

**JOIN CIRCLE K & TACO BELL!  
PADS AVAILABLE FOR SALE  
OR GROUND LEASE**



**620 Units**

**Coming Soon**



**Ray Avenue**

**Subject  
Property**



**250 Units Coming Soon**

**NEC IRONWOOD &  
RAY AVENUE  
APACHE JUNCTION, AZ**

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**Blossom Rock @  
Superstition Vistas  
5,000 Homes Coming Soon**



# PROPERTY SUMMARY

NEC IRONWOOD & RAY AVE  
APACHE JUNCTION, AZ



## PROPERTY OVERVIEW

- Pads Available For Sale and/or Ground Lease!
- Call for Pricing!
- Join Circle K & Taco Bell
- Acero Multi-Family will bring approximately 250 units surrounding the pads
- Situated on Ironwood Drive and Ray Avenue in Apache Junction
- Ray Avenue will connect to future freeway just east of the community
- Surrounded by many new residential developments by some of the biggest home builders including D.R. Horton - Radiance and Brookfield - Blossom Rock.
- Over 550 residential permits haven been pulled for Radiance & Blossom Rock alone in Apache Junction

## PROPERTY SUMMARY

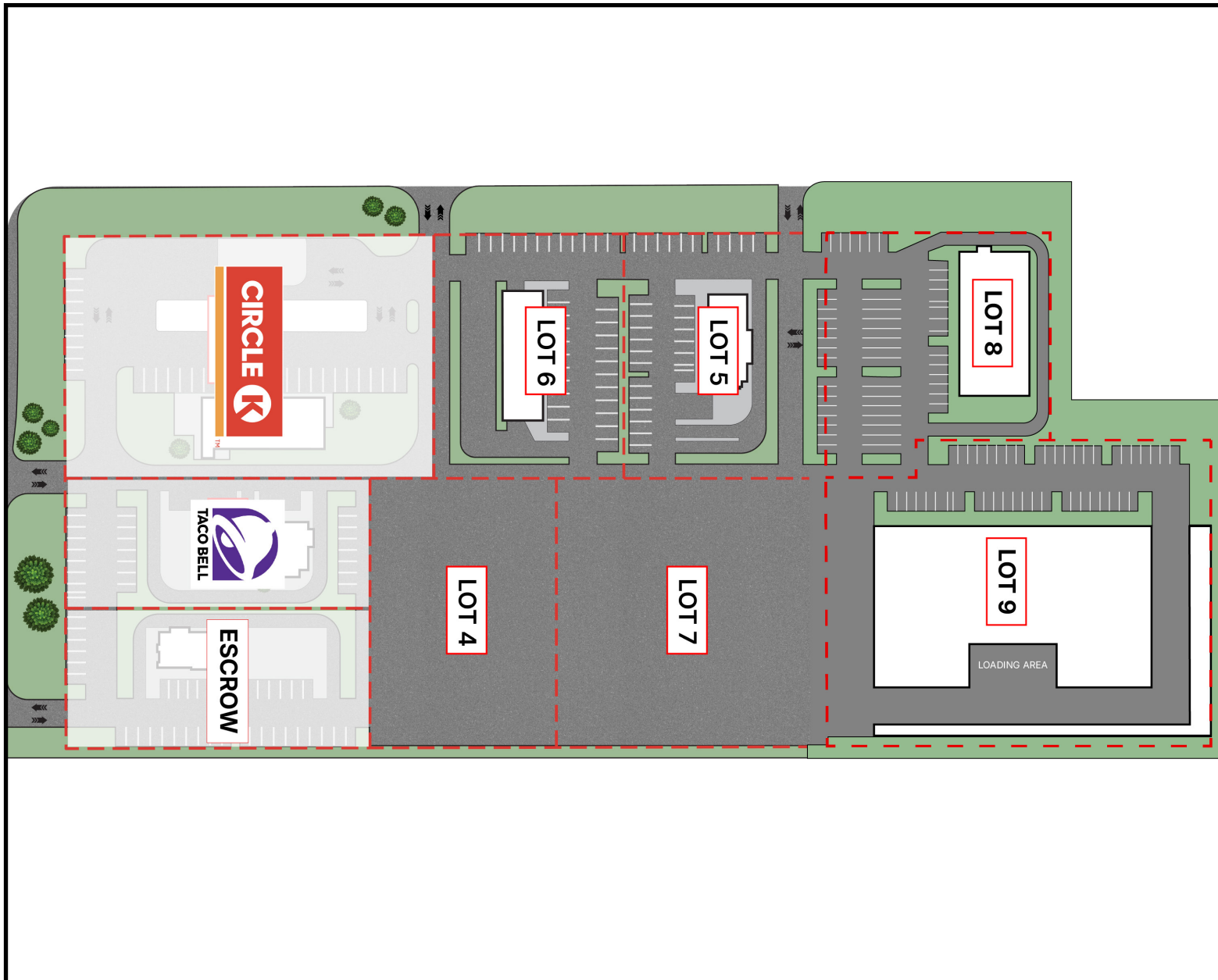
|                 |                  |
|-----------------|------------------|
| ASKING RENT:    | CALL FOR PRICING |
| ASKING PRICE:   | CALL FOR PRICING |
| LAND AREA:      | 12.67 ACRES      |
| AVAILABLE PADS: | 1 - 2.5 ACRES    |
| APN:            | 110-015-830      |

## PROPERTY DEMOGRAPHICS

|                           | 3 MILE    | 5 MILE    | 10 MILE   |
|---------------------------|-----------|-----------|-----------|
| 2024 Population:          | 21,999    | 82,943    | 514,538   |
| 2029 Population:          | 24,004    | 96,010    | 584,882   |
| Average Household Income: | \$146,828 | \$120,524 | \$104,153 |

# CONCEPTUAL SITE PLAN

NEC IRONWOOD & RAY AVE  
APACHE JUNCTION, AZ



LOT 1 - PAD A  
CIRCLE K (COMING SOON)  
2.21 Acres  
5,200 SF Building

LOT 2 - PAD B  
.89 Acres with Drive-thru  
3,520 SF Building

LOT 3 - PAD C  
1.01 Acres with Drive-thru  
2,400 SF Building

LOT 4 - PAD D  
1.05 Acres with Drive-thru  
4,200 SF Building

LOT 5 - PAD E  
1.10 Acres with Drive-thru  
3,000 SF Building

LOT 6  
1.05 Acres

LOT 7  
1.50 Acres

LOT 8  
1.35 Acres

LOT 9  
2.50 Acres

# APACHE JUNCTION RESIDENTIAL

NEC IRONWOOD & RAY AVE  
APACHE JUNCTION, AZ

## SINGLE FAMILY PERMITS

BY CITY (MAY 2026)

### APACHE JUNCTION

BLOSSOM ROCK & RADIANCE ONLY

583

MESA

287

### QUEEN CREEK

350

GILBERT

120

CHANDLER

57



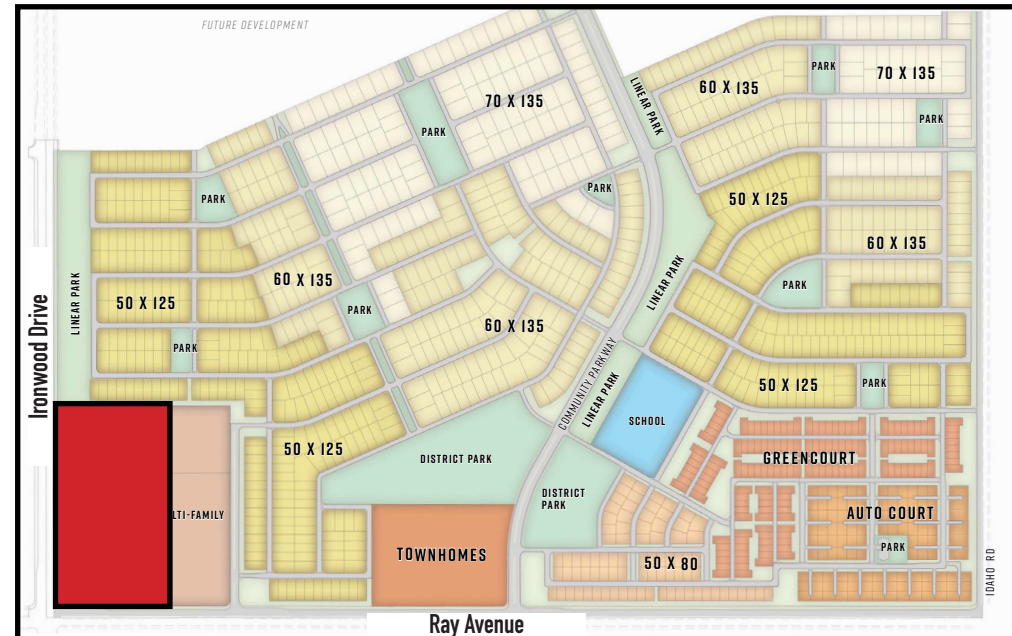
**BLOSSOM  
ROCK** | AT  
SUPERSTITION  
VISTAS

## BY THE NUMBERS

**5,000**  
Residential units

**1,400**  
Total acres

**300**  
Acres of parks &  
open space



# IMMEDIATE AERIAL OVERVIEW

NEC IRONWOOD & RAY AVE  
APACHE JUNCTION, AZ

TOLL BROTHERS AT  
**Cadence**

**EASTMARK**

**R1 RADIANCE**  
AT SUPERSTITION VISTAS  
620 Units

Coming Soon  
**Walmart FOOD STORES**

Ray Avenue

**Subject  
Property**

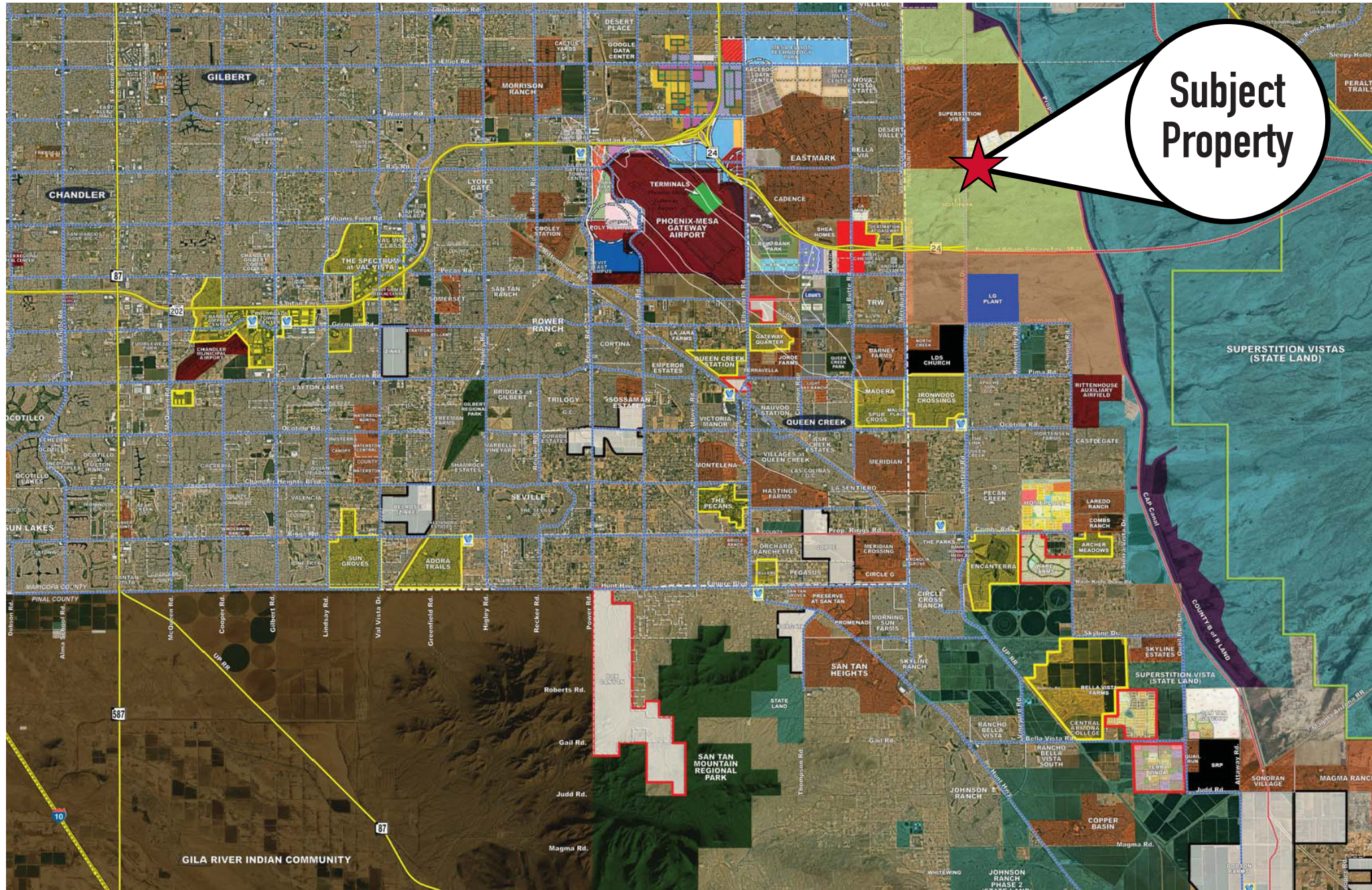
**ACERO**  
250 Units Coming Soon

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# GREATER AREA AERIAL

NEC IRONWOOD & RAY AVE  
APACHE JUNCTION, AZ



Subject  
Property



For Additional details contact the team  
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