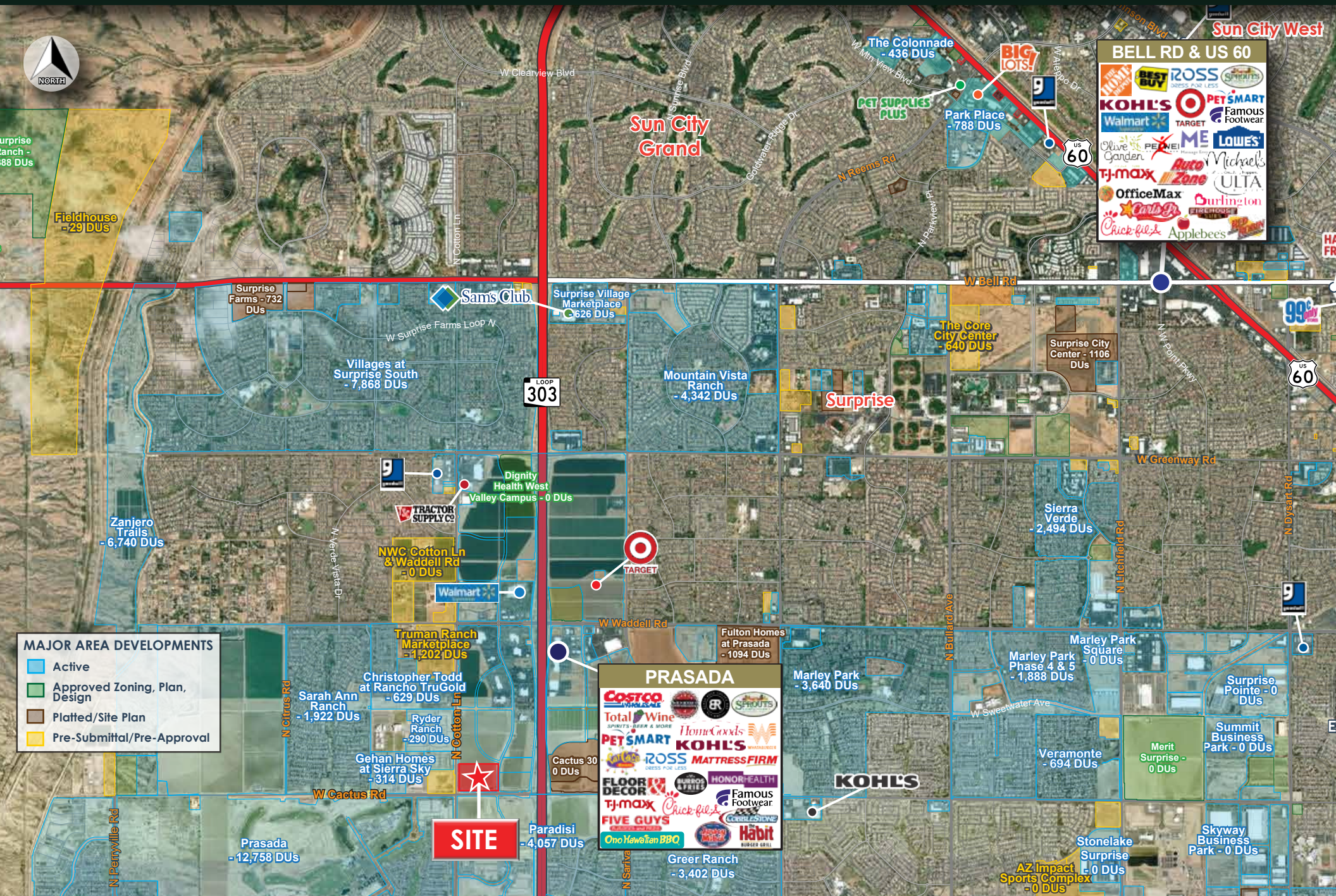


NEW 16-AC RETAIL DEVELOPMENT

PADs, Shops Space & Storage
Available for Sale, GL or BTS

NEC Cactus Rd & Cotton Ln, Surprise, AZ | Prasada Master Plan Community



PADS, Shops Space & Storage Available for Sale, GL or BTS

NEC Cactus Road &
Cotton Lane
Surprise, AZ
Prasada Master Plan
Community

Contact:

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DIVERSIFIED PARTNERS

Nationwide Real Estate Services

7339 E. McDonald Dr.
Scottsdale, AZ 85250
480.947.8800
www.dpcre.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

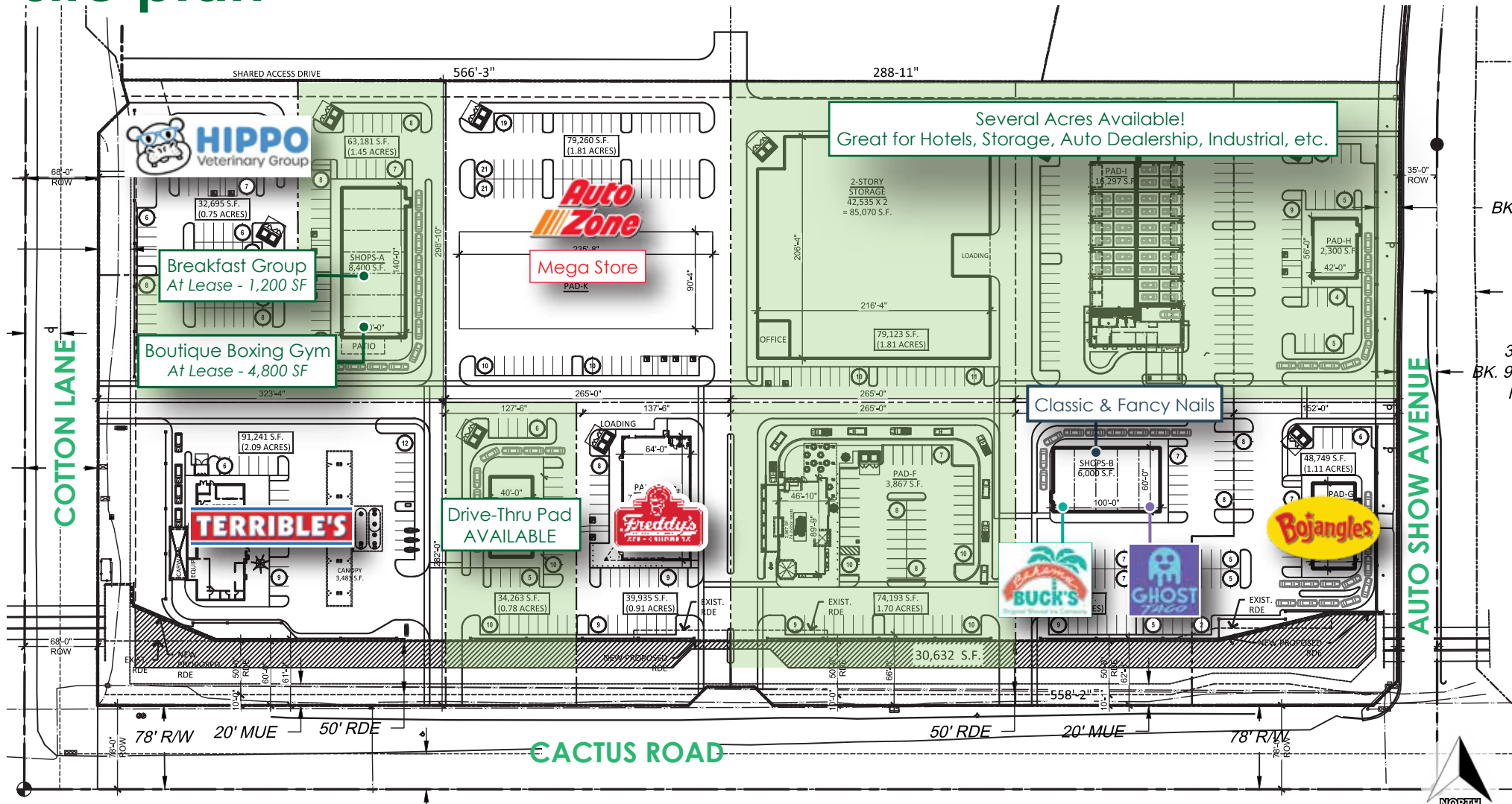


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site plan



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demographics 2025

Source: *Sites USA*

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	7,687	79,419	146,856
PROJECTED POPULATION (2030)	9,544	82,592	151,628
AVERAGE HOUSEHOLD INCOME	\$158,361	\$139,686	\$124,747
DAYTIME POPULATION	2,711	26,509	65,686
MEDIAN AGE	34.5	35.9	41.1
TOTAL BUSINESSES	64	1,303	3,170



traffic counts: Cactus Rd | 12,552 VPD • Cotton Ln | 6,930 VPD • Loop 303 | 70,506 VPD

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property highlights

- New 16 Acre Retail Development
- PADs, Shops Space & Storage available for Sale, GL or BTS
- In close proximity to Loop 303
- Thousands of new residential units planned/under construction in the surrounding area