

AVAILABLE: 1.72 ACRES FOR SALE, GROUND LEASE OR BTS



PROPERTY HIGHLIGHTS

- 1.72 Acres available for Sale, Lease or BTS
- High visibility along the primary corridor connecting Phoenix and Nevada (23,668 vehicles per day)
- Frontage on Wickenburg Way with direct sightlines to passing traffic — ideal for retail, QSR, service, or hospitality
- Close proximity to Historic Downtown Wickenburg



AVERAGE HH INCOME
\$109,377 (5 mile radius)



POPULATION
8,009 (5 mile radius)

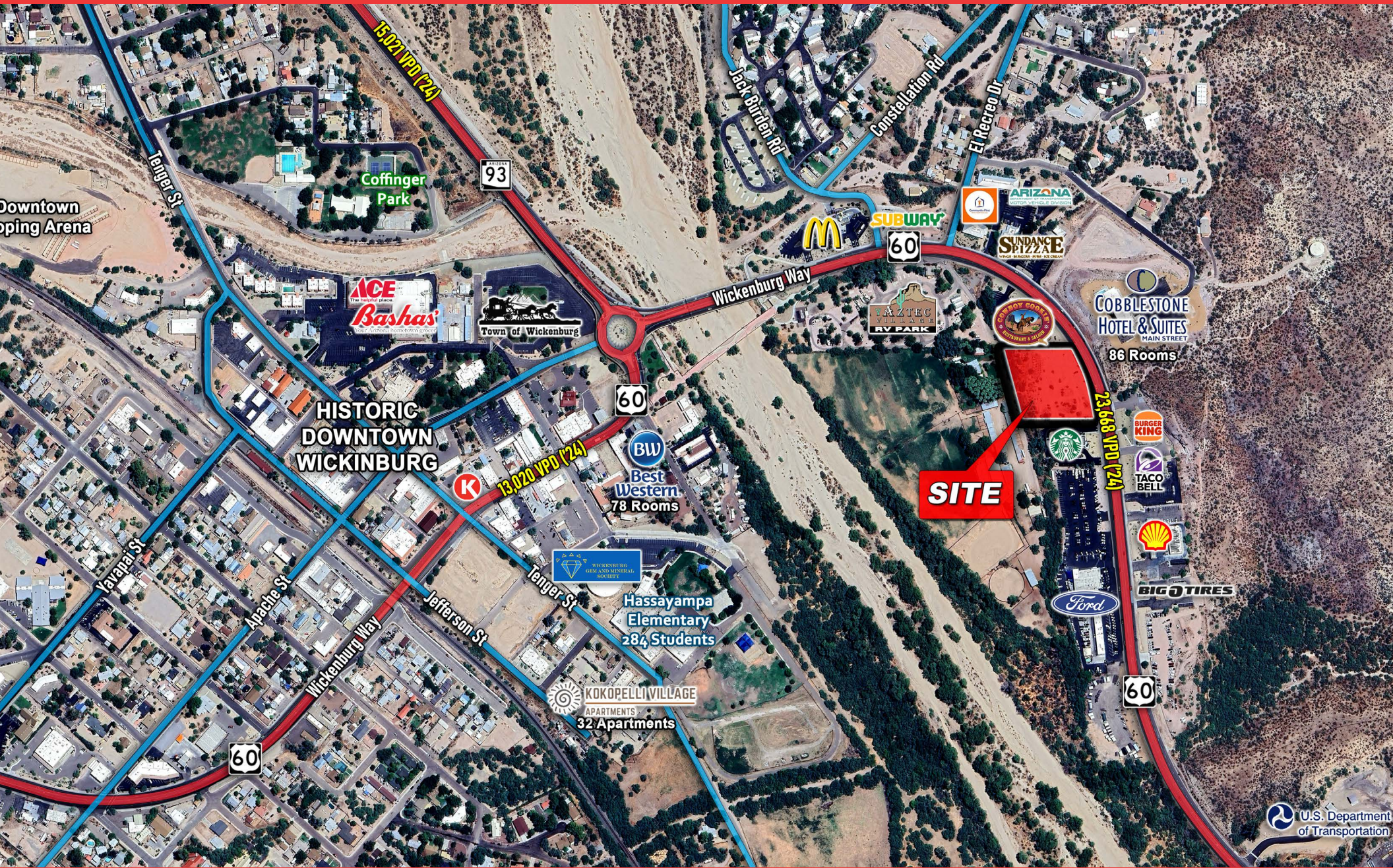


DAYTIME EMPLOYMENT
10,087 (5 mile radius)



TRAFFIC COUNTS
Wickenburg Way: 23,668 VPD
US Hwy 93: 15,021 VPD

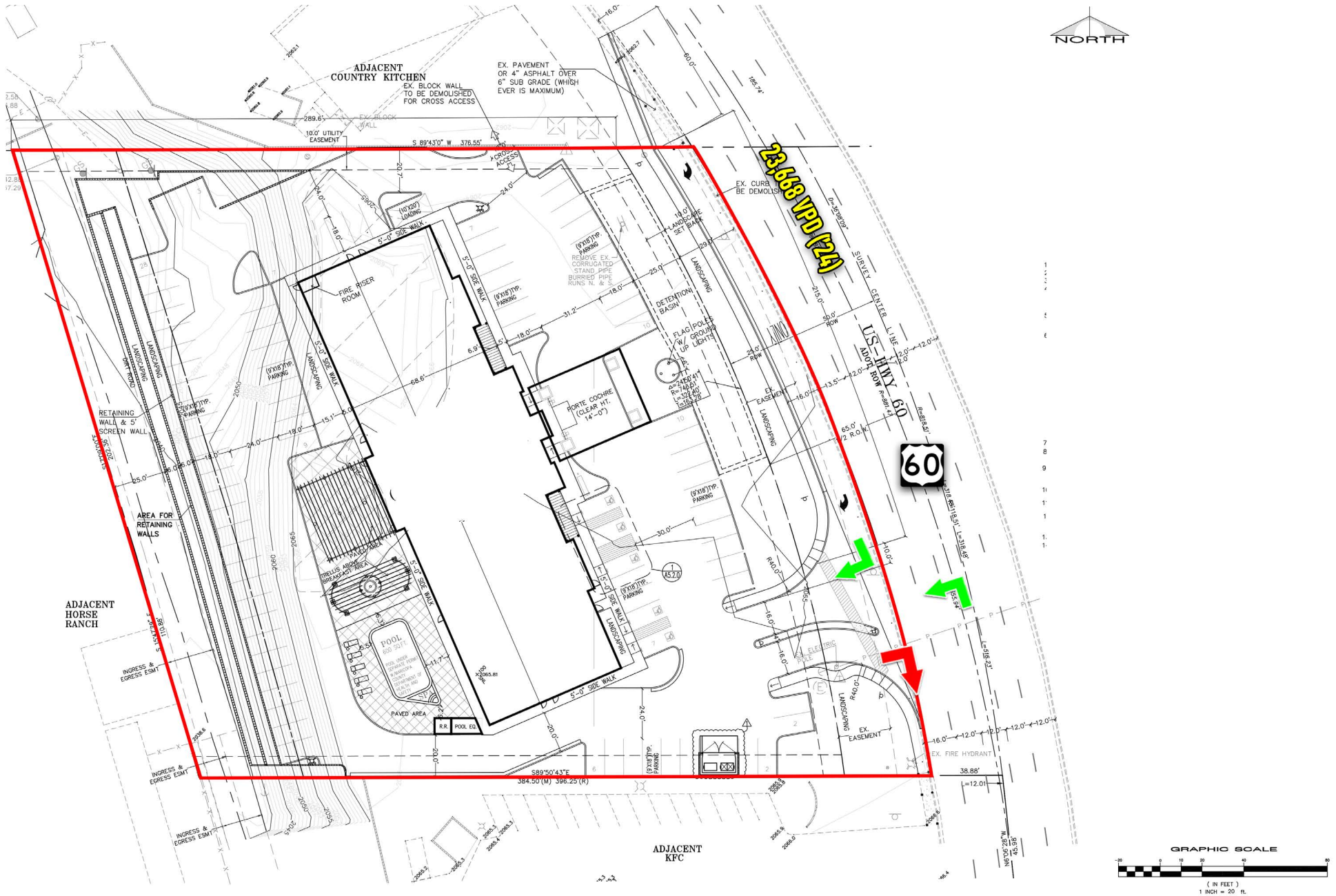
* Demographics ©ESRI 2025 | Traffic Counts @AZDOT 2024

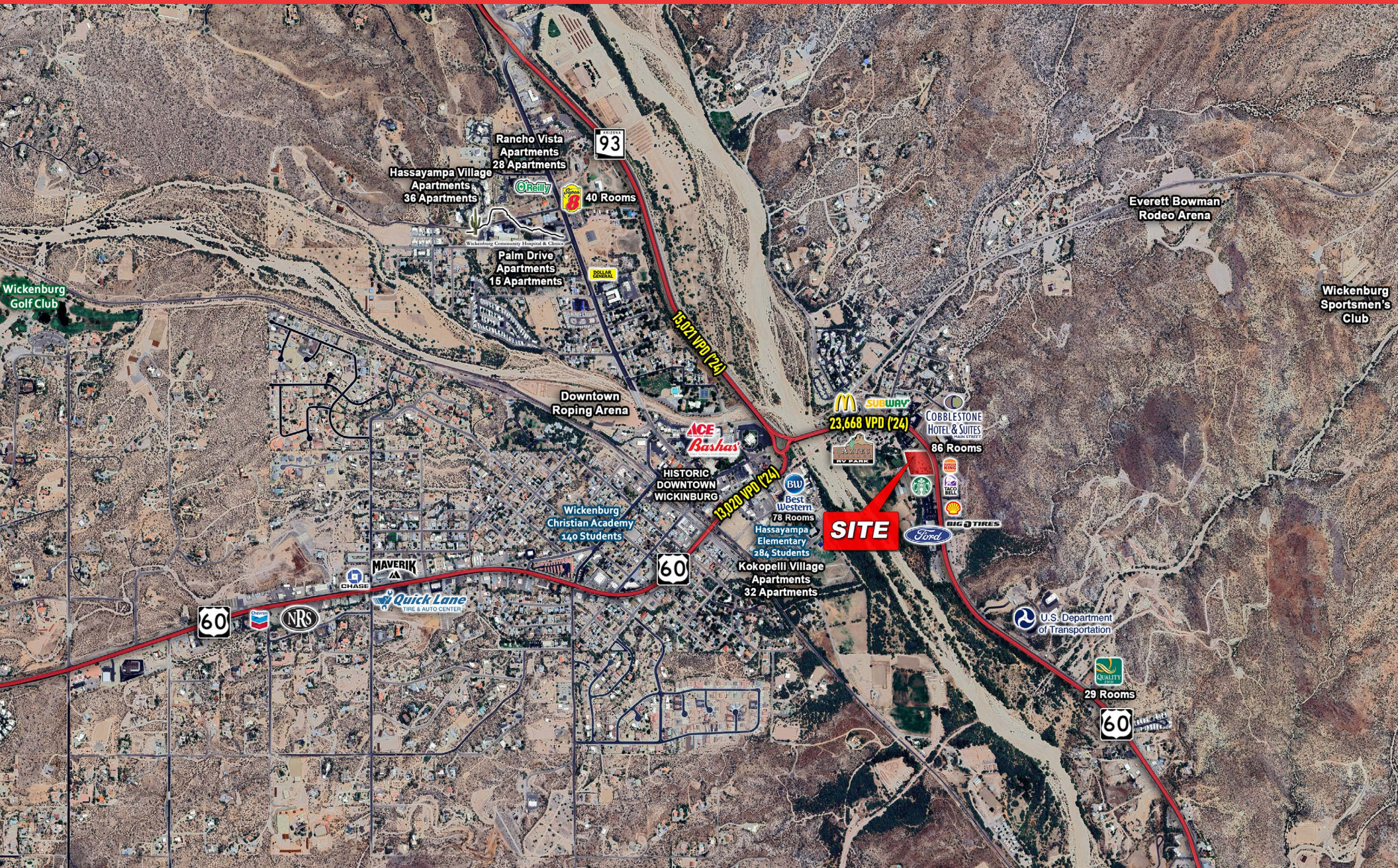




**±1.72 AC
AVAILABLE**

23,668 VPD (24)





Population Summary	1 mile	3 miles	5 miles
2010 Total Population	2,104	6,401	8,145
2020 Total Population	1,991	6,227	7,870
2020 Group Quarters	28	93	98
2025 Total Population	2,023	6,186	8,009
2025 Group Quarters	32	103	109
2030 Total Population	2,143	6,764	8,907
2025-2030 Annual Rate	1.16%	1.80%	2.15%
2025 Total Daytime Population	2,610	7,357	10,087
Workers	1,456	3,648	5,163
Residents	1,154	3,709	4,924

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	925	2,812	3,615
2010 Average Household Size	2.12	2.21	2.19
2020 Total Households	926	2,927	3,726
2020 Average Household Size	2.12	2.10	2.09
2025 Total Households	995	3,066	3,928
2025 Average Household Size	2.00	1.98	2.01
2030 Total Households	1,066	3,409	4,448
2030 Average Household Size	1.98	1.95	1.98
2025-2030 Annual Rate	1.39%	2.14%	2.52%
2025 Families	558	1,714	2,252
2025 Average Family Size	2.61	2.61	2.60
2030 Families	598	1,903	2,547
2030 Average Family Size	2.58	2.56	2.55
2025-2030 Growth Rate	1.4%	2.1%	2.5%

Median Household Income	1 mile	3 miles	5 miles
2025	\$73,840	\$69,290	\$72,501
2030	\$80,358	\$79,297	\$82,576

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