

For Sale

220 S Delaware Dr

Apache Junction, Arizona



W Apache Trail - 23,747 VPD

35,335 SF on
13.79 Acres

S Delaware Dr - 13,499 VPD





Zoned B-1 (General Commercial)

The property supports a wide array of commercial uses, making it ideal for retail, office, and service-oriented businesses such as healthcare, hospitality, tourism, and education, to list a few.

PROPERTY

SQ. FT.	35,335 SF
LAND AREA	±13.79 AC
PARCEL#	101-06-002B
ZONING	B-1
FREEWAY ACCESS	US-60

HIGHLIGHTS

- Centrally located in Apache Junction
- Easy access to US-60
- Provides 35,335 SF with strong large-scale development opportunity
- Recent infrastructure improvements in the area support long-term growth

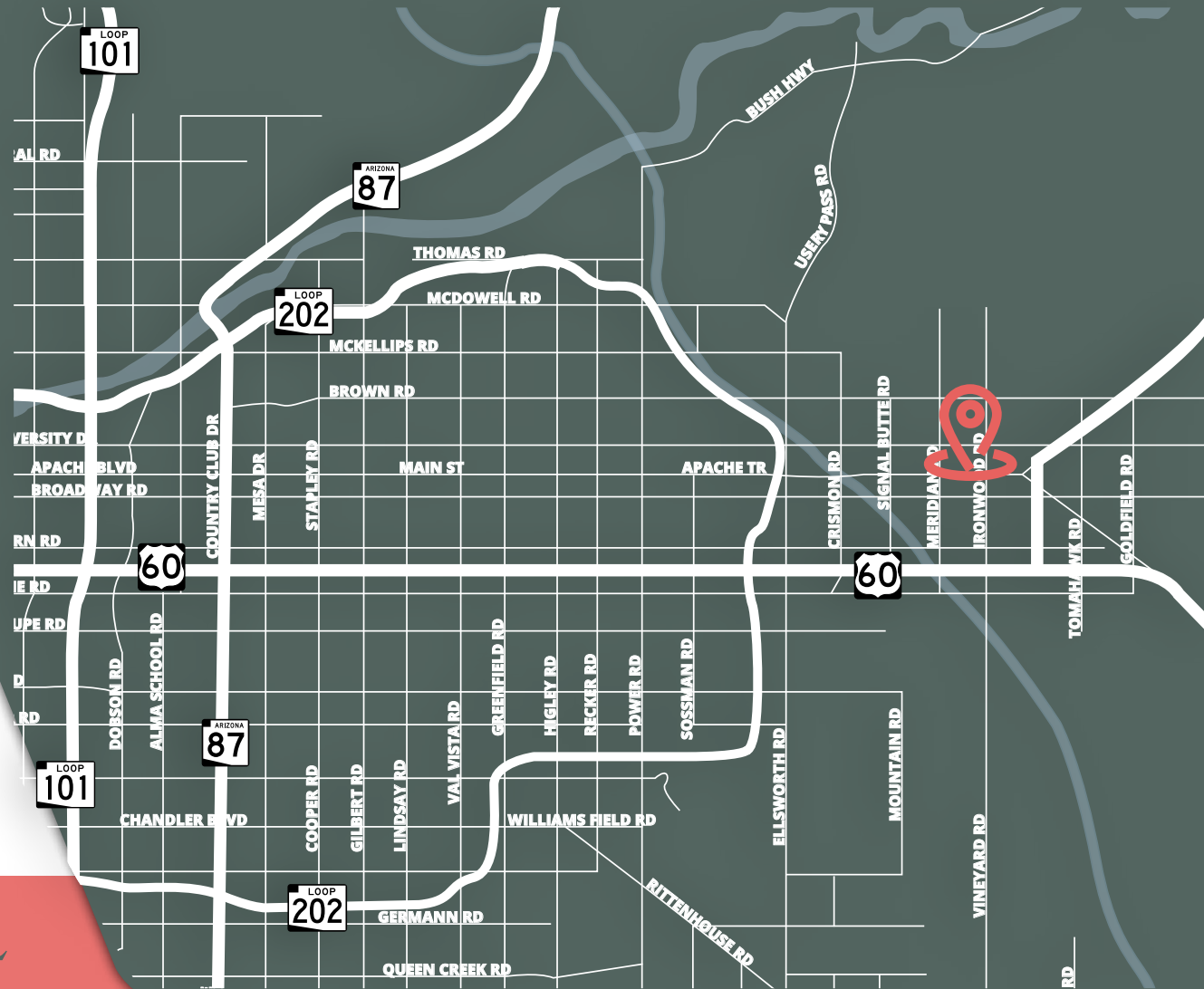
220 S Delaware Drive presents a unique opportunity to acquire a former race track property (operated by American Greyhound Racing, Inc.) in the heart of Apache Junction. Situated on an expansive 13.79-acre parcel, the site features a single-story concrete block building with multiple access points and ample parking to support high-traffic operations. The building totals approximately 35,335 square feet and was originally constructed in 1980.

2390 E Camelback Rd, #100, Phoenix, AZ 85016
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BUSINESS ADVANTAGES IN APACHE JUNCTION

- High visibility with strong daily traffic
- Development potential for retail, commercial or mixed-use projects
- Large lot allows multi-tenant or phased development
- Easy access to US-60
- Strong potential for long-term appreciation



UNLOCKING POTENTIAL IN THE HEART OF APACHE JUNCTION

A prime location for growth and future re-development

220 S DELAWARE DR

APACHE JUNCTION, AZ



DEMOGRAPHICS (5-MILE RADIUS)



148,198

TOTAL POPULATION (2025)



61,411

TOTAL HOUSEHOLDS (2025)



\$76,466

MEDIAN HOUSEHOLD
INCOME (2025)

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