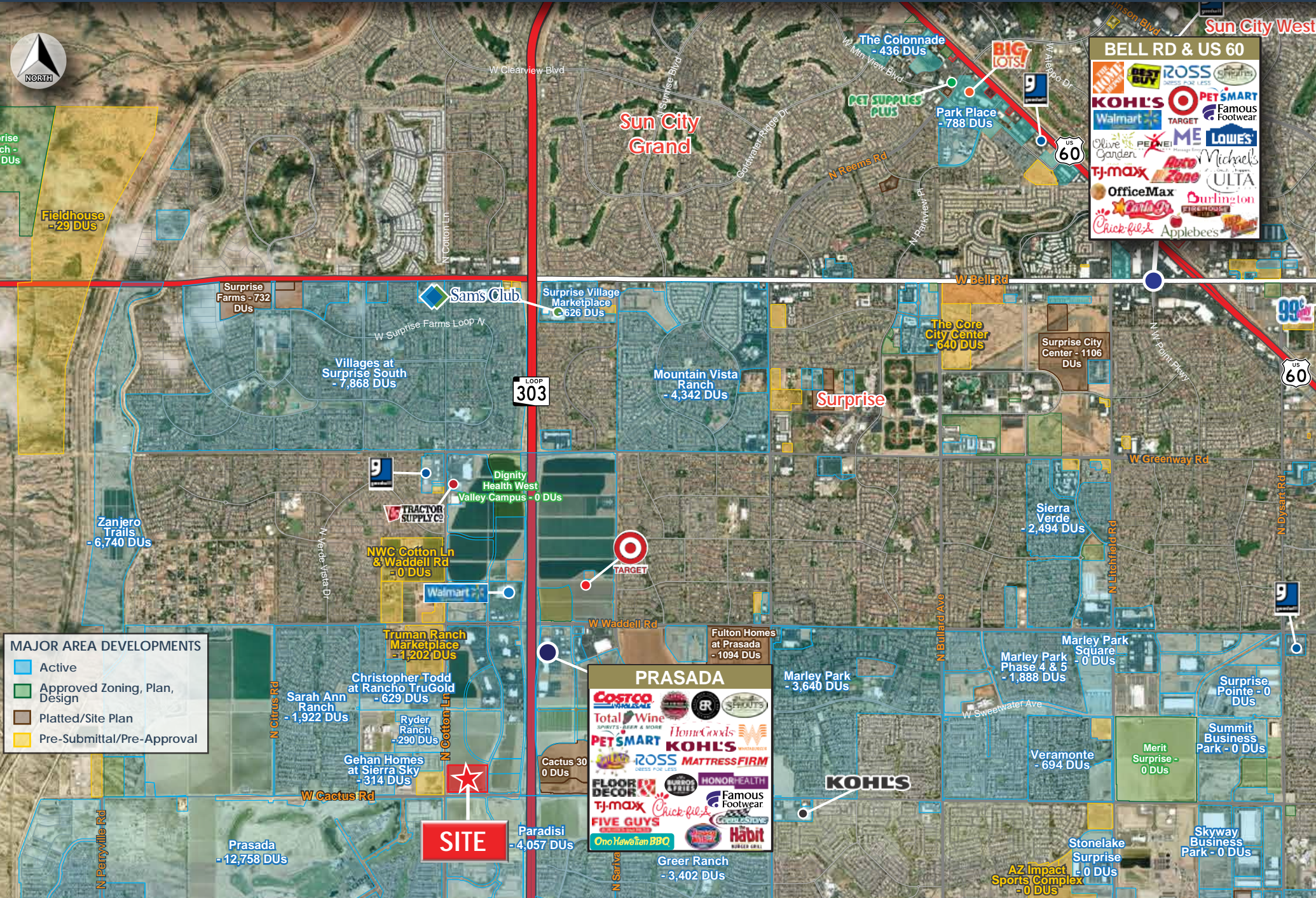


NEW 16-AC RETAIL DEVELOPMENT

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

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



NEW 16-ACRE RETAIL DEVELOPMENT

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

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

DELANEY MCGROARTY
Cell: 909.524.9669
delaney.mcgroarty@dpcr.com

D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

7339 E. McDonald Dr.
Scottsdale, AZ 85250
480.947.8800
www.dpcr.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.



WADDELL ROAD

PRASADA

PROPOSED TRUMAN RANCH MARKETPLACE
36,473 SF RETAIL
107,489 SF SELF-STORAGE
601 MULTIFAMILY UNITS

COTTON LANE

5,316 VPD

COTTON LANE

HERITAGE FARMS

CHRISTOPHER TODD AT RANCHO TRUGOLD

RYDER RANCH

SARAH ANN RANCH

AVILLA FOOTHILLS

GEHAN HOMES AT SIERRA SKY

CACTUS ROAD

12,552 VPD

TOLL AT PRASADA PHASE 1
33 ACRES

YARDLY PARADISI (under construction)
192 Units

Future Development

SITE

LOOP 303

N AUTOSHOW AVENUE

31,227 VPD

FUTURE DEVELOPMENT

INDUSTRIAL EMPLOYMENT CENTER

Cactus 303 Retail

MULTI-FAMILY
13.9 AC

FUTURE COMMERCIAL DEVELOPMENT

FUTURE COMMERCIAL DEVELOPMENT
5.84 AC

300 MULTI-FAMILY UNITS

RESIDENCES AT PRASADA
240 MULTI-FAMILY UNITS

FUTURE DEVELOPMENT

FUTURE COMMERCIAL DEVELOPMENT
75 AC

AUTO AVAILABLE
7 AC

RETAIL
3.6 AC

KIA Expansion

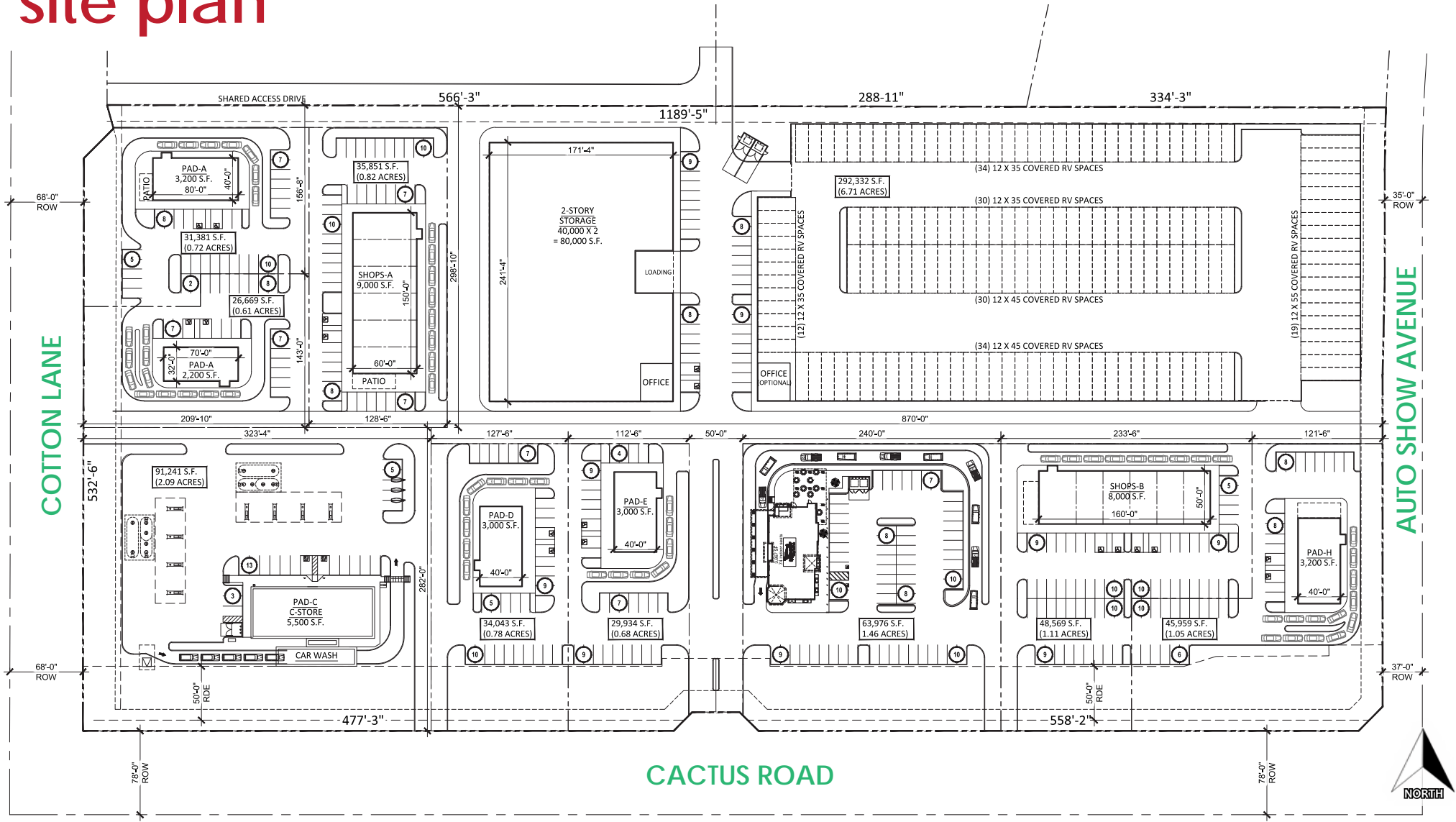


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site plan



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demographics 2024

Source: *Sites USA*

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	3,465	72,036	134,506
PROJECTED POPULATION (2029)	3,619	72,935	136,471
AVERAGE HOUSEHOLD INCOME	\$173,734	\$138,321	\$128,352
DAYTIME POPULATION	1,213	24,698	60,793
MEDIAN AGE	35.7	36.9	41.5
TOTAL BUSINESSES	40	1,148	2,952



traffic counts: Cactus Rd | 12,552 VPD • Cotton Ln | 5,316 VPD • Loop 303 | 31,227

Contact:

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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