



73,598 ADT

CONSTRUCTION STARTS 2026

IND/MF DEVELOPMENT

PLANNED INDUSTRIAL

LAND FOR LEASE / BTS / SALE

# JACKRABBIT TRL & ROOSEVELT RD

SEC Jackrabbit Trl & Roosevelt Rd Buckeye, AZ 85326

FUTURE ROOSEVELT RD EXTENSION

WILL BE SIGNALIZED INTERSECTION

SUBJECT

1.71 AC

DESERT WEST STORAGE



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## SEC JACKRABBIT TRL & ROOSEVELT RD

Buckeye, AZ 85326

### LOCATION DESCRIPTION

ROOSEVELT RD is planned to extend west BUCKEYE is the number one fastest-growing cities in the United States

12.1% annual population growth rate

\$344,000 average home value

\$98,000 average HH income

3,900 residential permit projection which equates to an additional 12,600+ residents

### PROPERTY HIGHLIGHTS

- +/- 1.71 acres
- \*280' x 270' size parcel
- 1/4 mile from I-10
- HARD CORNER location
- DRIVE-THRU opportunities
- FUTURE signalized intersection

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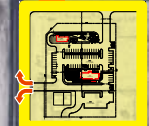


**DIVERGENT DIAMOND REDEVELOPMENT PLANNED 3Q 2026**

**CLICK HERE:**  
More information on Divergent Diamond Intersections from ADOT

**FUTURE EXTENSION OF ROOSEVELT ST. WITH NEW TRAFFIC LIGHT WITHIN THE NEXT 12 MONTHS**

**JACKRABBIT TRAIL TO BECOME 6 LANES WITH MEDIAN**



**SITE: 1.7 AC, last hard corner going to I-10 Hwy**



194th Ave

193th Ave

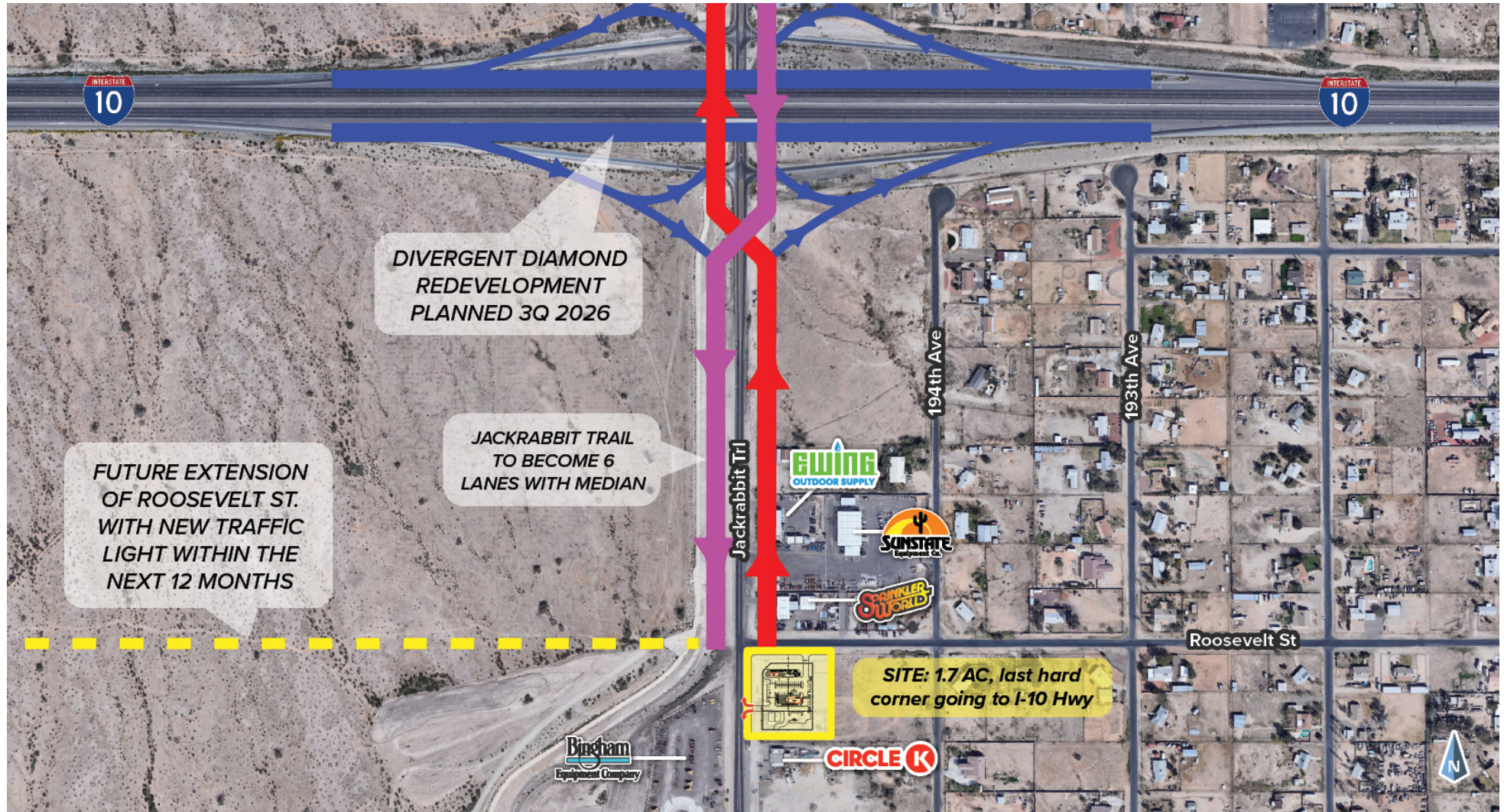
Jackrabbit Trl

Roosevelt St



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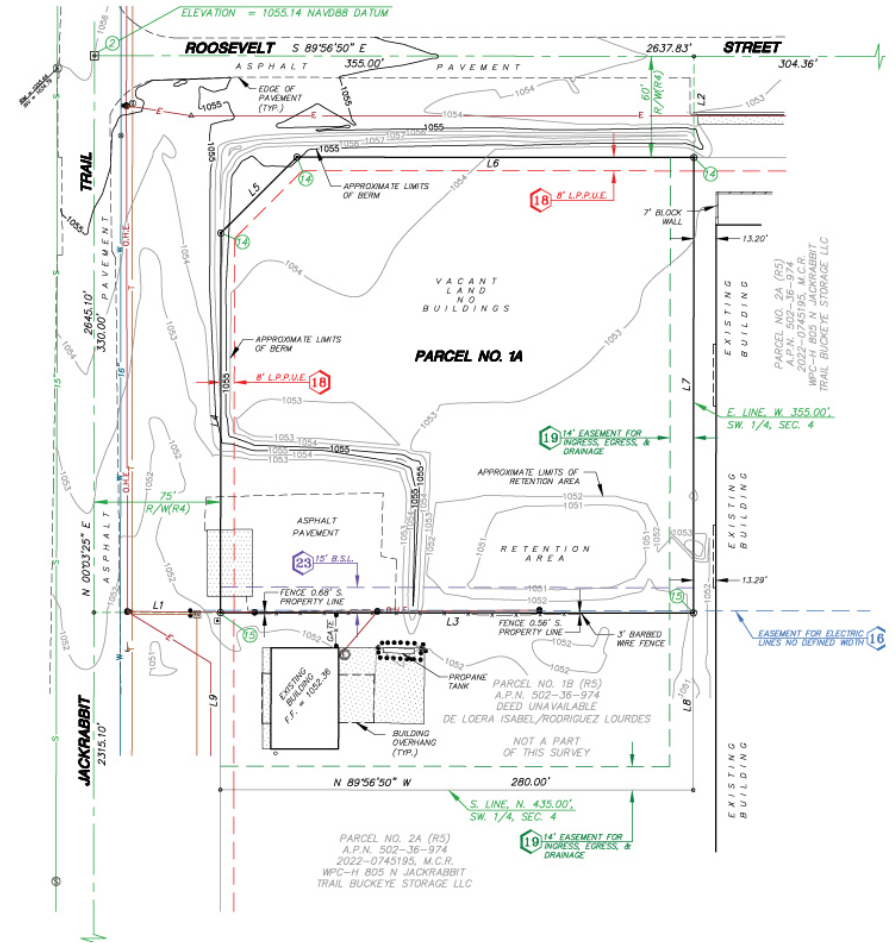
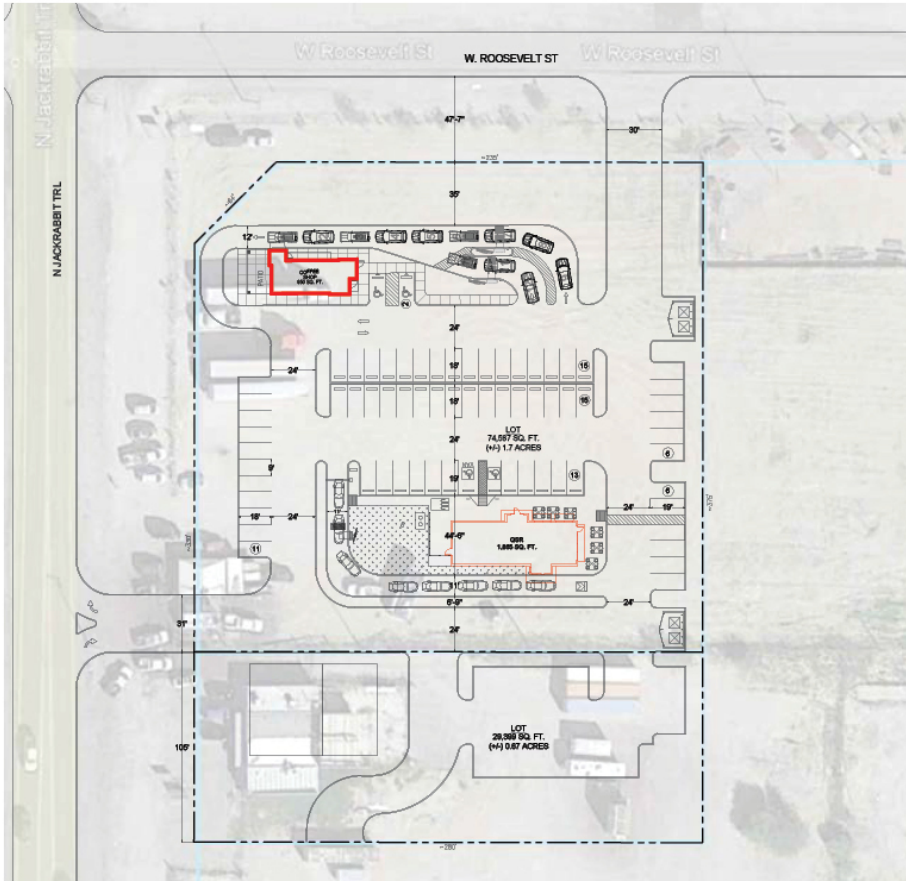
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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	4,603	43,581	120,086
Median Age	32.8	33.8	35.9



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$89,534	\$104,232	\$103,567
Average	\$97,896	\$125,683	\$131,469



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	43	236	856
Employees	412	2,150	8,297
Daytime Population	2,625	26,145	73,006



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	41.01%	41.56%	45.19%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar Occupation	61.4%	64.1%	64.5%
Services	15.5%	13.3%	14.0%
Blue Collar	23.1%	22.7%	21.5%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	1,352	12,162	37,921
Median Home Value	\$348,391	\$396,916	\$409,513

\* 2023 Demographic data derived from ESRI

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