

# APACHE JUNCTION PAD FOR SALE | GROUND LEASE OR BTS 2.14 AC

APACHE TRAIL | APACHE JUNCTION, AZ 85119

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# PROPERTY HIGHLIGHTS

- Strategically Positioned Adjacent to Dutch Bros - Now Open! - and Francis & Sons Car Wash - Coming Soon
- +/- 2.14 AC PAD Available for Sale, Ground Lease, or Build to Suit
- Multiple Access Points With Strategic Positioning Fronting Apache Trail, the Main Artery of the City of Apache Junction, Visible to 20,000 + Vehicles Per Day

## **2023 DEMOS** (5-MILE RADIUS)

TOTAL POPULATION **119,840**

DAYTIME POPULATION **99,884**

## **TRAFFIC COUNTS**

APACHE TRAIL (WEST) **19,038 VPD**

(ADOT '22)

APACHE TRAIL (EAST) **18,279 VPD**

(ADOT '22)

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**APACHE TRAIL, AZ**

**19,038 VPD ('22)**

**18,279 VPD ('22)**

**+/- 2.14 AC AVAILABLE**

**FRANCIS & SONS CAR WASH COMING SOON**

**ARNOLD AUTO CENTER**

**DUTCH BROS**

**BEST WESTERN**

**SHOPPERS SUPPLY**

**APACHE TRAIL HIGH SCHOOL**

**N RENEWICK DR**

**W ROOSEVELT ST**

**N THUNDERBIRD DR**

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**LOT 11**

**LOT 12**

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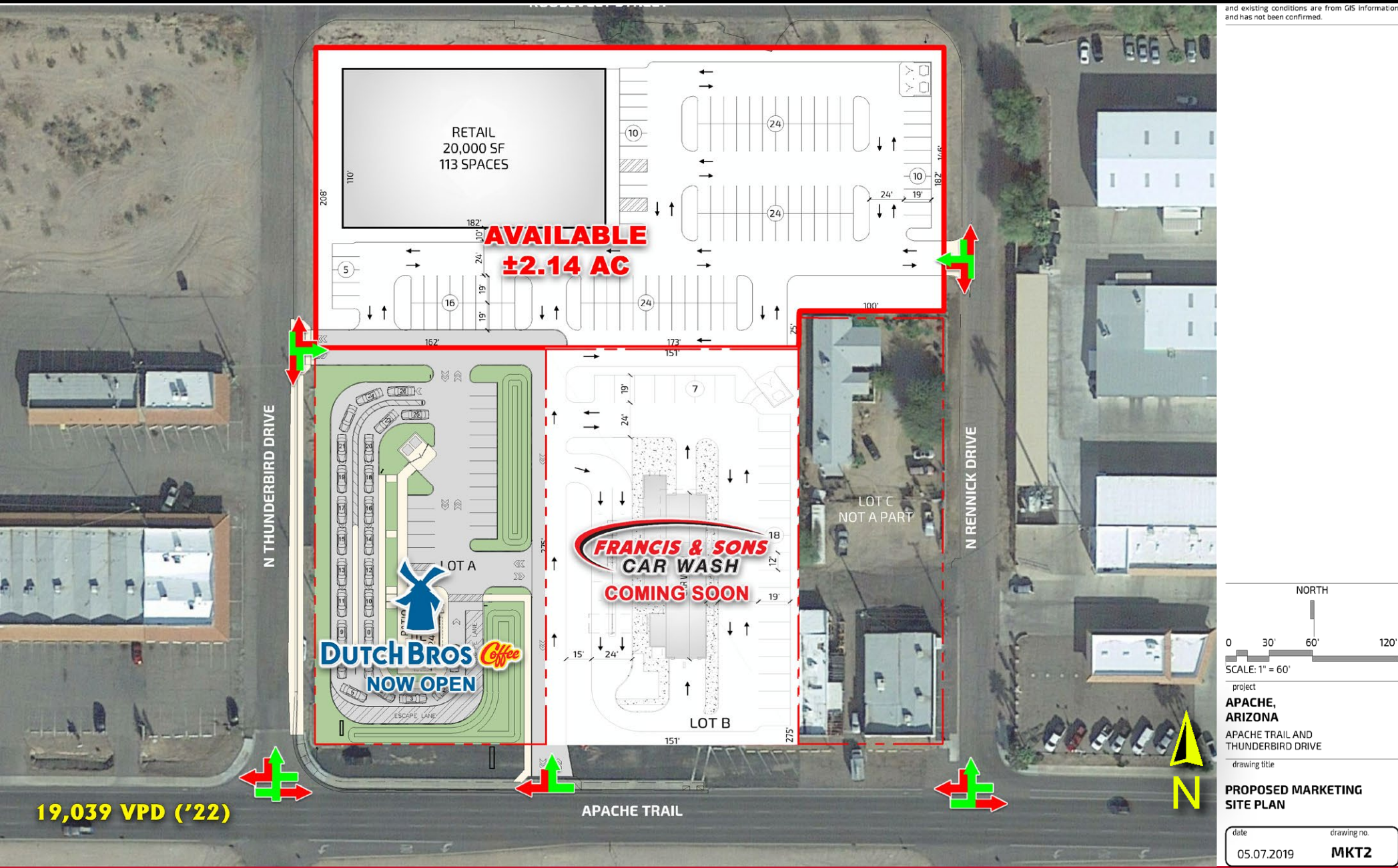
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# SITE PLAN



APACHE JUNCTION PAD FOR SALE | GROUND LEASE OR BTS 2.14 AC

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# DRONE VIEW



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# DRONE VIEW

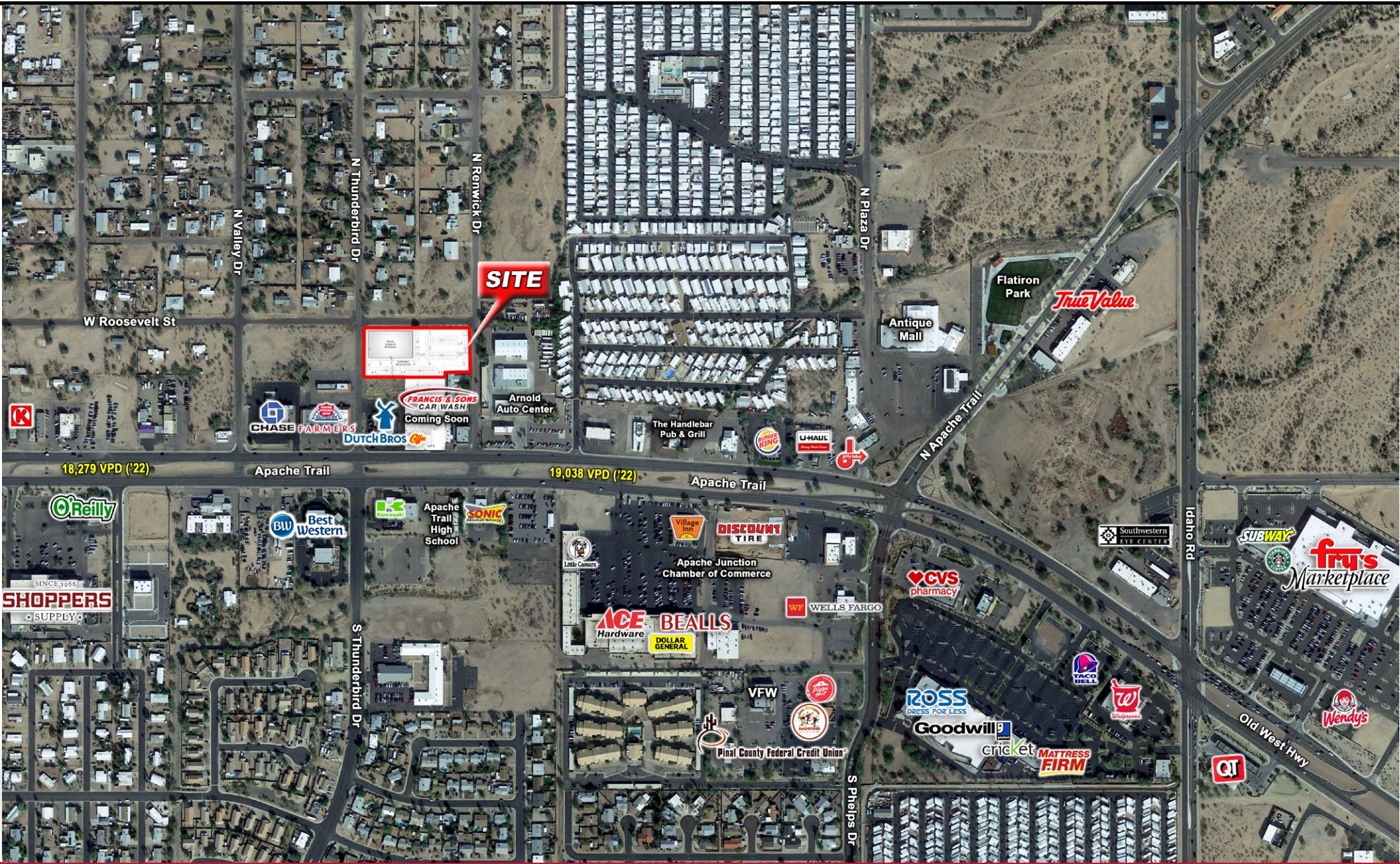


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# MARKET AERIAL

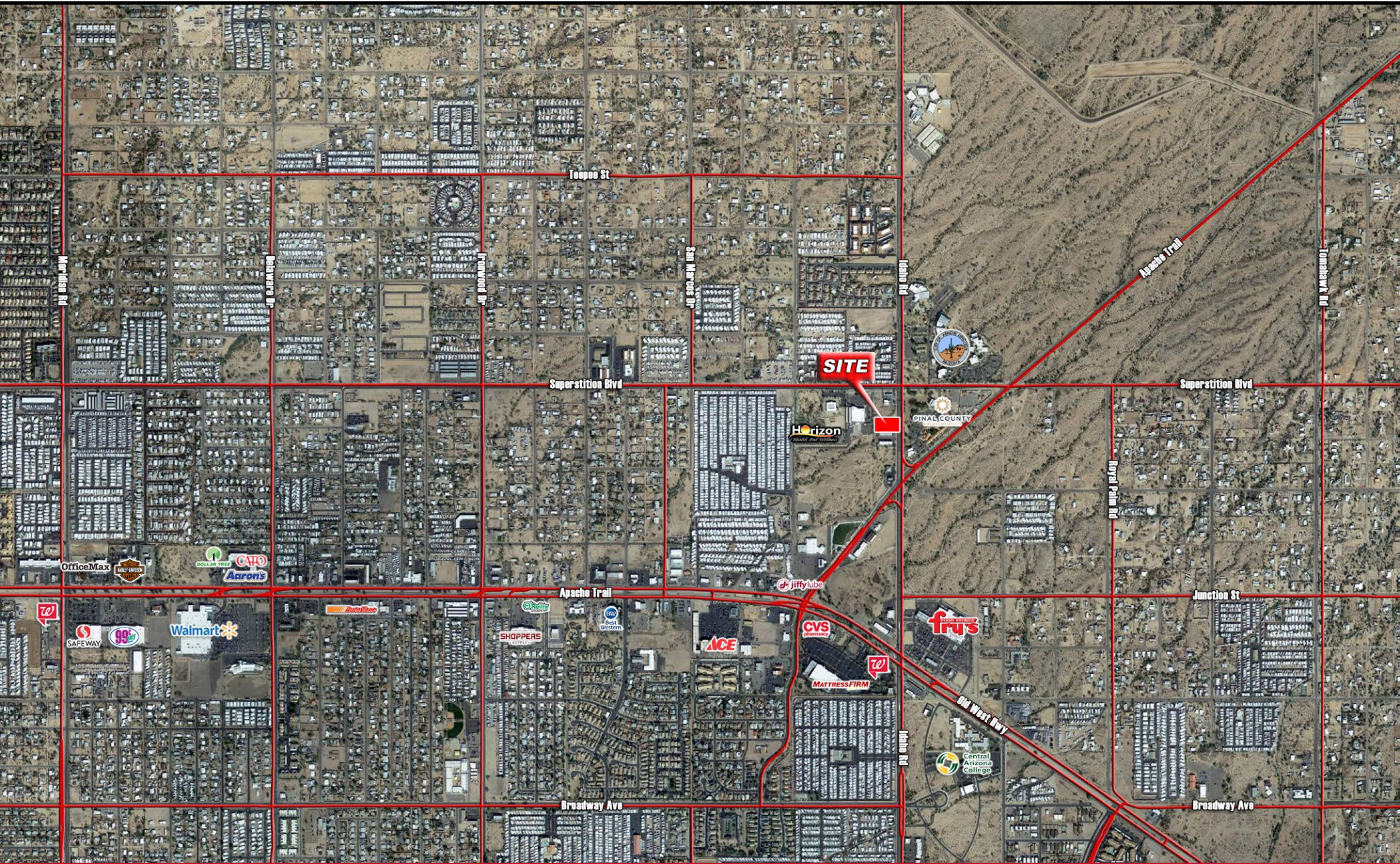


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# DEMOGRAPHIC SNAPSHOT



**2023 Total Population**

1 MILE

9,646

3 MILE

57,544

5 MILE

119,840

**2028 Total Population**

9,307

57,163

122,210



**Average HH Income**

1 MILE

\$66,531

3 MILE

\$80,140

5 MILE

\$89,687

**Median HH Income**

\$47,297

\$58,140

\$63,892



**Daytime Employees**

1 MILE

5,386

3 MILE

16,423

5 MILE

30,352

**Daytime Residents**

6,316

34,350

69,532



**2023 Households**

1 MILE

4,548

3 MILE

24,396

5 MILE

48,702

**2028 Households**

4,396

24,320

49,828



**Owner Occupied Housing**

1 MILE

54.0%

3 MILE

62.4%

5 MILE

65.1%

**Renter Occupied Housing**

16.1%

16.2%

16.7%



**2023 Median Age**

1 MILE

52.4

3 MILE

50.5

5 MILE

46.7

**2028 Median Age**

52.9

51.0

46.5

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