



SHOP SPACE & PADS AVAILABLE FOR BUILD-TO-SUIT



COTTON LN & WADDELL RD

SURPRISE, AZ

T-MAC
AZ

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property summary

AVAILABLE ±1,200-8,000 SF shops or ±1 AC pads

PARKING 310 provided spaces

BUILDING AREA ± 336,473 SF

PARKING RATIO 8.5/1,000 SF

LOCATION HIGHLIGHTS

- » Just a half-mile from the full-diamond interchange of the Loop 303 Freeway.
- » Located across the street from the 303 AutoShow at Prasada, Arizona's largest automall with over 250 acres and 9 dealers.
- » Very strong employment corridor to the south along the Loop 303 with multiple existing distribution and logistic facilities and many more either under construction or planned.
- » Close proximity to Surprise Stadium (MLB Spring Training for the Kansas City Royals and Texas Rangers), Surprise Community Park, and the city's municipal complex.
- » Close proximity to Willow Canyon High School (1,983 students), Valley Vista High School (2,653 students), Paradise Honors High School (794 students), and Shadow Ridge High School (2,194 students).
- » The surrounding area has strong household incomes with many more planned housing developments in the pipeline.

TRAFFIC COUNTS

N ±9,633 VPD (NB & SB)
S ±9,539 VPD (NB & SB)

E ±14,221 VPD (EB & WB)
W ±11,164 VPD (EB & WB)

ADOT 2023

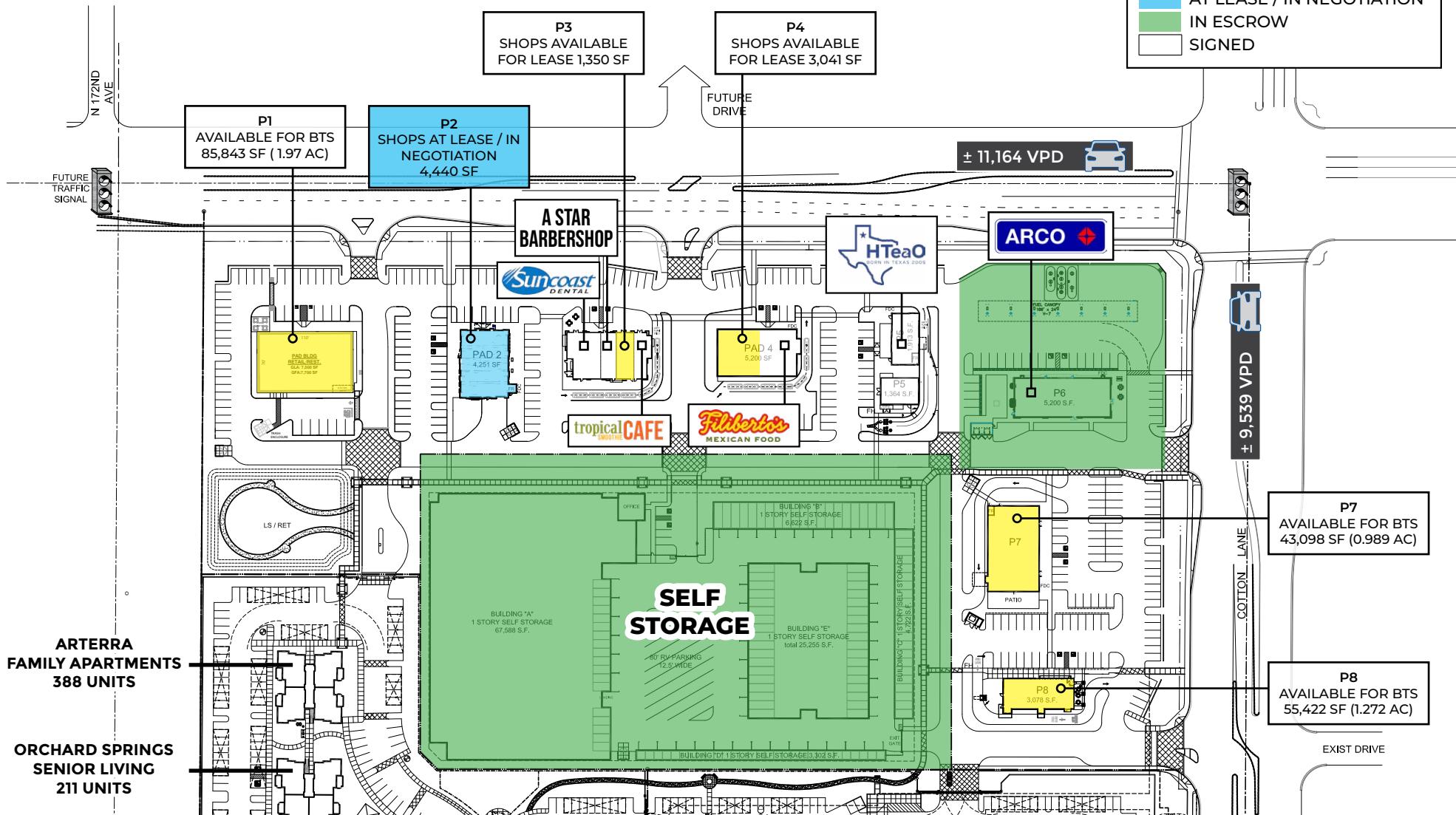


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site plan



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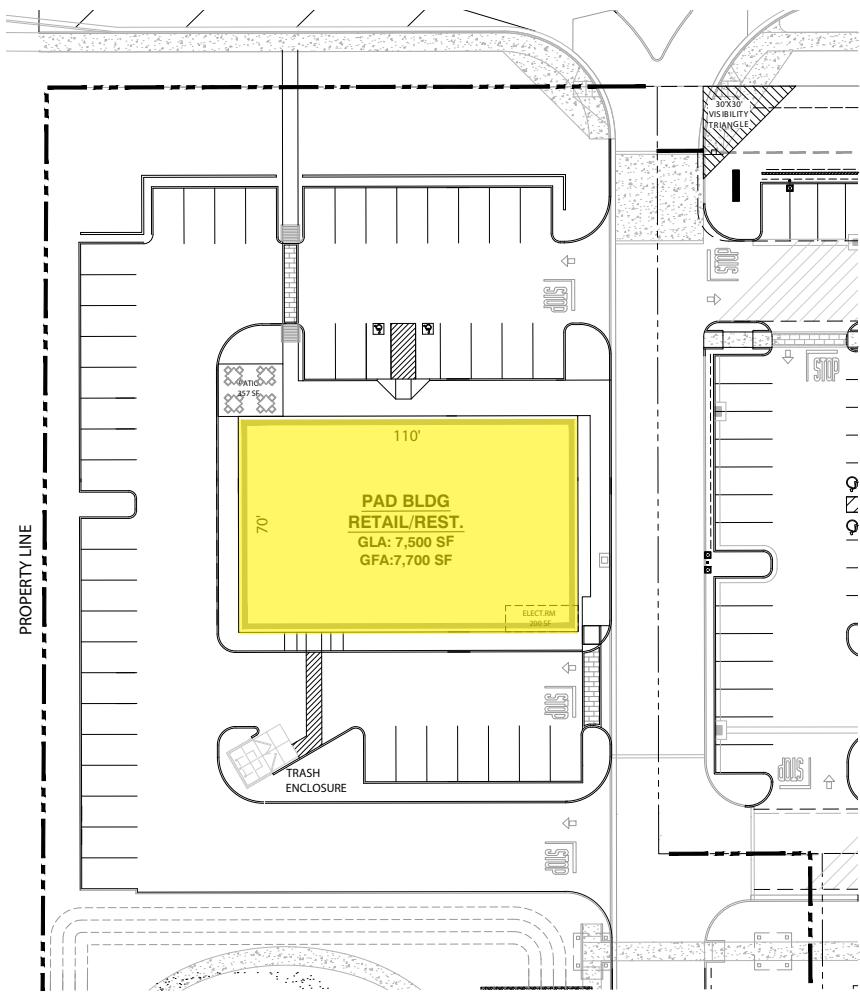
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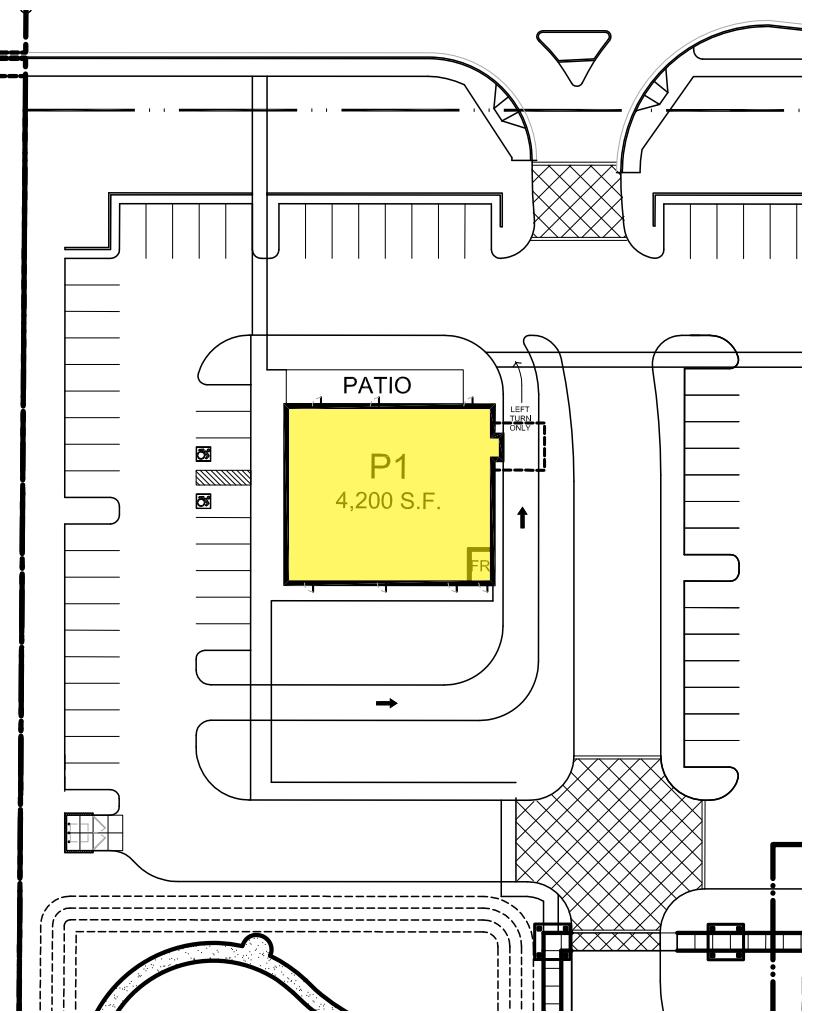
site plan PAD 1

AVAILABLE FOR BTS

Option 1: ±7,500 SF



Option 2: ±4,200 SF with Drive-Thru

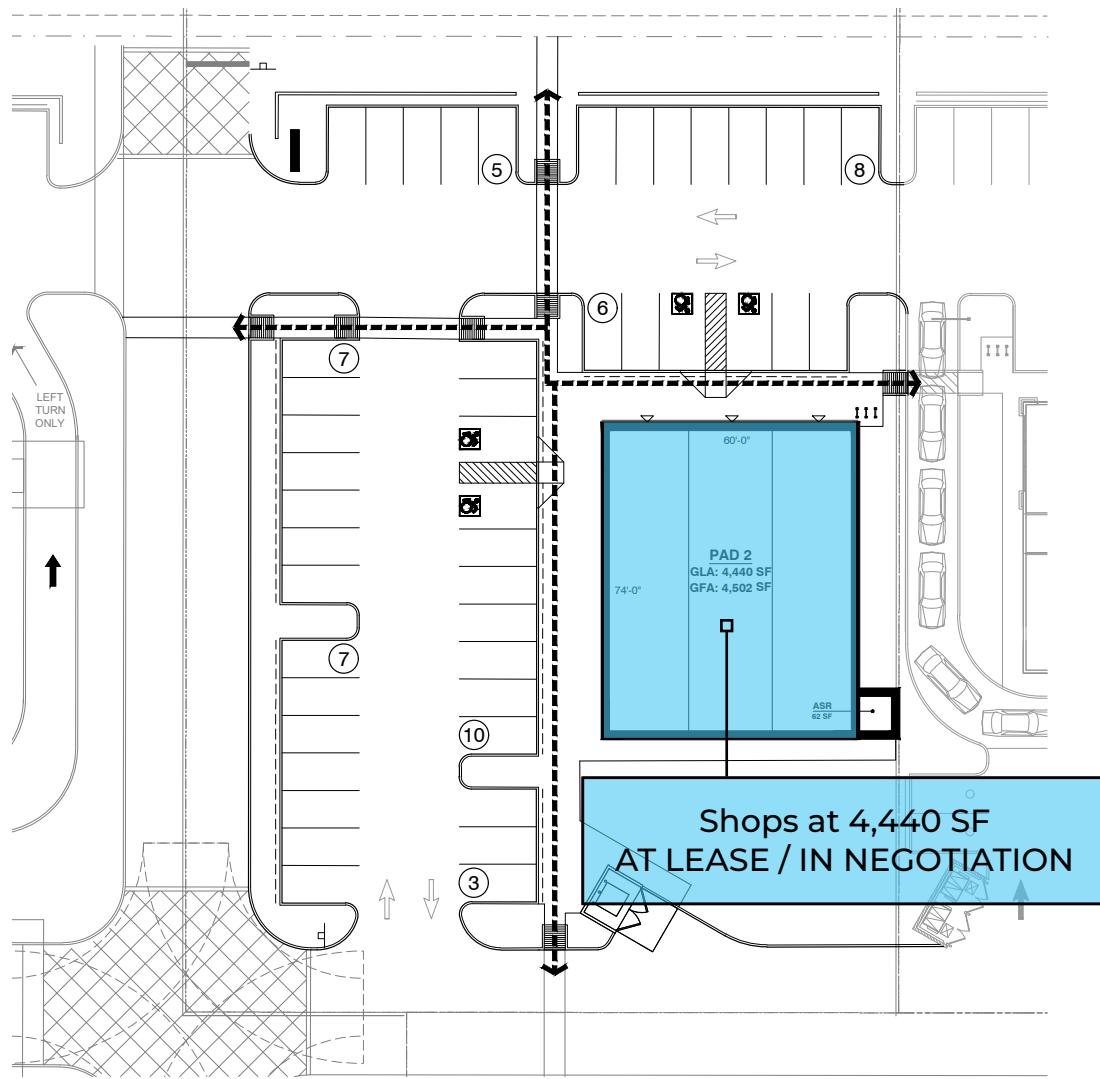


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site plan PAD 2

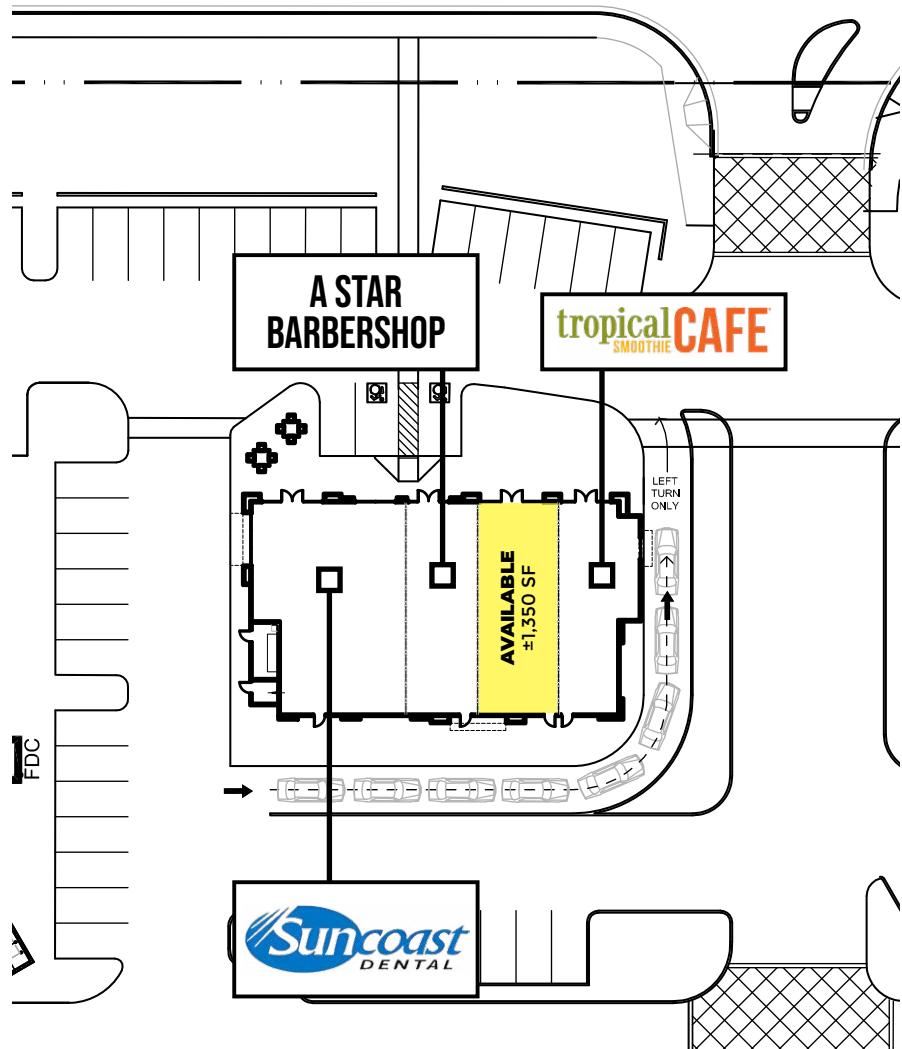


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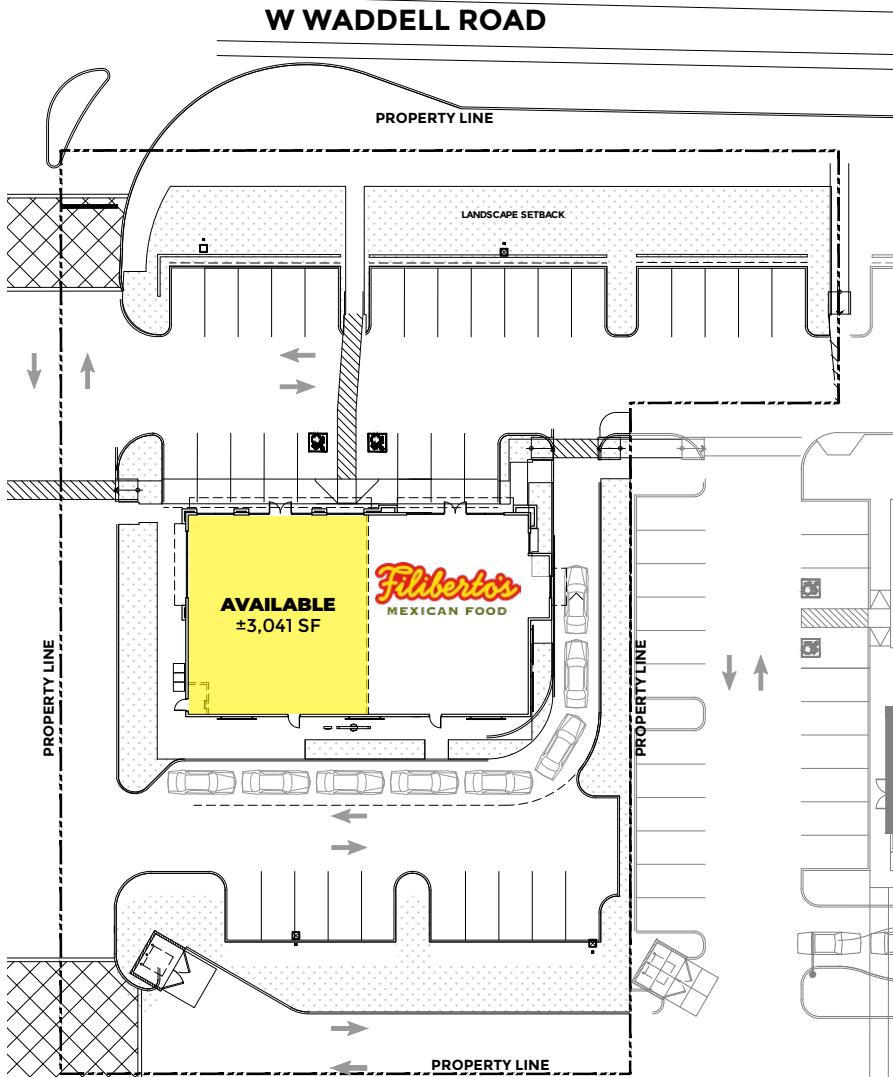
site plan PAD 3



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site plan PAD 4



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



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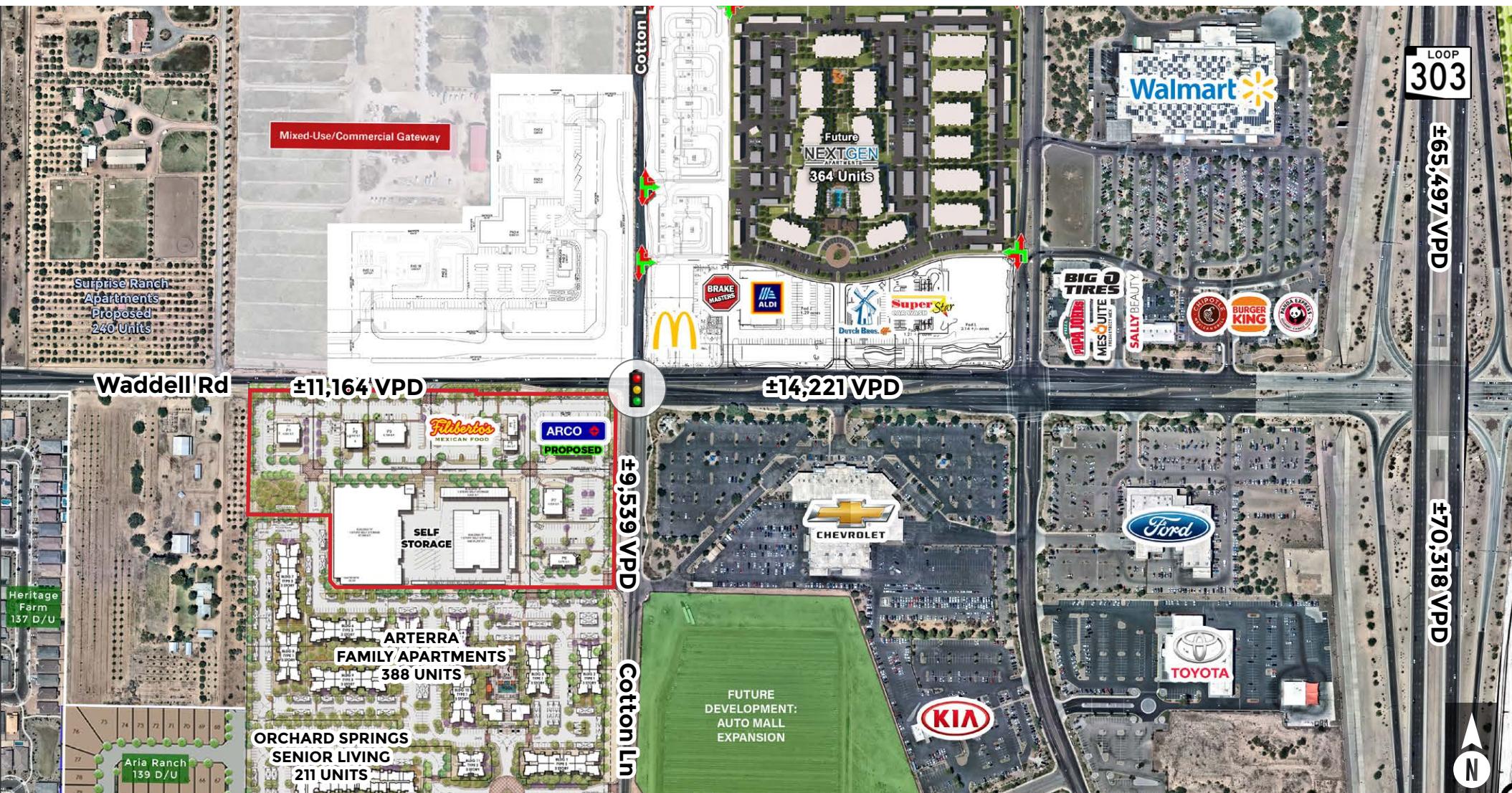
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aerial



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wide aerial



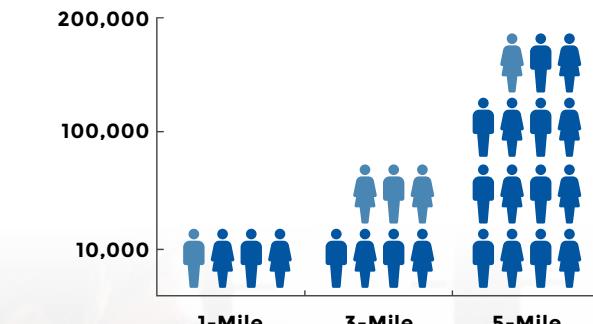
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demographics

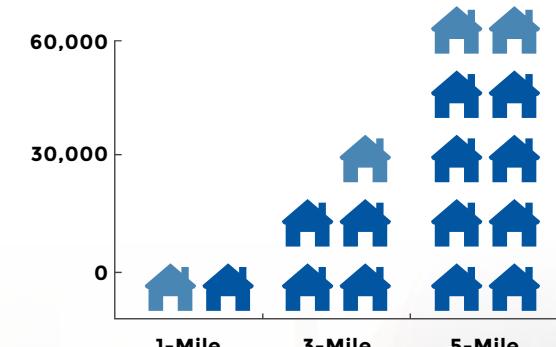
2025 ESRI



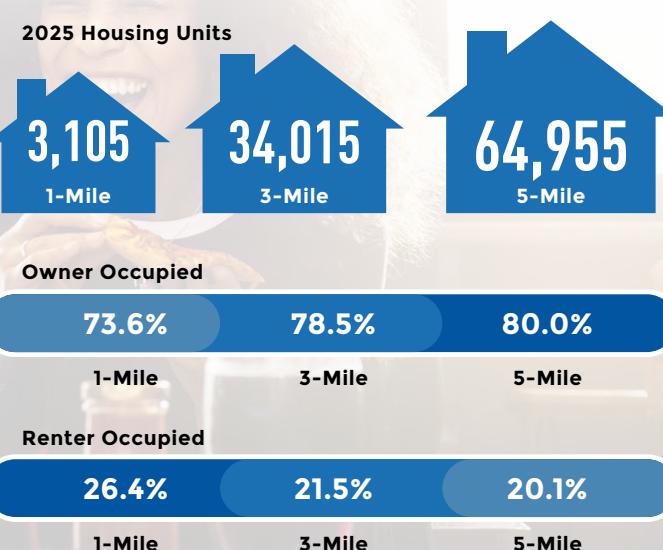
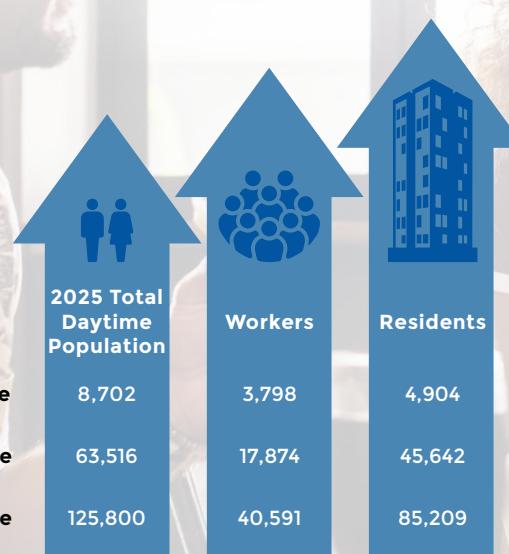
	2025 Total Population	2030 Total Population
2025 Total Population	9,195	9,640
2030 Total Population	88,286	98,928
	155,184	169,598



Radius	Median HH Income	Average HH Income	Per Capita Income
1-Mile	\$123,430	\$161,916	\$50,089
3-Mile	\$107,285	\$130,966	\$45,071
5-Mile	\$101,533	\$122,334	\$45,106



	2025 Households	2030 Households
2025 Households	2,870	3,039
2030 Households	30,237	34,244
	57,233	62,749



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