



± 2.14 AC FOR SALE



Thunderbird Drive & Apache Trail

APACHE JUNCTION, AZ



property summary

AVAILABLE	±2.14 AC Pad
PRICING	Call for Pricing
ZONING	PAD

LOCATION HIGHLIGHTS

- » ±2.14 AC PAD Available for Sale.
- » Strategically located along Apache Trail, the main arterial of Apache Junction.
- » Conveniently accessible with multiple ingress / egress points along Apache Trail & Thunderbird Dr.
- » Adjacent to the newly built Dutch Bros Coffee and Francis & Sons Car Wash.
- » Multiple national tenants within ±1 mile along Apache Trail including Walmart, Fry's, & Safeway

TRAFFIC COUNTS

Thunderbird Dr

N ±700 VPD (NB & SB)

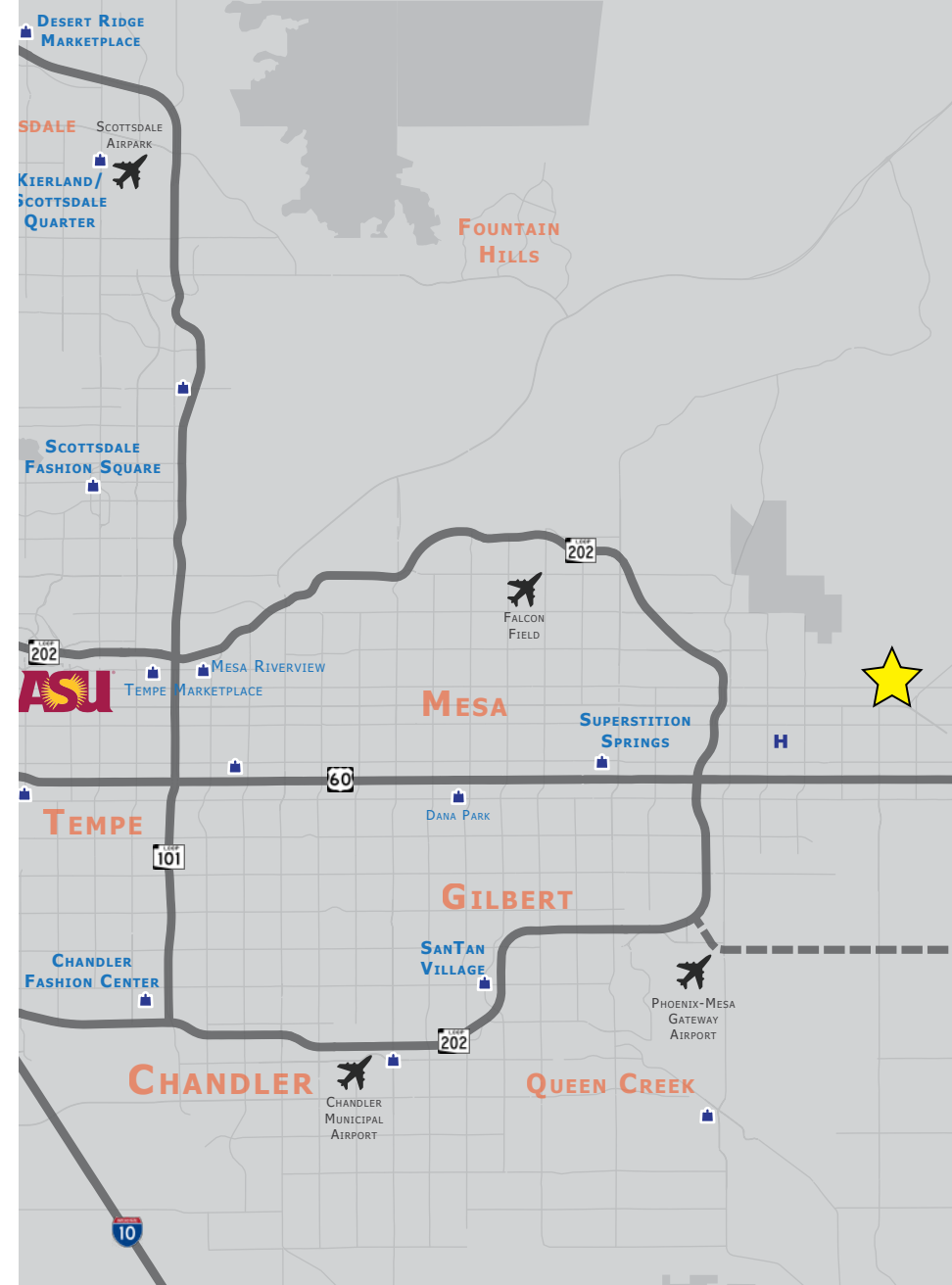
S ±590 VPD (NB & SB)

Apache Trail

E ±18,992 VPD (EB & WB)

W ±16,129 VPD (EB & WB)

ADOT 2024



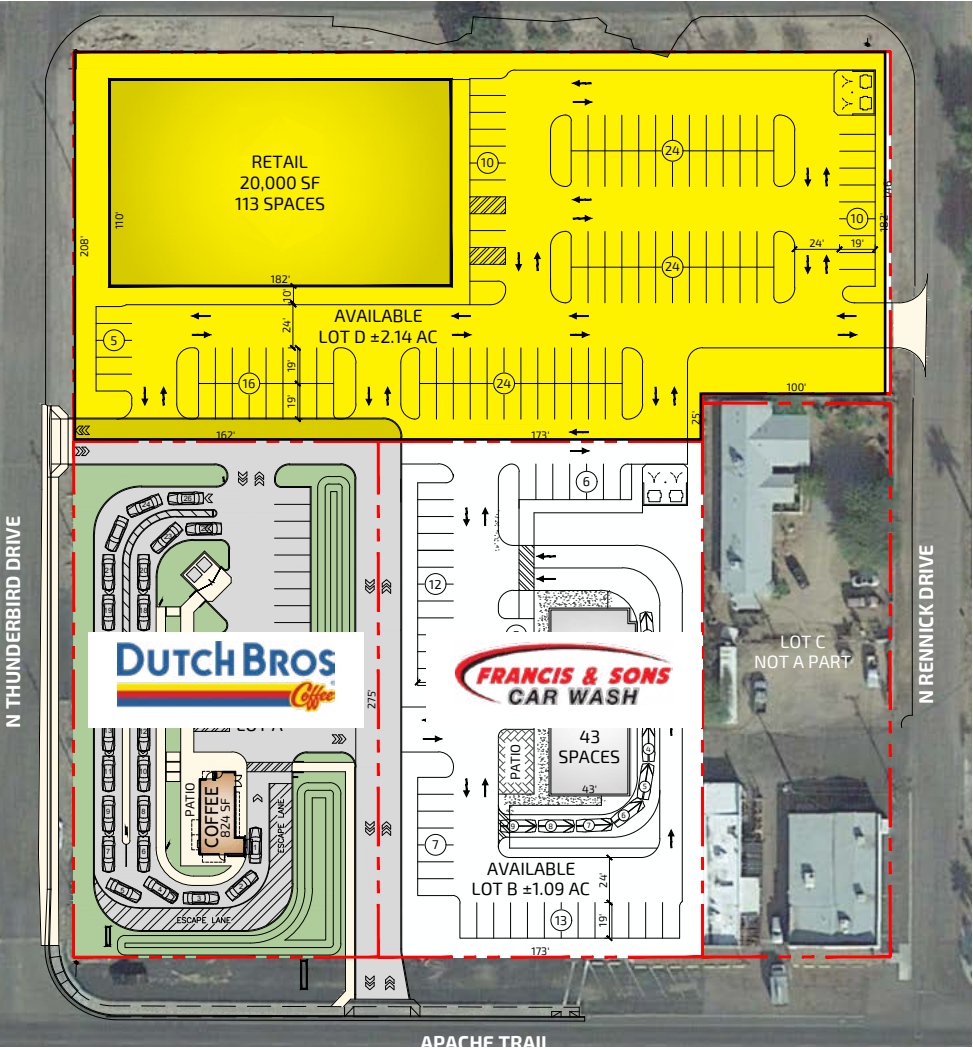
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site plan



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zoom aerial



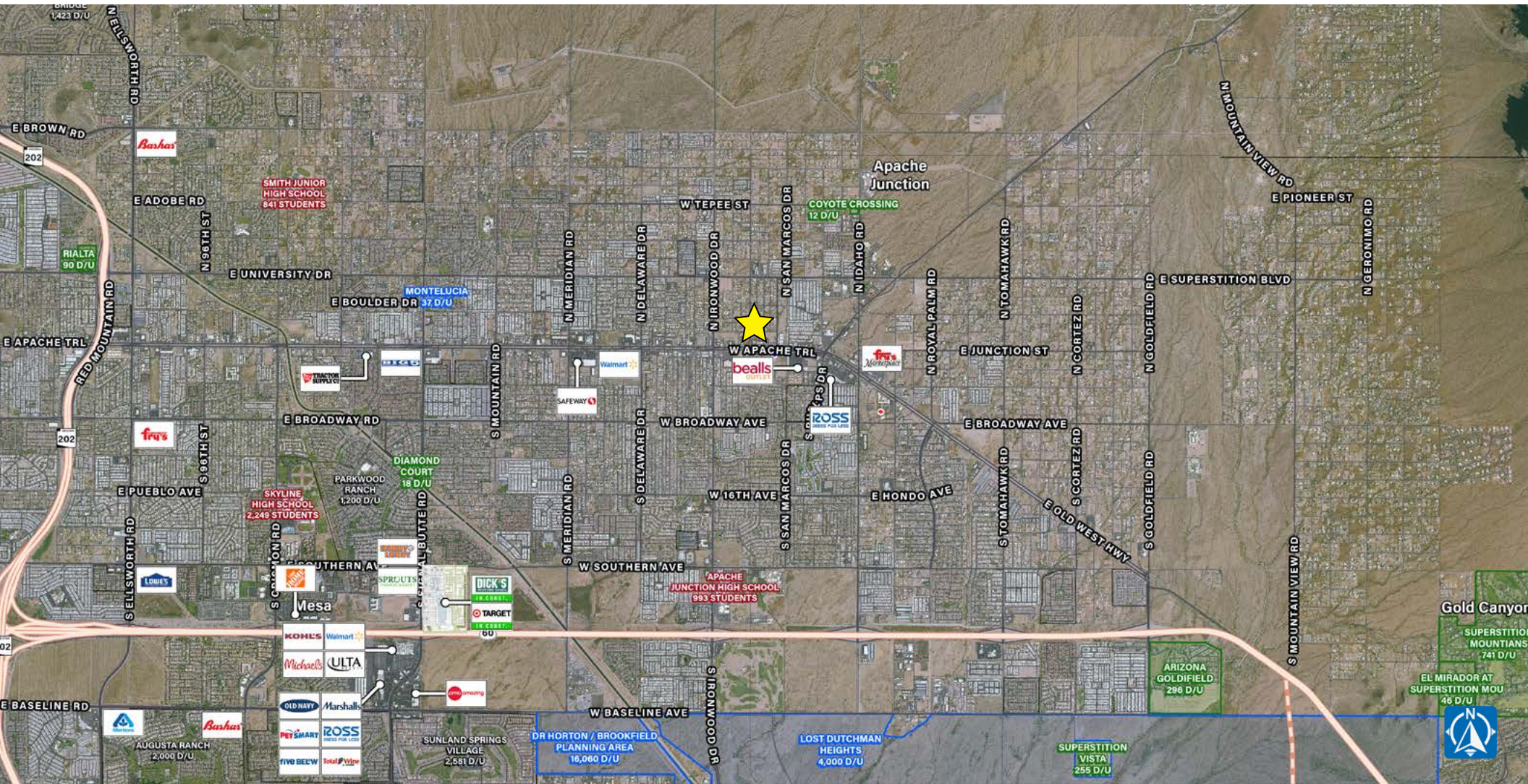
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wide aerial



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demographics

2025 ESRI ESTIMATES



DAYTIME
POPULATION

	1-Mile	3-Mile	5-Mile
2025 Total Daytime Pop	13,352	53,156	103,939
Workers	6,378	16,524	30,965
Residents	6,974	36,632	72,974



POPULATION

	1-Mile	3-Mile	5-Mile
2025 Total Population	10,299	59,721	125,339
2030 Total Population	10,995	64,037	132,348



2025
INCOMES

	1-Mile	3-Mile	5-Mile
Median HH Income	\$51,975	\$66,788	\$75,235
Average HH Income	\$71,250	\$87,558	\$99,940
Per Capita Income	\$34,238	\$37,636	\$41,372



HOUSING UNITS

	1-Mile	3-Mile	5-Mile
Total Housing Units	7,011	32,620	63,670
Owner Occupied	76.6%	79.0%	79.0%
Renter Occupied	23.4%	21.0%	21.0%



HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2025 Households	4,968	25,664	51,826
2030 Households	5,357	27,761	55,381



BUSINESSES

	1-Mile	3-Mile	5-Mile
2025 Businesses	486	1,120	2,066

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THUNDERBIRD DRIVE & APACHE TRAIL





Exclusively listed by

JACKSON DRAGON

(602) 288-3468

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