



± 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)

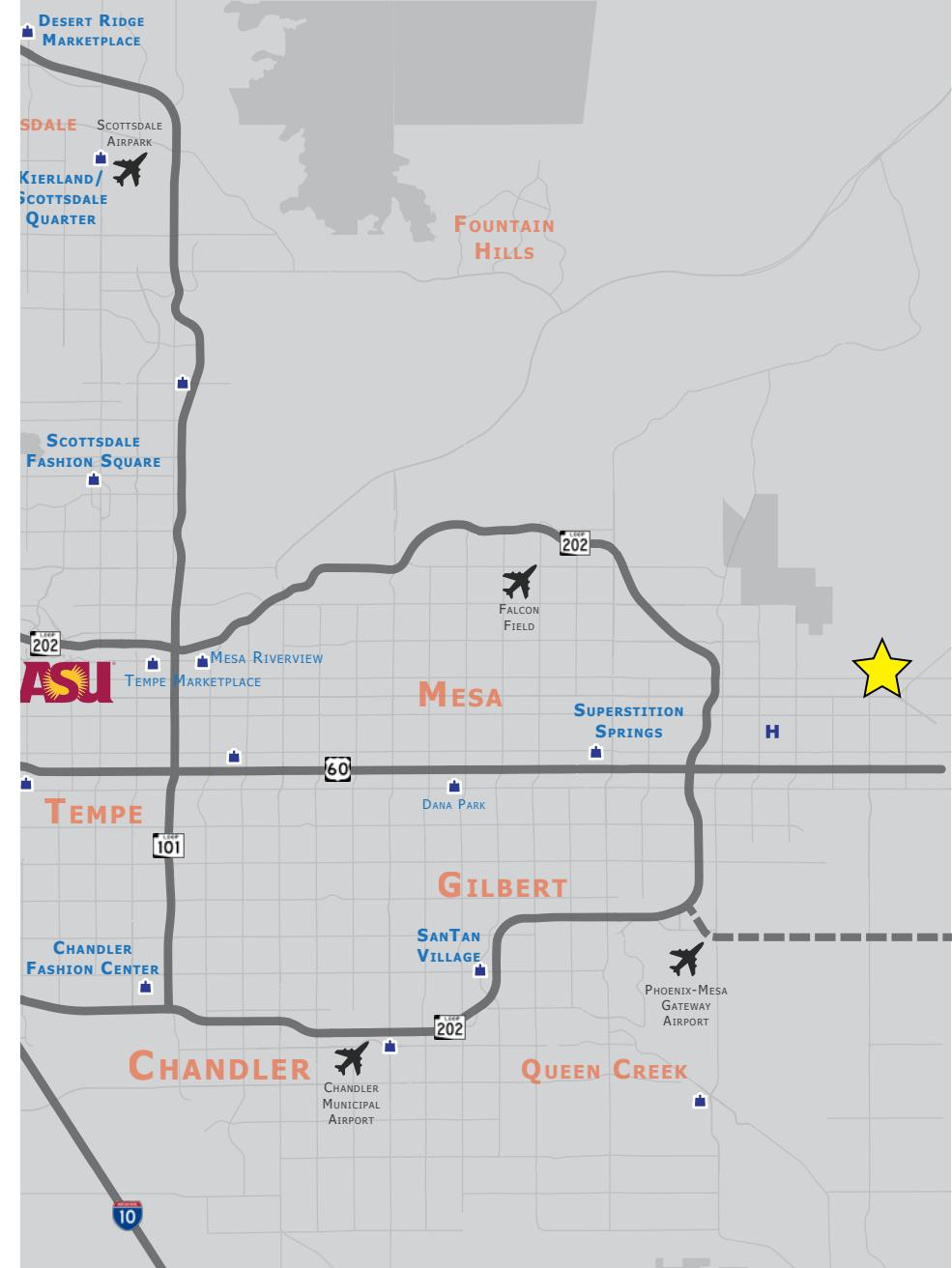
**S** ±590 VPD (NB & SB)

### Apache Trail

**E** ±18,992 VPD (EB & WB)

**W** ±16,129 VPD (EB & WB)

ADOT 2024



NEC

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THUNDERBIRD DRIVE & APACHE TRAIL

**PCA**  
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# site plan



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# THUNDERBIRD DRIVE & APACHE TRAIL



zoom aerial



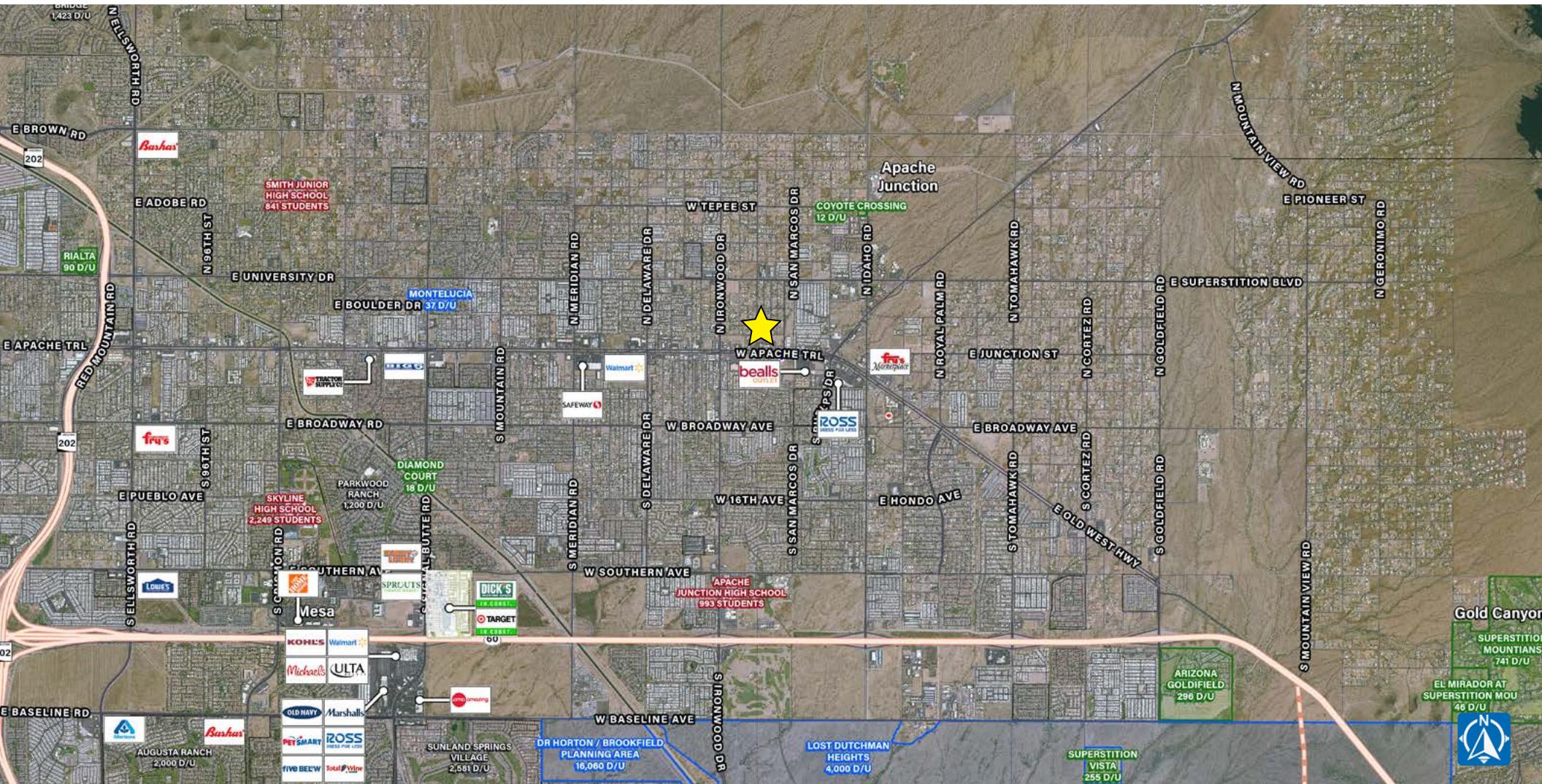
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# wide aerial



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# demographics

2025 ESRI ESTIMATES



DAYTIME  
POPULATION

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



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



POPULATION

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



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



2025  
INCOMES

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



	1-Mile	3-Mile	5-Mile
<b>2025 Businesses</b>	486	1,120	2,066

NEC

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Exclusively listed by

**JACKSON DRAGON**

(602) 288-3468

jdragon@pcaemail.com

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RETAIL ADVISORS



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
P. (602) 957-9800 F. (602) 957-0889  
[www.pcainvestmentsales.com](http://www.pcainvestmentsales.com)