



ANCHORS, PADS + SHOPS AVAILABLE

NEC

VULTURE MINE RD & HIGHWAY 93

WICKENBURG, AZ



property summary

AVAILABLE	Up to ±51 AC	ZONING	C-3, Wickenburg
PRICE	Contact Broker	APN	201-11-005N, 201-11-002L, 201-11-004B, 201-11-003

LOCATION HIGHLIGHTS

- ▶ **New development** planned with anchor, pads and shops for lease
- ▶ **Wickenburg is located along Hwy-93** connecting Phoenix to Las Vegas. The town is home to companies producing products for national and international markets.
- ▶ **Hwy-93 is planned to be widened and improved** between Wickenburg and I-40. The portion near Wickenburg is planned to occur 2025-2026
- ▶ **Wickenburg Ranch holds approximately 2,500 units with 2,500 more planned** north of the site including Wickenburg Ranch Golf Course and Lake Park.

TRAFFIC COUNTS

N	±N/A VPD (NB & SB)	E	±15,276 VPD (EB & WB)
S	±7,269 VPD (NB & SB)	W	±14,424 VPD (EB & WB)

ADOT 2022

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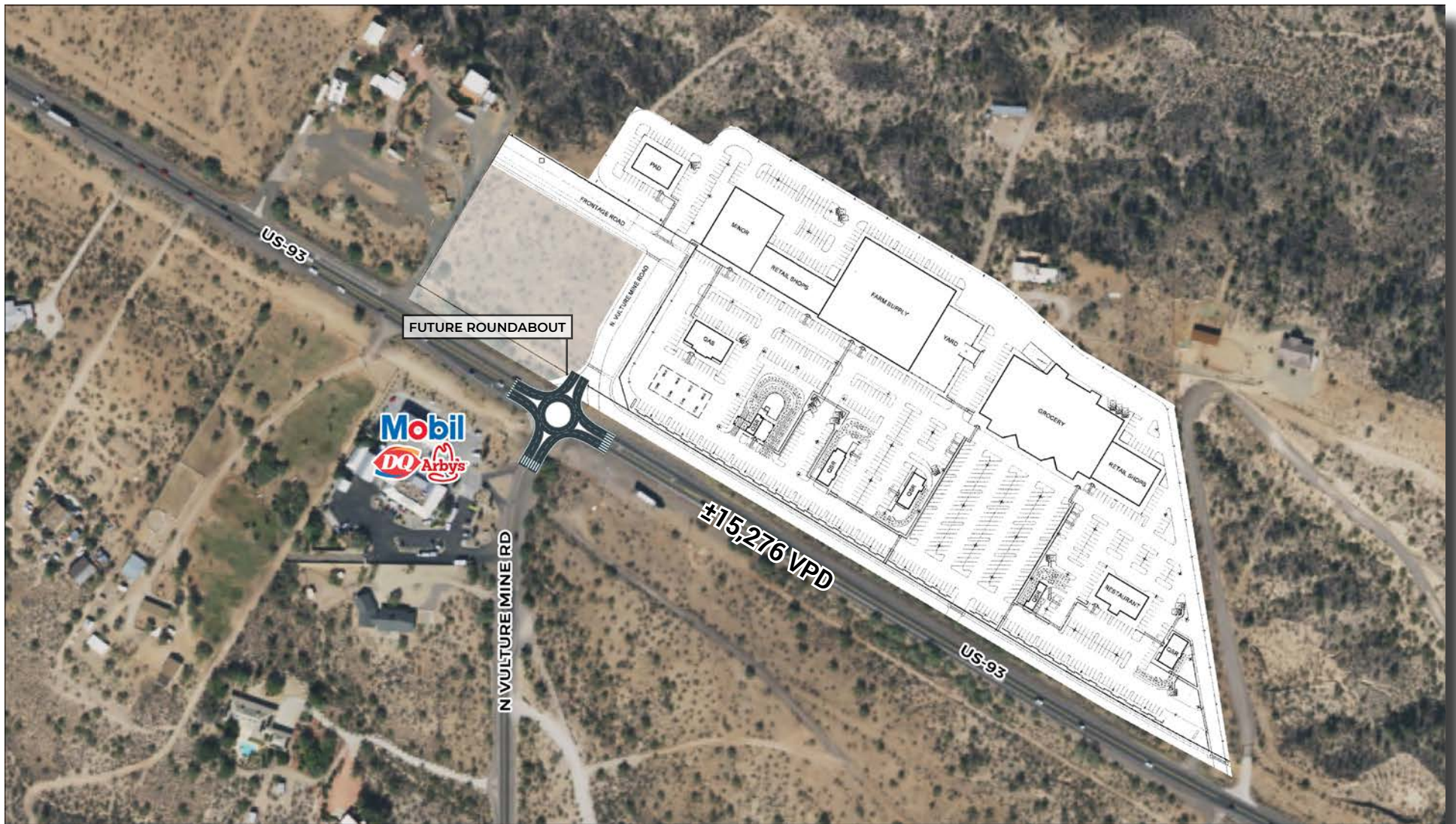
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site plan

PROPOSED: VERSION 1



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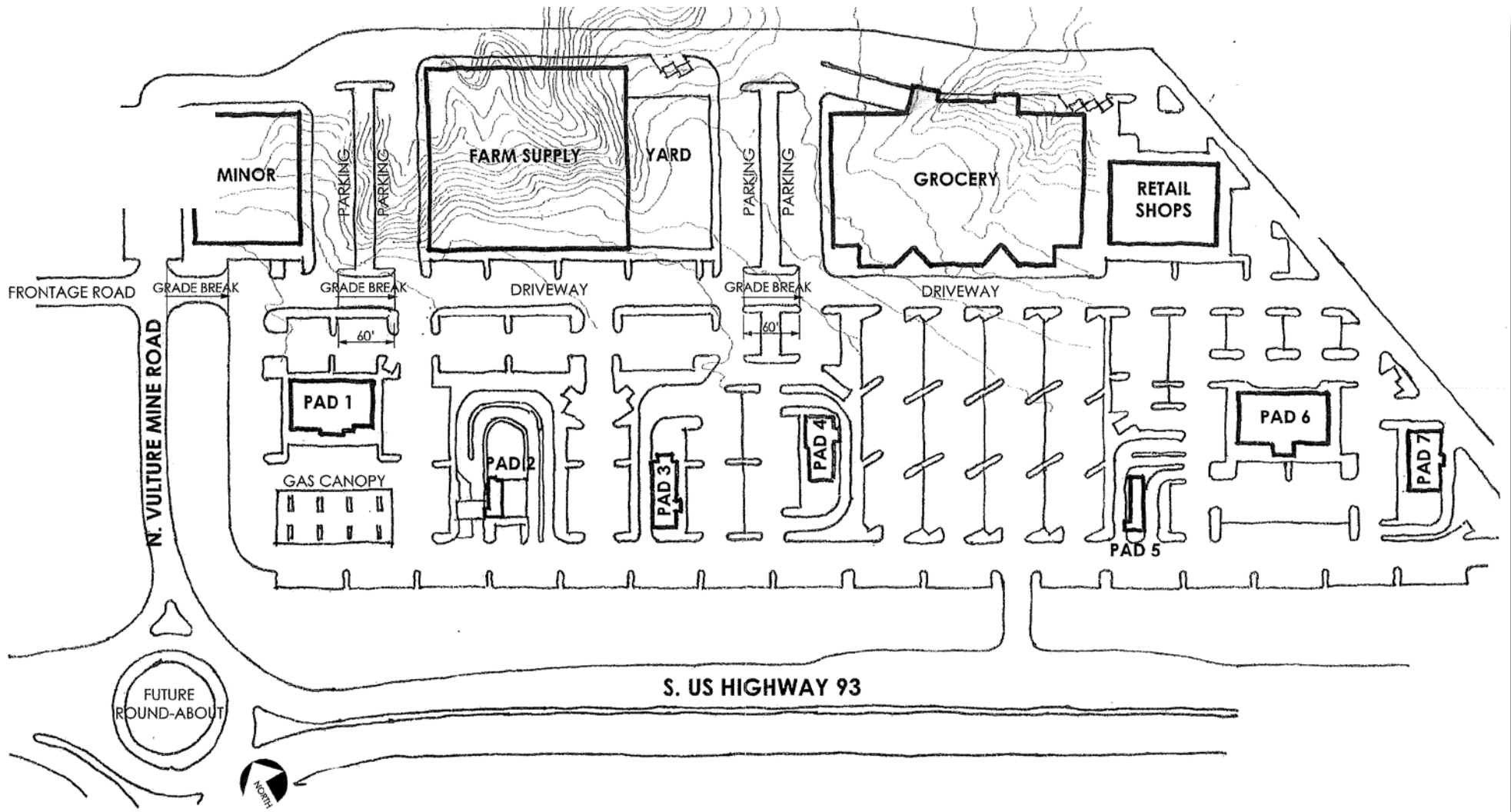
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site plan

PROPOSED: VERSION 2



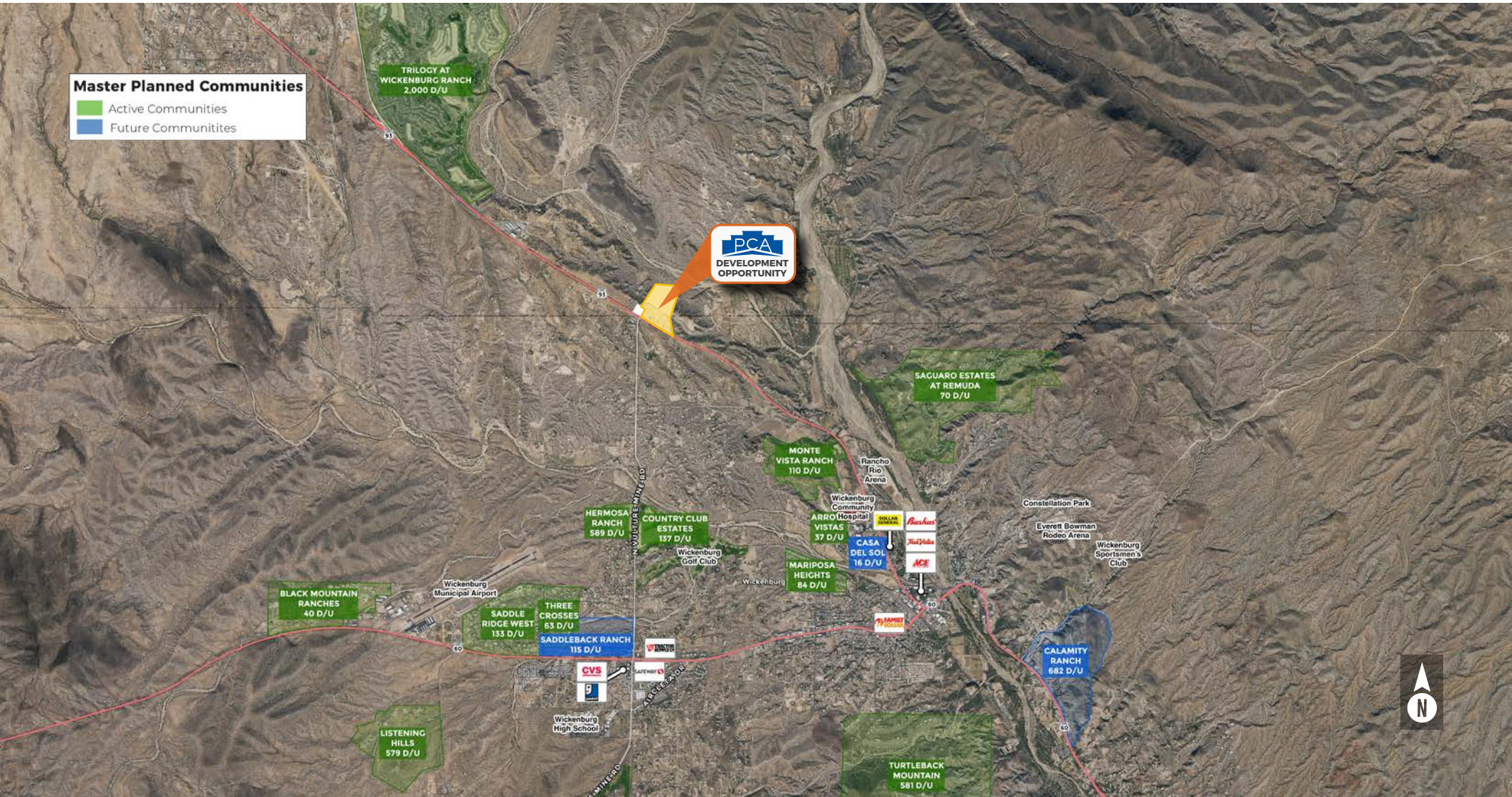
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aerial



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demographics

ESRI 2022 - 5 MILES



TOTAL DAYTIME
POPULATION
8,869



5 YEAR
PROJECTED GROWTH
12%



AVERAGE HH
INCOME
\$91,850



UNEMPLOYMENT
RATE
1.9%



MEDIAN
AGE
58.8

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exclusively listed by

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