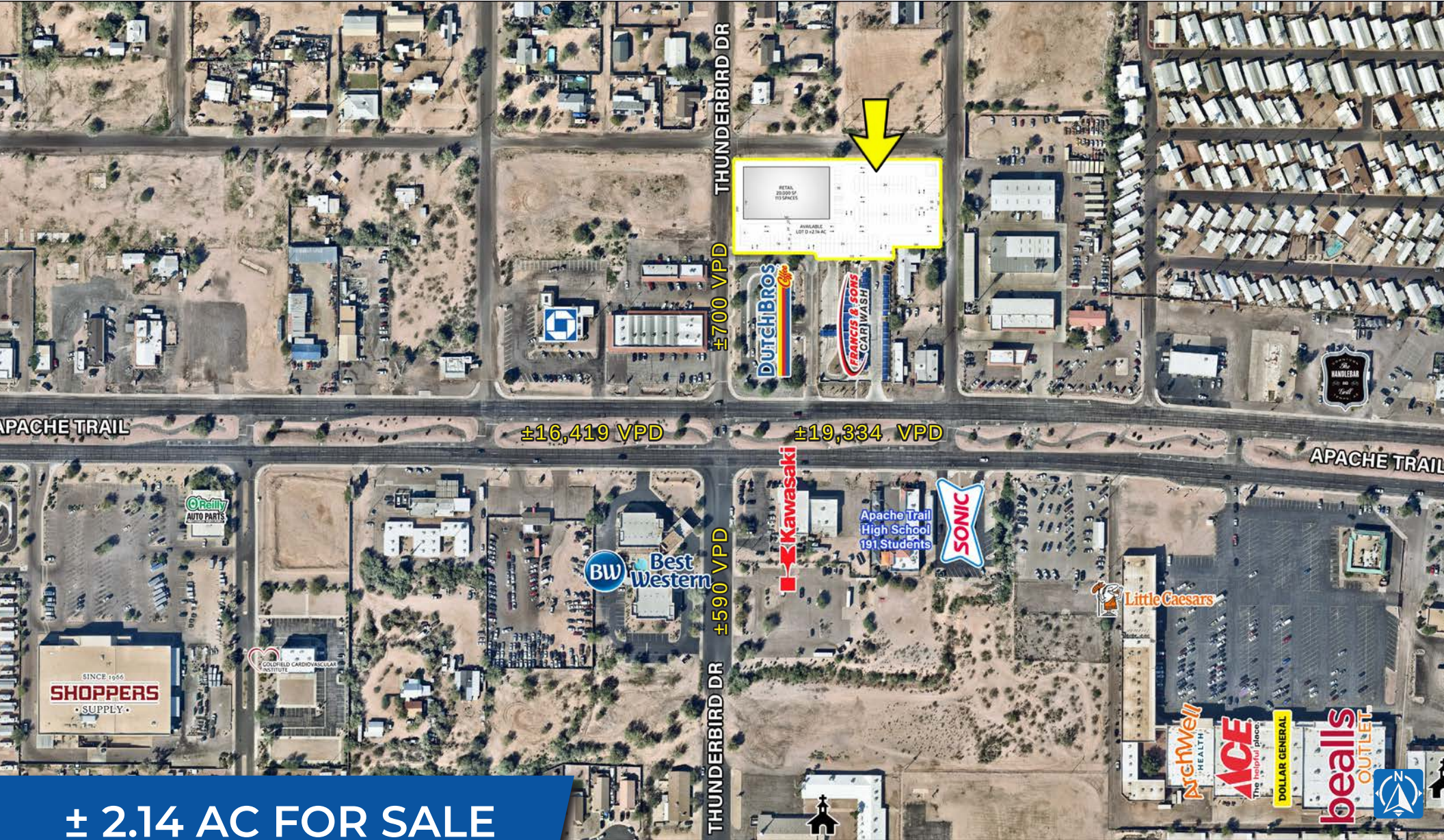




± 2.14 AC FOR SALE

NEC

THUNDERBIRD DRIVE & APACHE TRAIL

APACHE JUNCTION, AZ



PROPERTY SUMMARY

AVAILABLE ±2.14 AC Pad for Sale

PRICING Call for Pricing

ZONING PAD

HIGHLIGHTS

- » Directly adjacent to new 146-unit high end multifamily development that will incorporate multiple parks, open areas, playgrounds, etc.
- » Strategically located along Apache Trail, the main arterial of Apache Junction.
- » Conveniently accessible with multiple ingress / egress points along Apache Trail & Thunderbird Dr.
- » Adjacent to the newly built Dutch Bros Coffee and Francis & Sons Car Wash.
- » Multiple national tenants within ±1 mile along Apache Trail including Walmart, Fry's, & Safeway.

TRAFFIC COUNTS

Thunderbird Drive

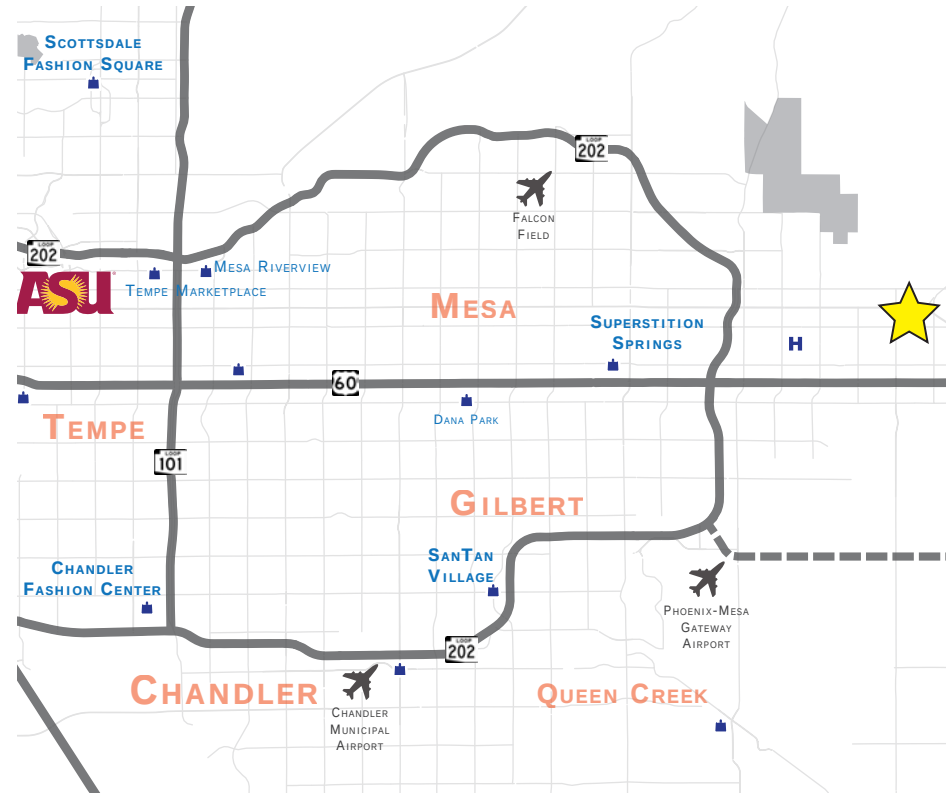
N ±700 VPD (NB & SB)
S ±590 VPD (NB & SB)

Inrix 2024

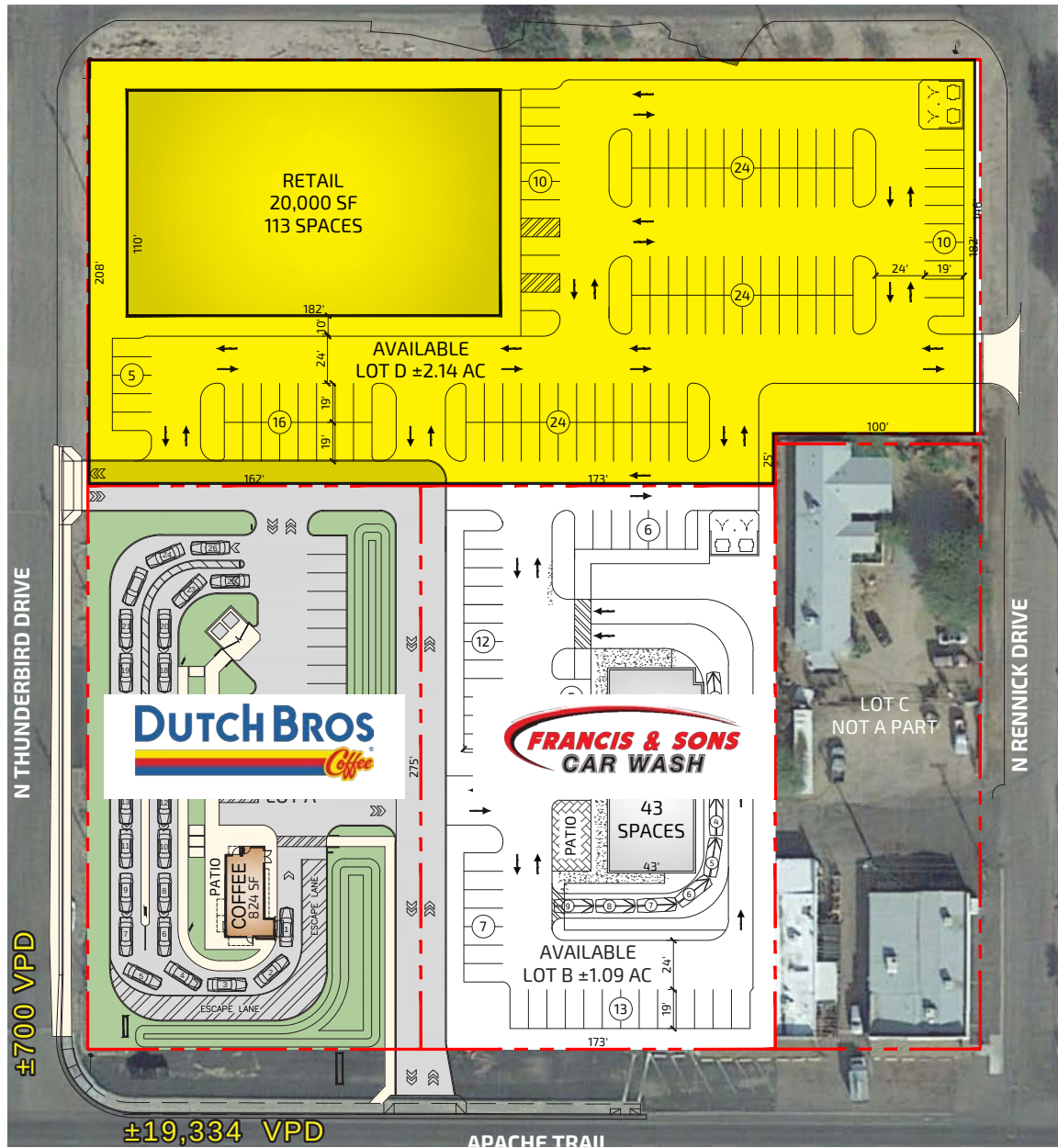
Apache Trail

E ±19,334 VPD (EB & WB)
W ±16,419 VPD (EB & WB)

ADOT 2025



SITE PLAN



ZOOM AERIAL



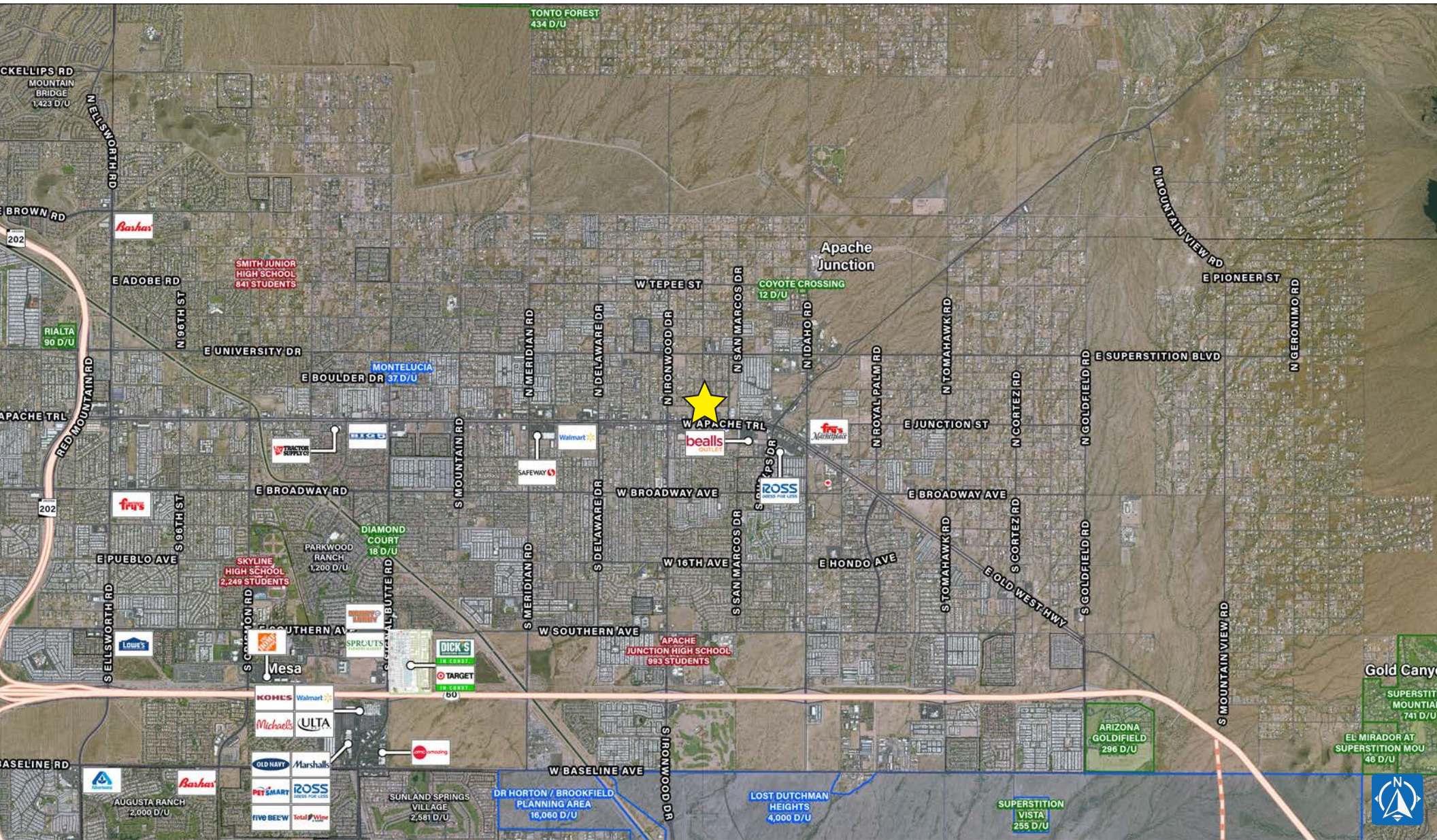
NEC

±2.14 AC FOR SALE

THUNDERBIRD DRIVE & APACHE TRAIL | APACHE JUNCTION, AZ



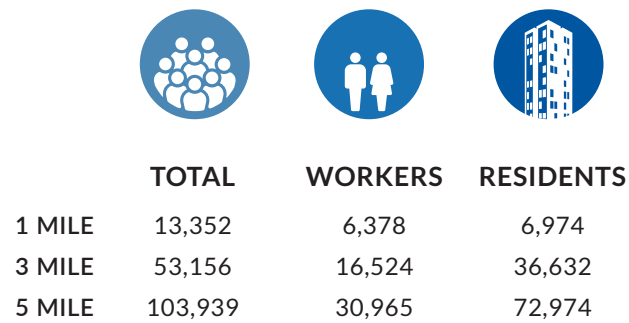
WIDE AERIAL



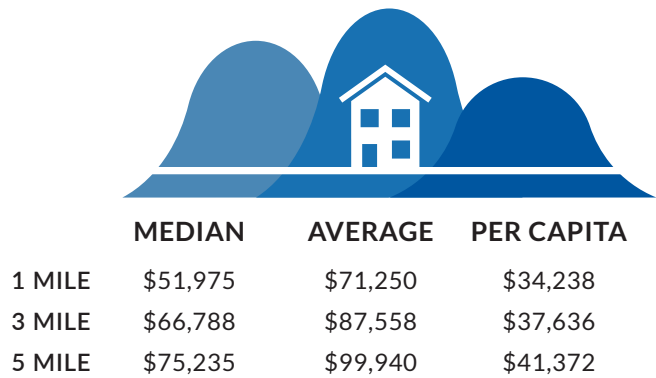
DEMOGRAPHICS

2025 ESRI

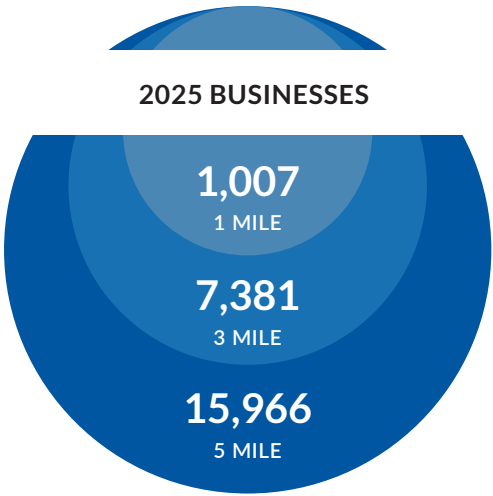
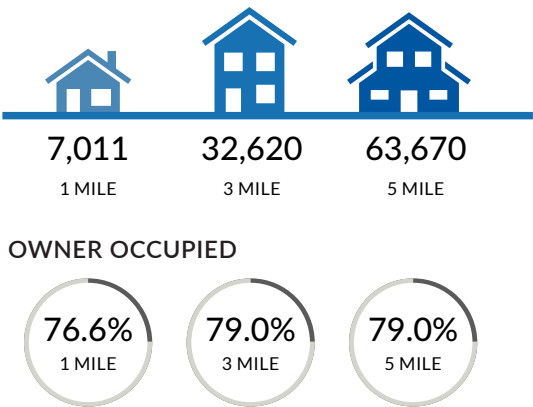
2025 DAYTIME POPULATION



2025 HOUSEHOLD INCOMES



2025 HOUSING UNITS



2025 POPULATION
2030 POPULATION

1 MILE
3 MILE
5 MILE

2025 HOUSEHOLDS
2030 HOUSEHOLDS

1 MILE
3 MILE
5 MILE



EXCLUSIVELY LISTED BY

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