

NEW PADS AVAILABLE at JACKRABBIT TRAIL & I-10

SEC Jackrabbit Trail & I-10 | Buckeye, AZ



W MCDOWELL RD

10,563 VPD

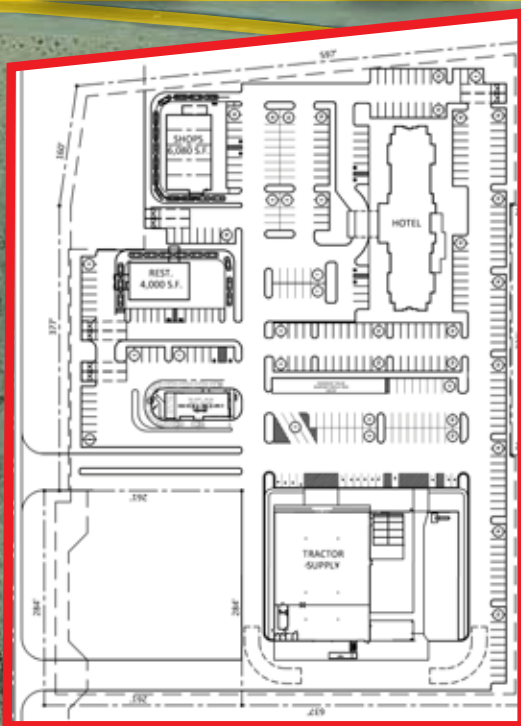


PAPAGO FWY

104,157 VPD

99,282 VPD

PAPAGO FWY



THE LANDING
2,000 ACRE
HOUSING,
ENTERTAINMENT &
RECREATIONAL
DEVELOPMENT

**NEW COMMERCIAL
DEVELOPMENT
COMING SOON!**

**SUBJECT PROPERTY
± 11.52 ACRES**

JACKRABBIT TRAIL



W ROOSEVELT RD

Google Earth

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Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcrc.com

D **DIVERSIFIED
PARTNERS**

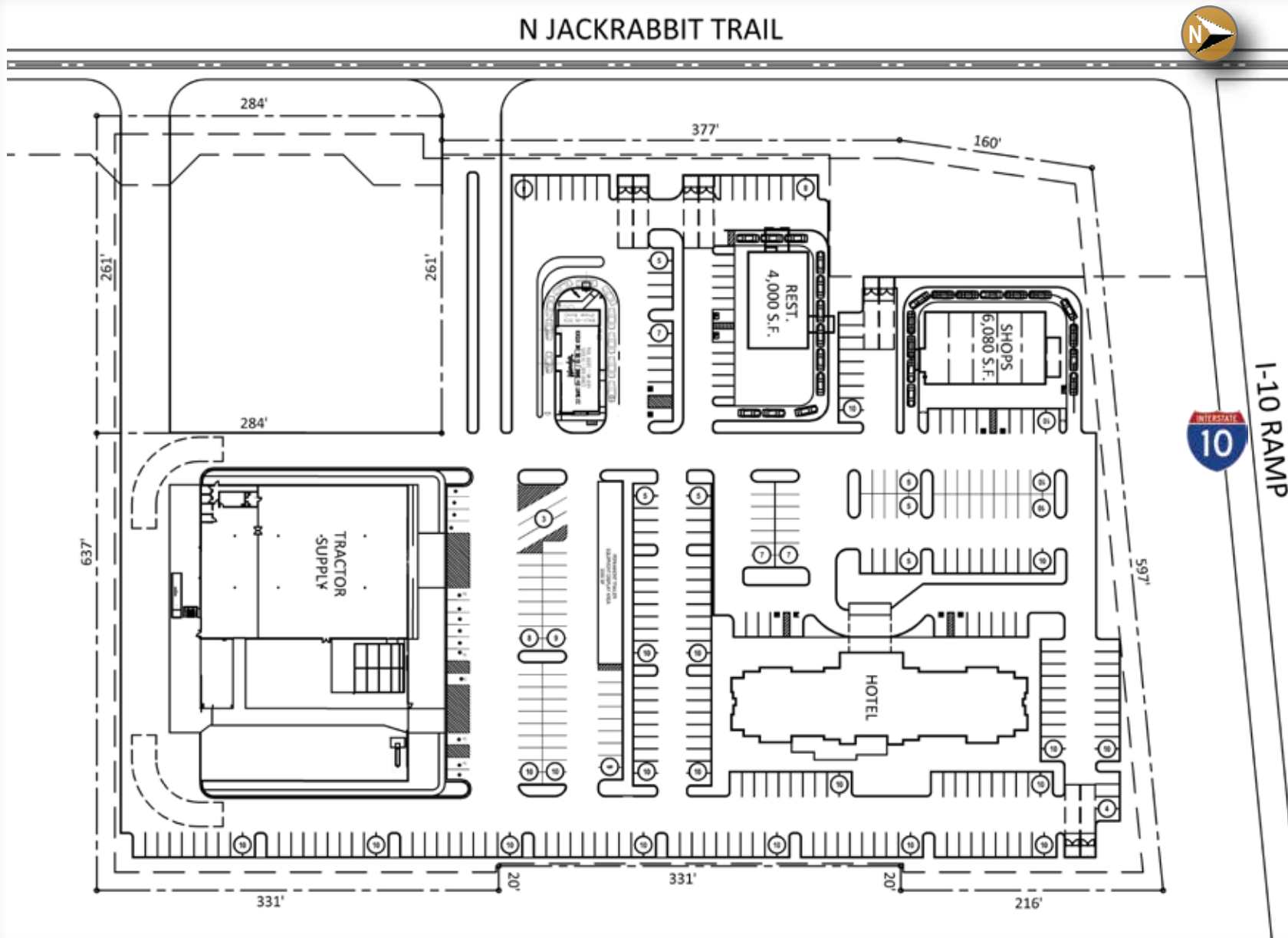
Nationwide Real Estate Services

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PRELIMINARY SITE PLAN



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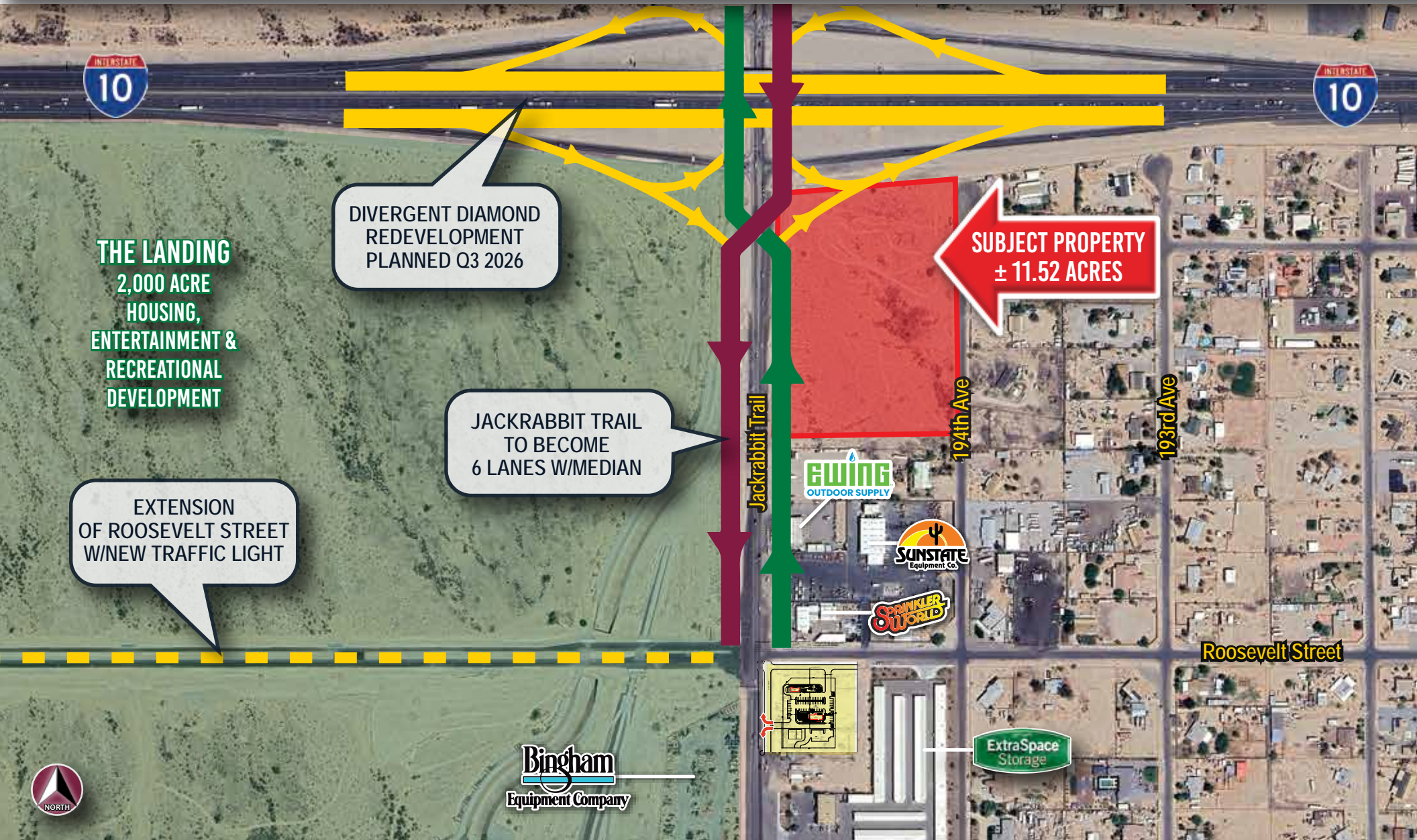
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I-10 & Jackrabbit Trail Traffic Interchange Phase 1 - Final Design



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THE LANDING

Envisioned to be West Valley's premier destination for all things recreation, entertainment, working, shopping and living. The Landing Area Plan will define the development vision for this critical area of the city of Buckeye.



What Can the Landing Do for the Community:

- ✓ Economic Growth Center
- ✓ Innovation Incubator

- ✓ Increased Livability & Community Health
- ✓ Multimodal Accessibility

- ✓ Entertainment and Nightlife Destination
- ✓ Community Sustainability
- ✓ Unique Housing Option



details & highlights

- ± 11.52 Acre Commercial Development coming soon to the SEC of Jackrabbit Trail & I-10 Papago Freeway
- Retail PADs and Restaurant PADs w/drive-thru opportunities for GL, BTS or Sale
- Jackrabbit Trail is one of only 3 arterials to have a full interchange on I-10 from the Loop 303 to the Sun Valley Parkway
- Site has I-10 frontage and excellent visibility to the interchange
- High growth area with over 15,900 new homes planned within 2 miles of the site
- Just minutes away from both Verrado and Pebble Creek Retail, Golf and Entertainment
- New ± 2,000 Acre (3.4 square mile) project site - The Landing - is located directly west of this development. Envisioned to be West Valley's premier destination for all things recreation, entertainment, working, shopping and living!

traffic counts

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 I-10 Papago Fwy | 99,282 VPD

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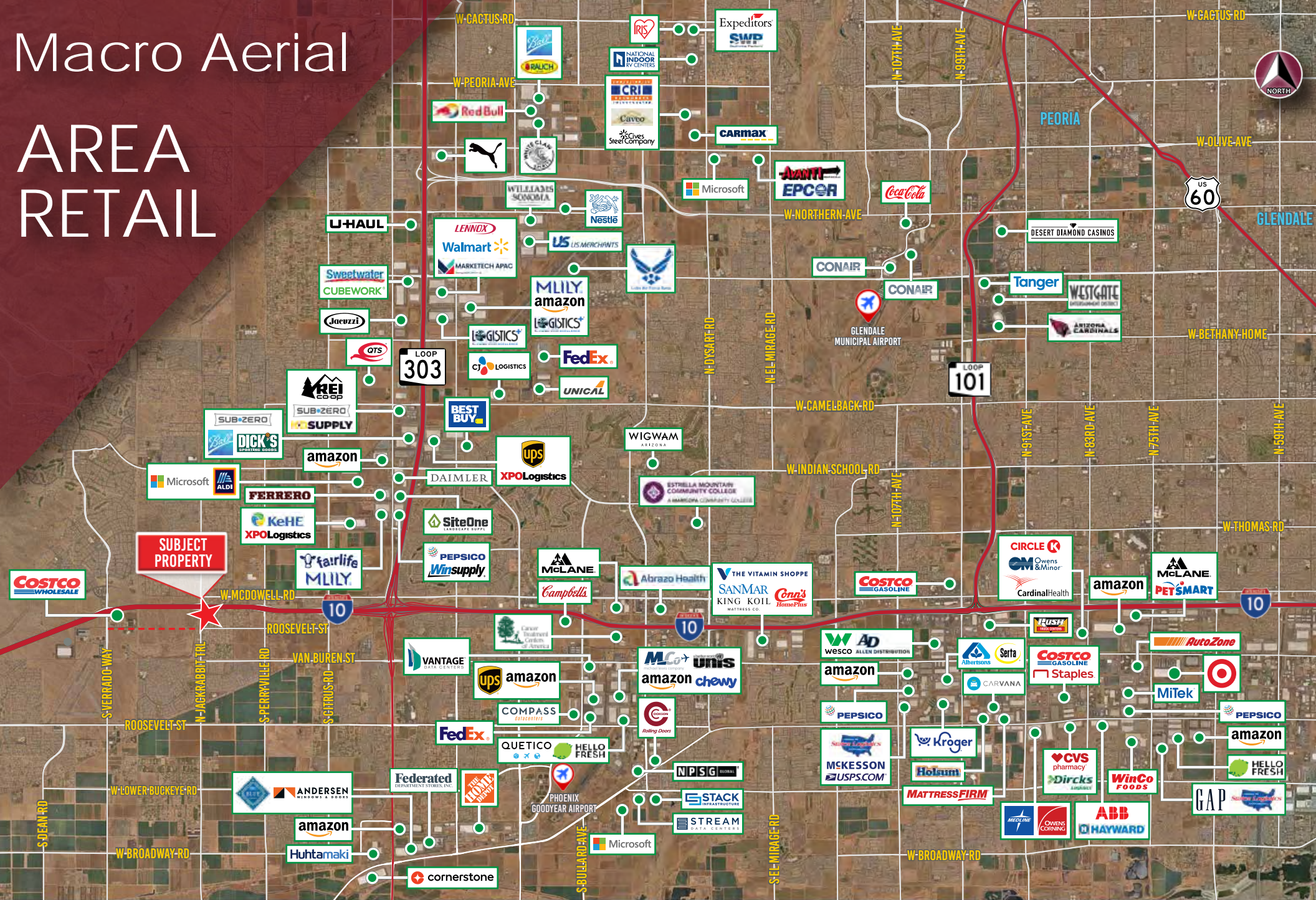
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DEMOGRAPHICS 2025	1 MILE	3 MILE	5 MILE
POPULATION (2025)	2,957	40,149	115,531
PROJECTED POPULATION (2030)	3,365	44,805	128,971
AVG HH INCOME	\$118,975	\$137,726	\$138,252
DAYTIME POPULATION	1,236	13,999	42,150
MEDIAN AGE	33.6	35.5	37.8
TOTAL BUSINESSES	75	611	1,945

Source: Sites USA

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Macro Aerial AREA RETAIL



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