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SITE
3.16 AC

FOR SALE OR LEASE

High-Traffic Corner Pad Ready for Development

NEC Skousen Road & Coolidge Avenue | Coolidge, AZ



Corner Pad Ready for Development

NEC Skousen Road & Coolidge Avenue | Coolidge, AZ



3.16

Land Size Acres

137,649

Land Size SF

Vacant Land

Type

Contact Broker

Pricing & Rate

PROPERTY HIGHLIGHTS

Land Size AC	3.16
Land Size SF	137,649
Traffic Count: (2025 ESRI) North Skousen Rd/ Coolidge Ave	4,352 (0.14 miles N)
Traffic Count: (2025 ESRI) East Martin Rd/ N Skousen Rd	5,210 (1.05 miles N)
Assessor Parcel Number	209-200-01E

ABOUT THE PROPERTY

- Located just off N Skousen Rd with rapid access to Highway 87, this site offers unmatched accessibility and development flexibility.
- The community is growing in both population and purchasing power, making this location a smart investment in a market poised for sustained expansion.
- Traffic counts up to 5,712 vehicles/day within 1.3 miles (W Coolidge Ave & 10th St).
- Near educational institutions, residential zones, and retail amenities.
- This parcel boasts strong visibility and ease of access, ensuring continued customer flow and logistical advantages.

Property Photos

NEC Skousen Road & Coolidge Avenue | Coolidge, AZ

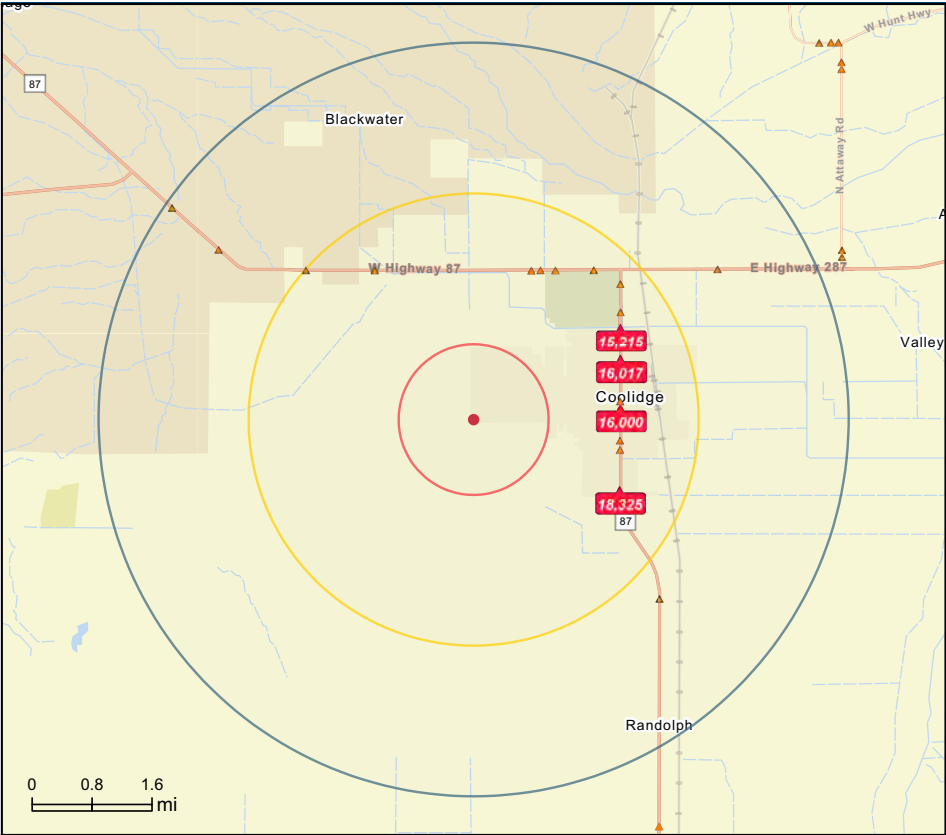


Traffic Count Map

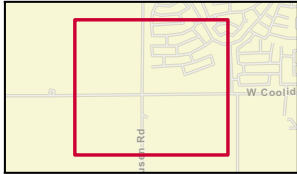
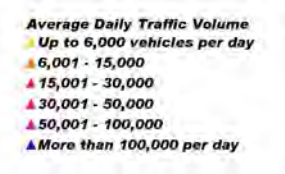
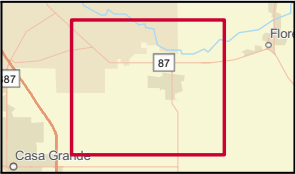
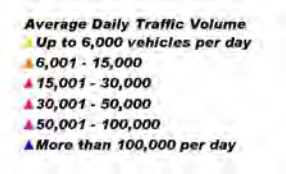
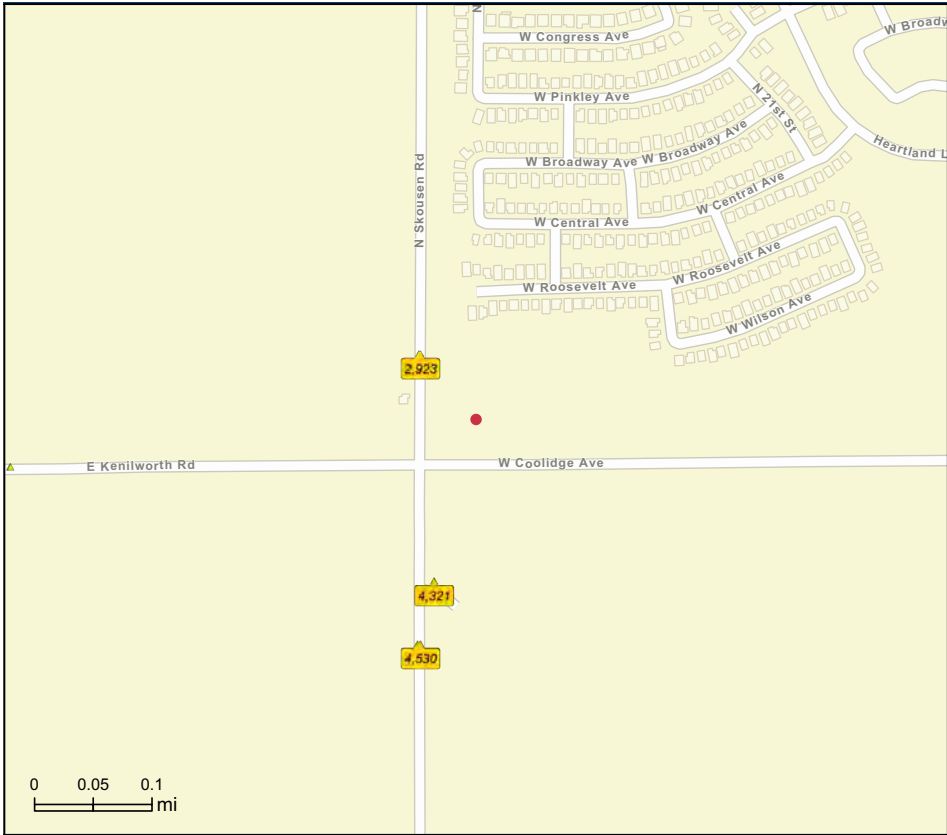
NEC Skousen Road & Coolidge Avenue | Coolidge, AZ



TRAFFIC COUNT MAP

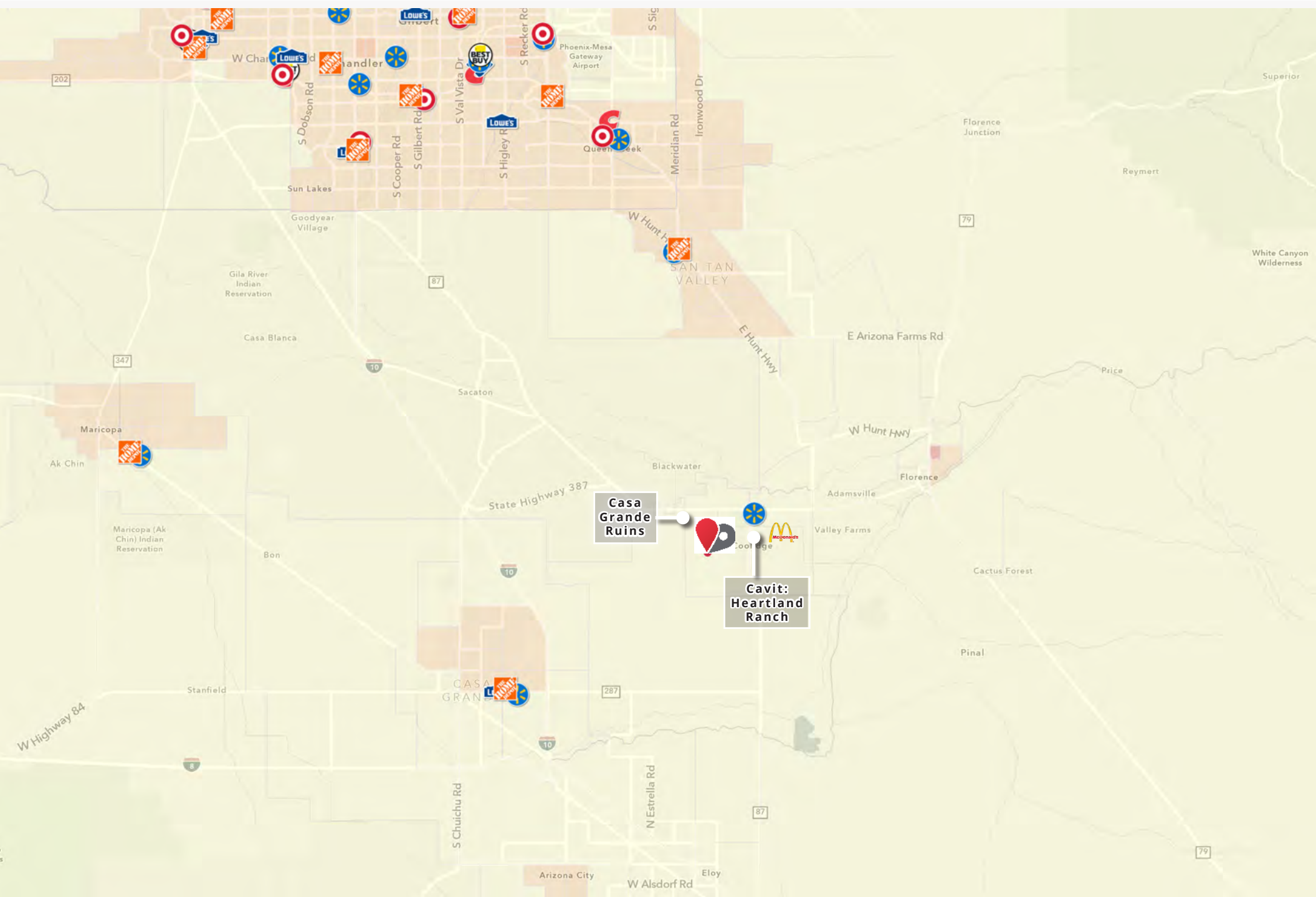


TRAFFIC COUNT MAP | CLOSE UP



Retail & Population Density Map

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Aerial Location Map

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1, 3, 5 Mile Demographics

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	3,583	17,390	19,693
2029 Projected Population	3,848	18,785	21,081
Proj. Annual Growth 2024 to 2029	1.44%	1.56%	1.37%

Daytime Population

2024 Daytime Population	2,292	15,196	17,205
Workers	428	4,540	4,953
Residents	1,864	10,656	12,252

Income

2024 Est. Average Household Income	\$162,837	\$102,852	\$99,711
2024 Est. Median Household Income	\$112,862	\$75,965	\$73,276

Households & Growth

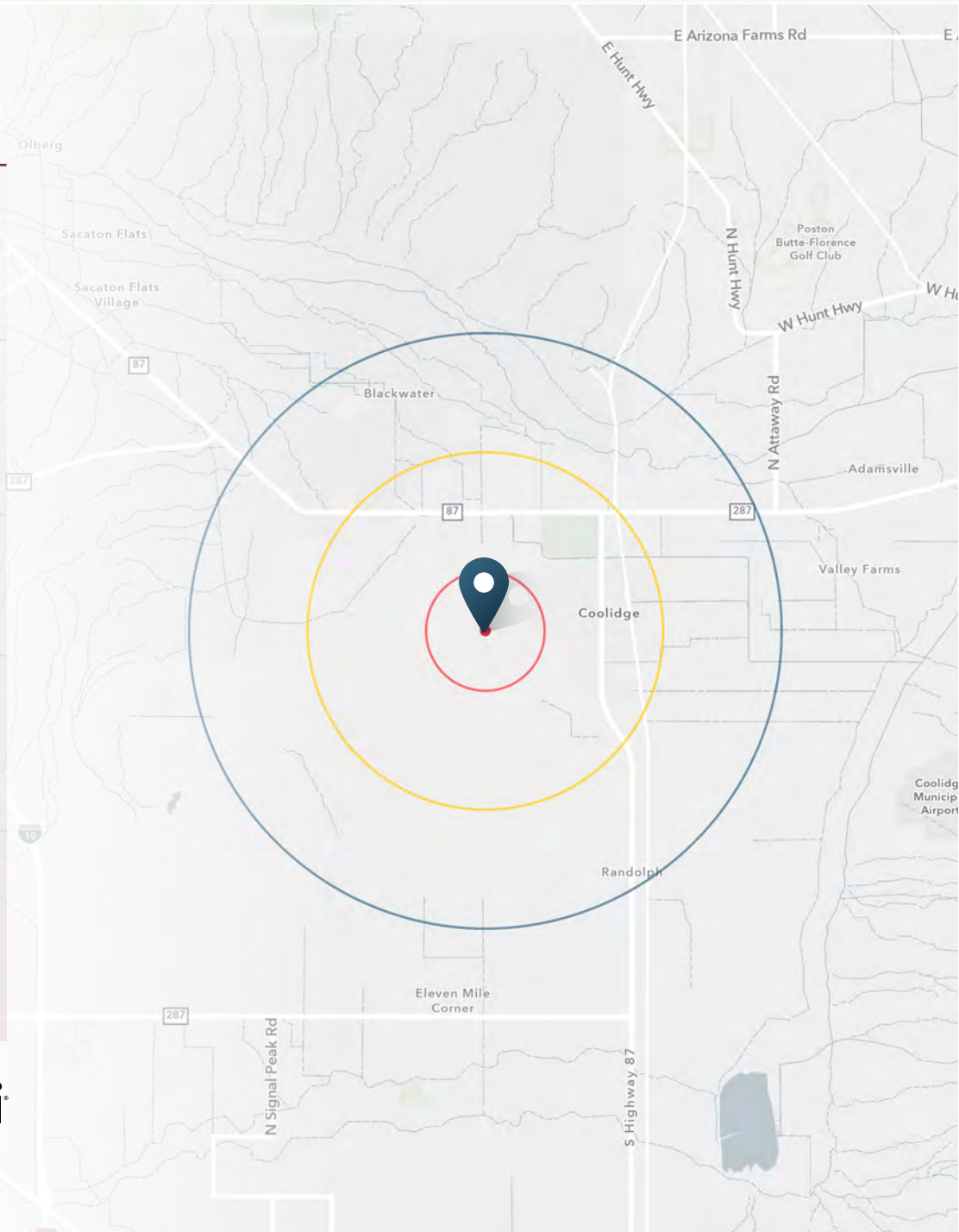
2024 Estimated Households	1,077	5,823	6,592
2029 Estimated Households	1,170	6,397	7,172
Proj. Annual Growth 2024 to 2029	1.67%	1.90%	1.70%

Race & Ethnicity

2024 Est. White	50%	50%	48%
2024 Est. Black or African American	10%	9%	9%
2024 Est. Asian or Pacific Islander	1%	1%	1%
2024 Est. American Indian or Native Alaskan	4%	5%	8%
2024 Est. Other Races	34%	35%	34%
2024 Est. Hispanic (Any Race)	41%	44%	42%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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