

McDowell Rd

Maricopa County Flood
Control Basin
(No Build)

DOLLAR GENERAL



amazon

108,583 CPD



SUBJECT



±2,100 AC

Mixed Use Development
Housing, Entertainment & Recreational

12,906 CPD

Commercial
Development
Coming Soon!

EWING

SPRINT

Roosevelt St

Desert
West Storage

Jackrabbit Trl

AVAILABLE
2,200 SF

AVAILABLE
2,400 SF

AVAILABLE
3,000 SF

In Negotiations

In Negotiations

NEW PADS AVAILABLE

SEC of Jackrabbit Tr and I-10
Buckeye, Arizona 85396

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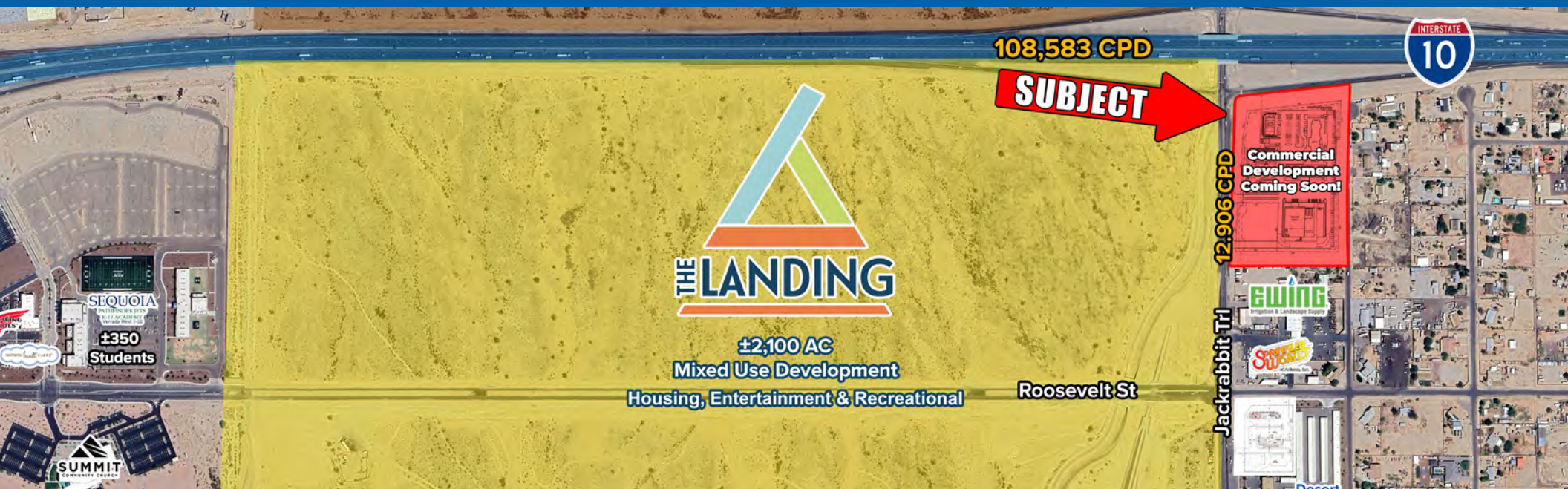
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NEW PADS AVAILABLE AT JACKRABBIT TRAIL & I-10



◆ ±11.52 ACRE COMMERCIAL DEVELOPMENT COMING SOON!

Property Highlights

- ±11.52 Acre Commercial Development coming soon to the SEC of Jackrabbit Trail & I-10 Papago Freeway
- Retail Pads and Restaurant Pads w/drive-thru opportunities for GL, BTS or Sale
- High growth area with over 15,900 new homes planned within 2 miles of the site
- Site has I-10 frontage and excellent visibility to the interchange
- New ± 2,000 Acre (3.4 square mile) project site - The Landing: Envisioned to be West Valley's premier destination for all things living, entertainment, working, and shopping!

Traffic Counts

Jackrabbit Tr	11,549 CPD
I-10	104,224 CPD
Total	115,773 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	2,931	40,648	115,703
Estimated Households	913	11,772	38,007
Avg Household Income	\$118,769	\$135,982	\$138,248
Daytime Population	433	3,700	10,478

Source: SitesUSA

Nearby Tenants



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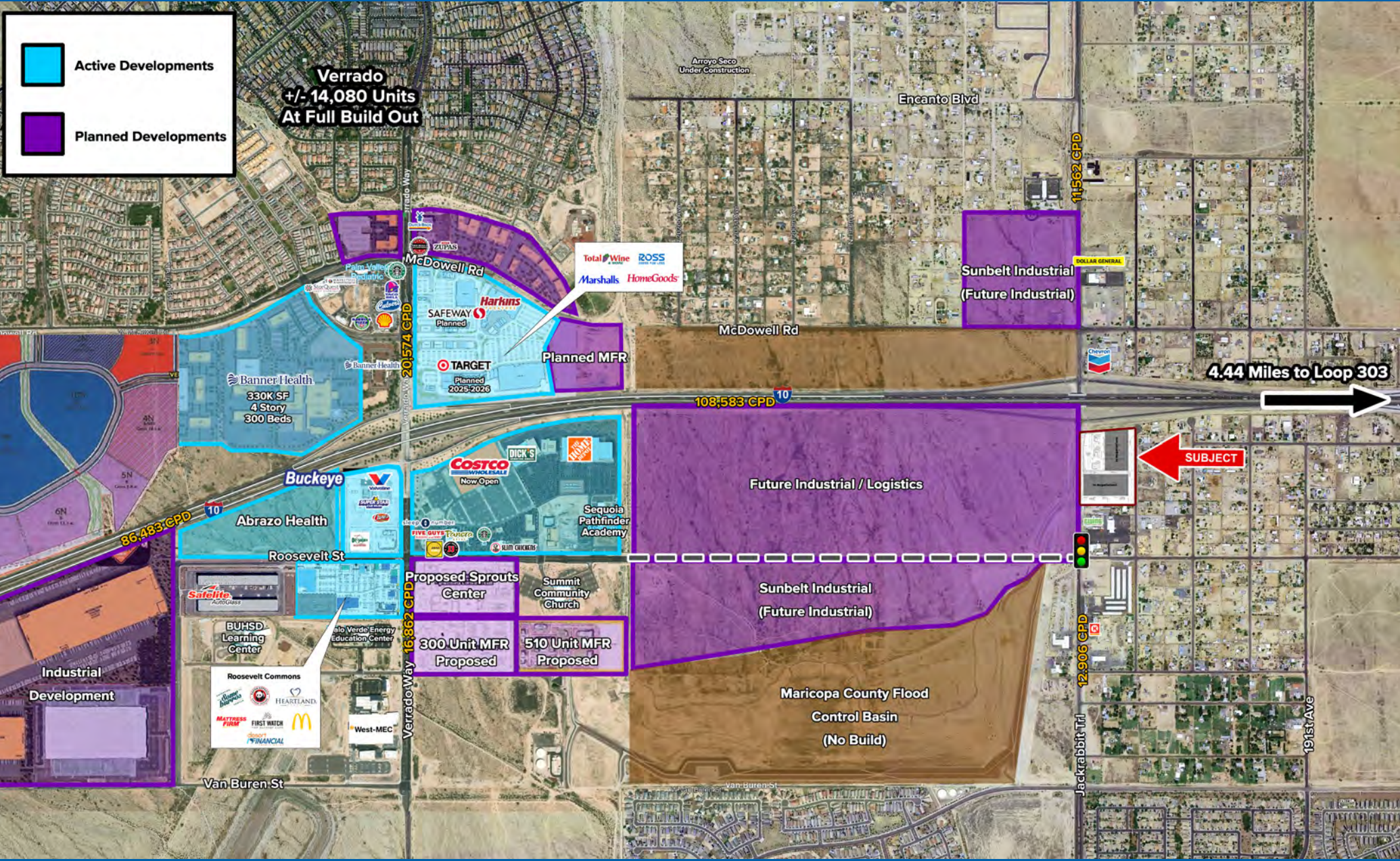
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I-10 & Jackrabbit Trail Traffic Interchange Phase 1 - Final Design







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DEMOGRAPHICS



2025 POPULATION

1 MILE: 2,931
3 MILES: 40,648
5 MILES: 115,703



MEDIAN HOUSEHOLD INCOME

1 MILE: \$118,769
3 MILES: \$135,982
5 MILES: \$138,248



2025 TOTAL HOUSEHOLDS

1 MILE: 913
3 MILES: 11,772
5 MILES: 38,007



TOTAL BUSINESSES

1 MILE: 74
3 MILES: 609
5 MILES: 1,945



MEDIAN HOME VALUE

1 MILE: \$430,240
3 MILES: \$469,685
5 MILES: \$498,409



NUMBER OF EMPLOYEES

1 MILE: 433
3 MILES: 3,700
5 MILES: 10,478

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