±5 ACRES - PAD SITES AVAILABLE AT PRASADA | FOR SALE OR GROUND LEASE

N/NEC OF COTTON LN AND WADDELL RD | **SURPRISE, AZ**

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PROPERTY HIGHLIGHTS

- Pad Sites Available:
  - 5 Acres Total
  - 1 Acre to 3.6 Acres Contiguous
- Zoned PAD - Prasada Gateway Village 2
- Adjacent to new NextGen 364-unit apartment development
- Situated Just ½ mile west of Loop-303 traveled by 66,983 VPD
- The Prasada trade area is exploding with Retail and Housing Developments, including the 3,355-SF Master Planned community with Medical Services, Offices, Hospitality, 14,000 Single-Family homes and 360 Multifamily units
- Boasting average household incomes of $91,786 within a one-mile radius

2023 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **149,131**

DAYTIME POPULATION **120,260**

TRAFFIC COUNTS

COTTON LN **10,071 VPD**
(ADOT '22)

WADDELL DR **13,982 VPD**
(ADOT '22)

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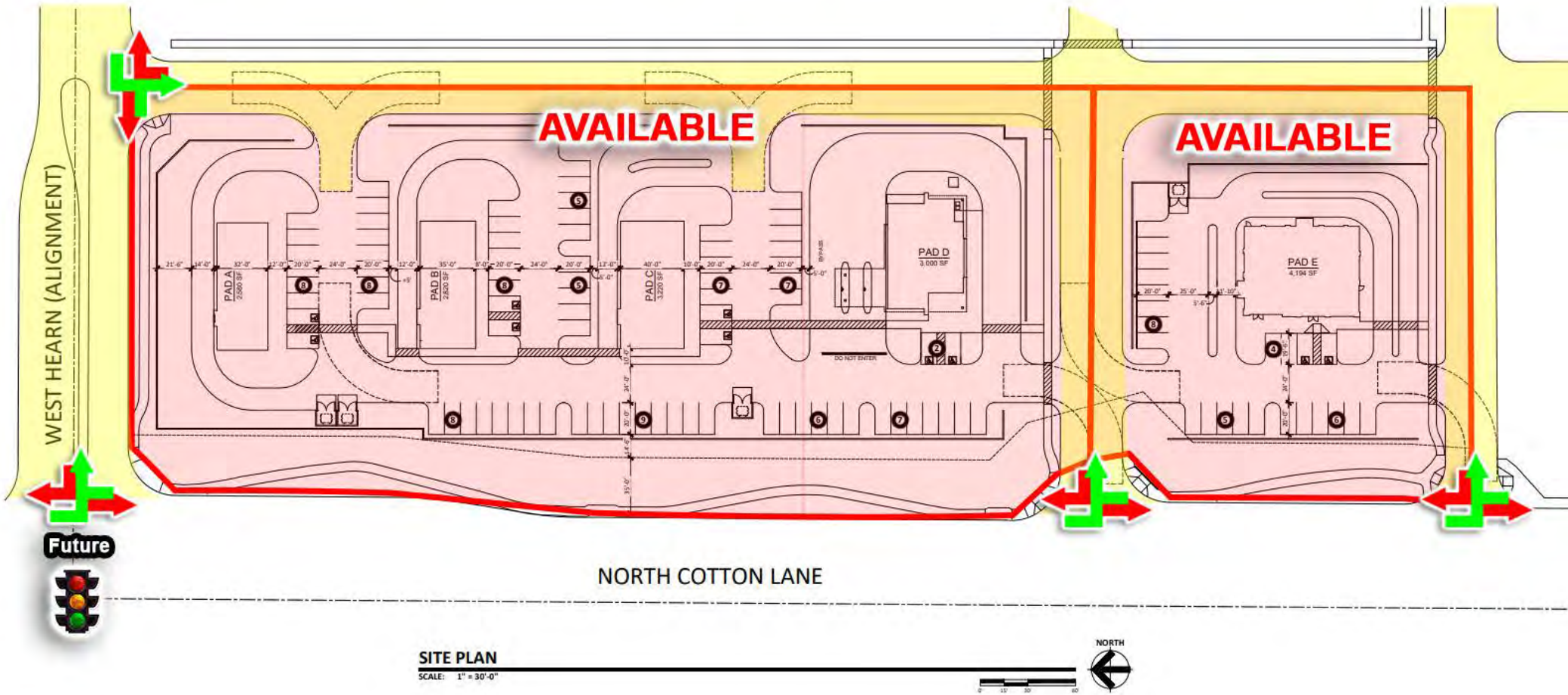
SITE PLAN



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RETAIL AERIAL

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DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
2023 Total Population	7,647	85,167	149,131
2028 Total Population	9,587	91,342	156,935

	1 MILE	3 MILE	5 MILE
Average HH Income	$121,311	$110,409	$107,509
Median HH Income	$96,686	$90,327	$85,163

	1 MILE	3 MILE	5 MILE
Daytime Employees	2,460	15,048	32,834
Daytime Residents	4,337	47,196	87,426

	1 MILE	3 MILE	5 MILE
2023 Households	2,343	28,866	54,636
2028 Households	2,993	31,184	57,691

	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	71.7%	72.2%	72.0%
Renter Occupied Housing	21.0%	18.4%	17.6%

	1 MILE	3 MILE	5 MILE
2023 Median Age	31.2	35.1	38.8
2028 Median Age	30.0	33.1	36.9

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