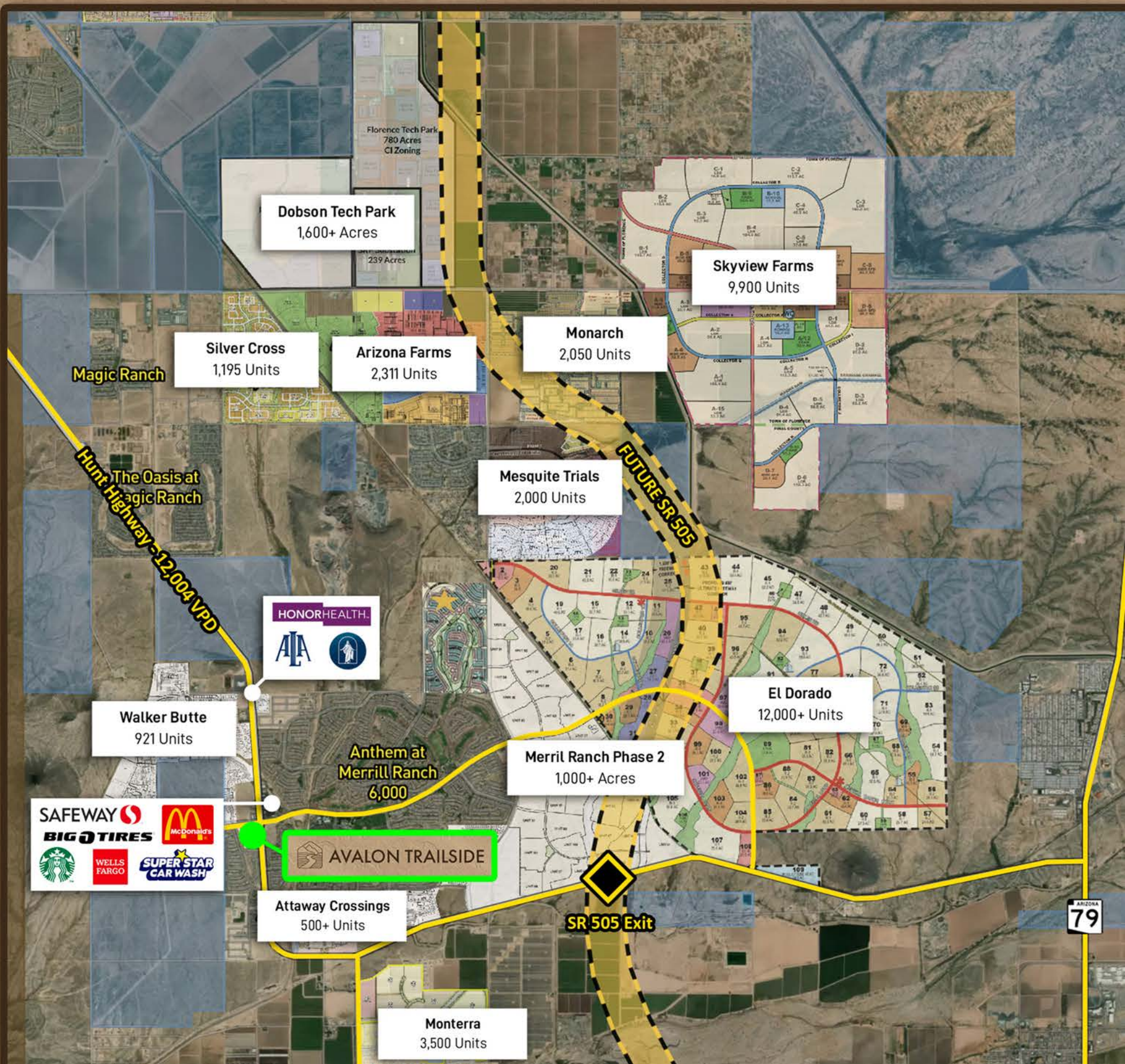
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Hunt Highway and Merrill Ranch Parkway is one of the strongest grocery-anchored retail locations in Florence. It is the commercial front door for Anthem at Merrill Ranch and the surrounding growth corridor. The existing Safeway-anchored center at 3325 N. Hunt Hwy already sits at the intersection, with Circle K, McDonald's, Starbucks, Wells Fargo, Subway, and other tenants. Safeway has been described as the only full-service grocery within about eight miles, and listings have cited double-digit sales growth.

The Town of Florence has entitled capacity for over 30,000 new homes over the next 10 years, with final plats reviewed across multiple master planned communities from Pulte, El Dorado, Communities Southwest, and more. This creates a concentrated pocket of new households using Hunt Highway as their primary commuter and shopping route.

Dobson Tech Park is a 1,619-acre industrial and tech park, projected to generate over 1,000 jobs per year for more than a decade.

Retail remains underserved in the community with retail, restaurant, and medical services constrained, while Safeway reported sales north of \$40 million on the same corner.



THE CASE FOR GROCERY

 Captive Trade Area

Anthem residents currently drive 20+ minutes north for natural/organic grocery and other amenities.

 \$40M+ in Annual Sales

The Safeway directly across Hunt Highway performs at a volume that validates the trade area and is the only full-service grocer within eight miles.

 30,000+ Homes

Florence has a pipeline of over 30,000 new homes over the next 10 years, with 65 final plats reviewed across Anthem, Mesquite Trails, Monarch, Florence 287, and Attaway Crossing.

 Major Intersection

Hunt Highway is getting widened as the primary arterial from Florence to Queen Creek and the East Valley and Avalon Trailside sits in the Heart of Merrill Ranch

 1,000+ Jobs

The Dobson Tech Park is set to start construction in late 2027 and is planned to bring 1,000+ jobs a year for over a decade along with current businesses like Honor Health planning expansions.





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