



SITE

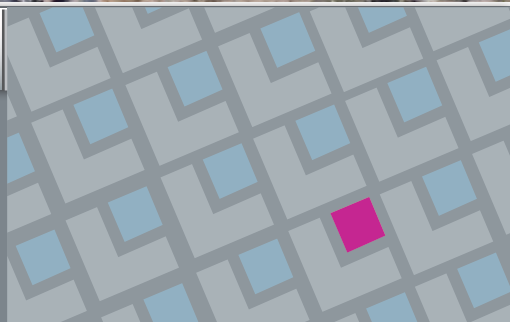
**11.52
ACRES**

PROPERTY HIGHLIGHTS	SITE PLAN / AVAILABILITY	AERIAL	CONTACT	DEMOGRAPHICS
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Dean Ingram

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COMMERCIAL LAND FOR SALE

Southeast Corner of I-10 and Jackrabbit Trail
Buckeye, Arizona



Central to West Valley Development Explosion!

Property Highlights

- +/- 11.52 acres of commercial land
- Will sell entire +/- 11.52 acres or will subdivide
- 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
- This commercial 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

Traffic Counts

Interstate 10	69,700 VPD
Jackrabbit Trail	15,896 VPD
Total	85,596 VPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	2,766	19,170	65,612
Avg Household Income	\$60,046	\$59,442	\$66,212
Estimated Households	891	5,481	22,050
Daytime Population	2,212	13,601	39,946

Notable Tenants



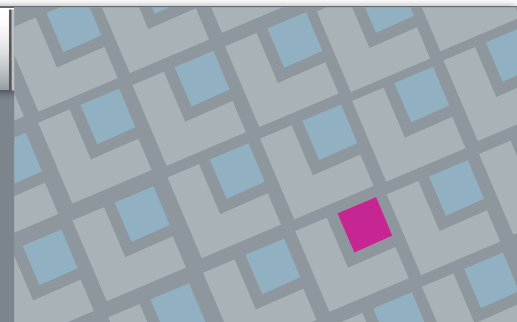
Minutes from both Verrado and Pebble Creek
Retail, Golf, and Entertainment

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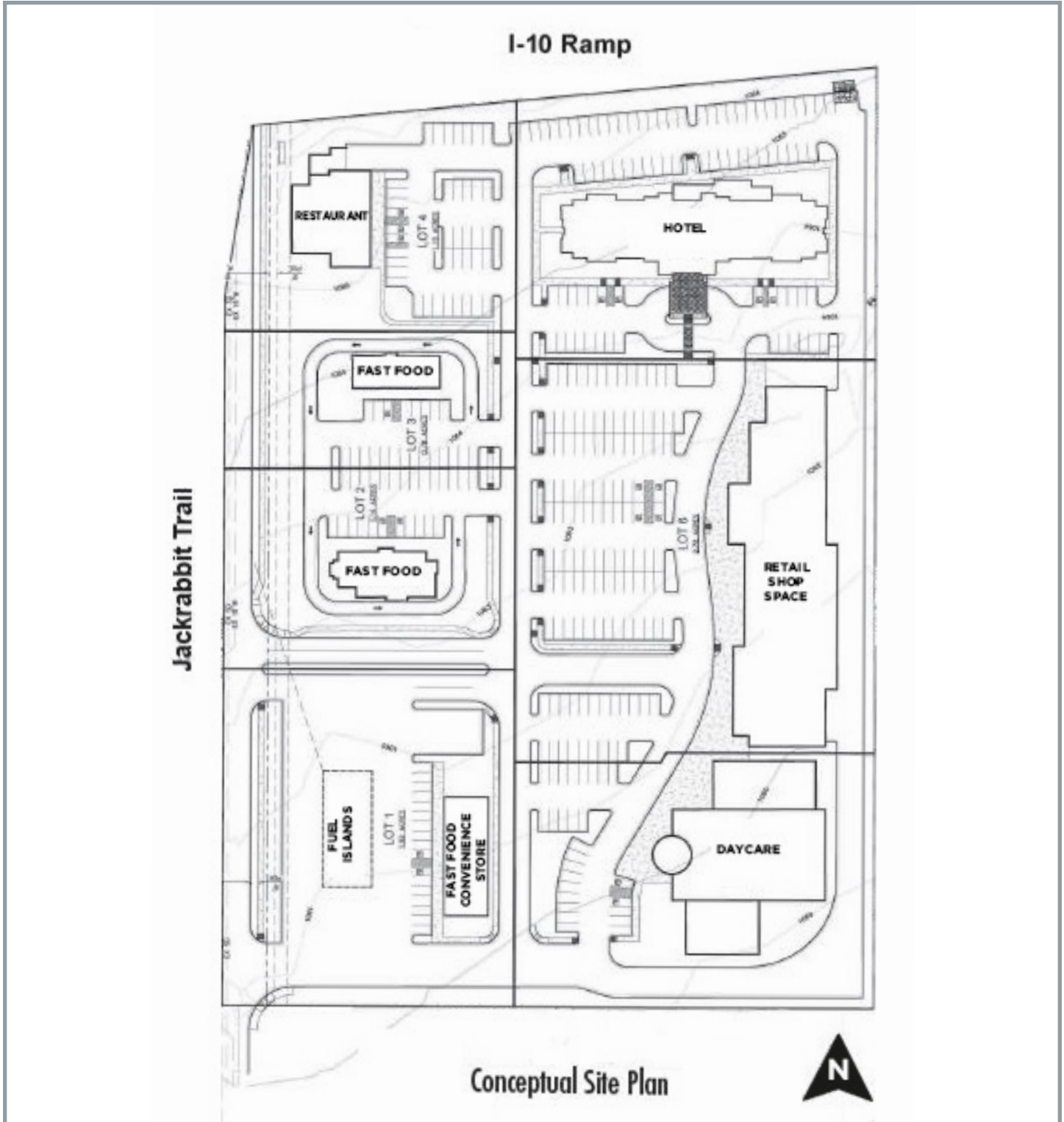
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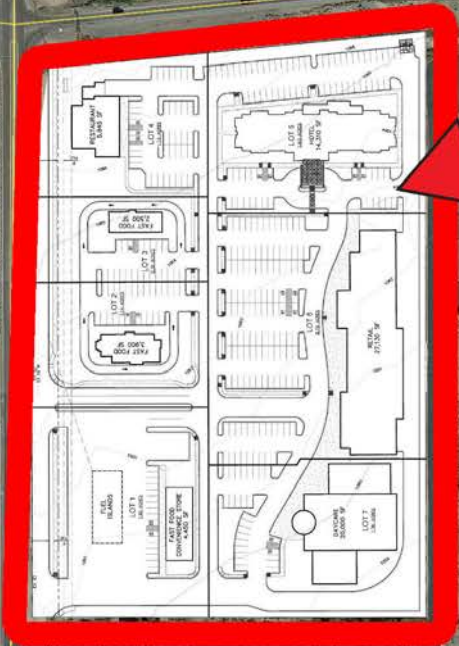


Jackrabbit Trail

McDowell Rd



69,700 CPD

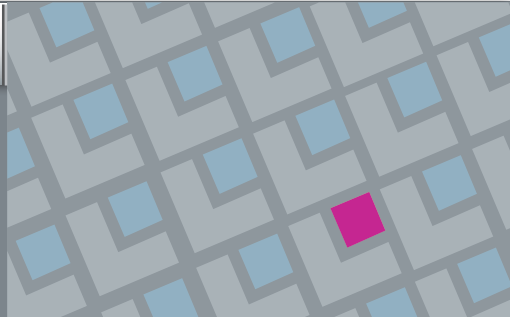


SUBJECT

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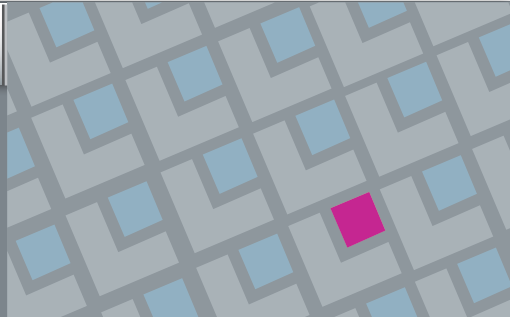


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PROPERTY HIGHLIGHTS

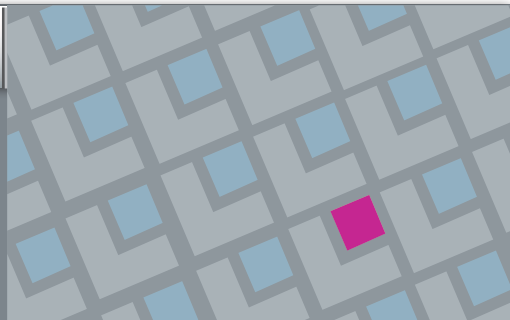
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Demographic Full Report



Velocity Retail Group, LLC

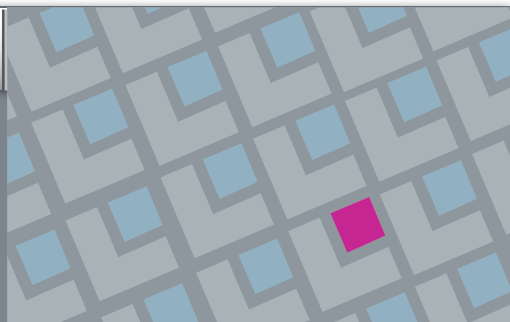
Interstate 10 & Jackrabbit Trl
19501 Mcdowell Rd & 1601 N Jackrabbit Trl Buckeye, AZ 85396

6 March 2015

Coordinates Longitude: -112.478790
Latitude: 33.464700

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
POPULATION			
2010 Total Pop.	2,216	15,963	52,477
-Percent Growth 2000-2010	372.49%	179.86%	308.06%
2015 Total Pop. (Est.)	2,766	19,170	65,612
-Percent Growth 2010-2015	24.82%	20.09%	25.03%
2000 Total Pop.	468	5,710	12,861
-Percent Growth 1990-2000	99.57%	204.38%	178.72%
1990 Total Pop.	235	1,874	4,614
HOUSEHOLDS			
1990 Total HHs	71	573	1,382
2000 Total HHs	141	1,187	3,618
-Percent HH Growth 1990-2000	98.59%	107.16%	161.79%
2010 Total HHs	700	4,397	17,155
-Percent HH Growth 2000-2010	396.45%	270.43%	374.16%
2015 Total HHs	891	5,481	22,050
-Percent HH Growth 2010-2015	27.29%	24.65%	28.53%
RACE IDENTIFICATION			
2010 White Pop.	1,710	11,394	38,948
-Percentage	77.17%	71.37%	74.22%
2010 Black Pop.	43	876	1,972
-Percentage	1.94%	5.49%	3.76%
2010 American Indian/Alaska Native	37	369	737
-Percentage	1.67%	2.31%	1.40%
2010 Asian/Hawaiian/Pacific Islander	38	195	999
-Percentage	1.71%	1.22%	1.90%
2010 Other Population (Incl 2+ Races)	388	3,130	9,821
-Percentage	17.51%	19.61%	18.71%
HISPANIC DATA (Not an Race Designation)			
2010 Hispanic Population	614	5,382	16,410
-Percentage	27.71%	33.72%	31.27%
2010 Non-Hispanic Population	1,602	10,581	36,067
-Percentage	72.29%	66.28%	68.73%
2010 White Hispanic Population	222	2,226	6,319
-Percentage	10.02%	13.94%	12.04%
2010 White Non-Hispanic Population	1,487	9,167	32,629
-Percentage	67.10%	57.43%	62.18%

Data Source: Pitney Bowes MapInfo
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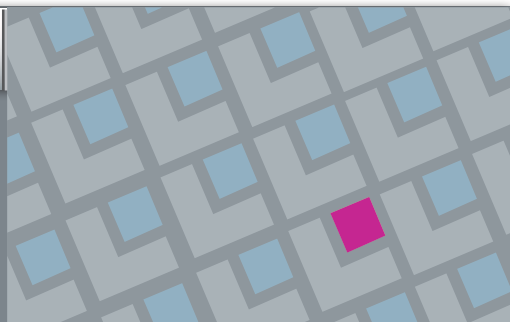
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2010 All Other Races Hispanic Population	392	3,156	10,092
-Percentage	17.69%	19.77%	19.23%
2010 All Other Races Non-Hispanic Population	115	1,414	3,438
-Percentage	5.19%	8.86%	6.55%
2010 Median Household Income	\$45,713	\$44,191	\$42,981
2010 Average Household Income	\$60,046	\$59,442	\$66,212
2010 Per Capita Income	\$18,968	\$16,373	\$21,645
2010 Average Household Size	3.1	3.0	2.9
HOUSEHOLD INCOME BRACKETS			
2010 Household Income < \$10,000	7	141	1,332
-Percentage	1.00%	3.21%	7.77%
2010 Household Income \$10,000-\$14,999	17	149	516
-Percentage	2.44%	3.39%	3.01%
2010 Household Income \$15,000-\$19,999	55	350	1,204
-Percentage	7.88%	7.96%	7.02%
2010 Household Income \$20,000-\$24,999	29	275	1,126
-Percentage	4.15%	6.26%	6.56%
2010 Household Income \$25,000-\$29,999	16	167	950
-Percentage	2.29%	3.80%	5.54%
2010 Household Income \$30,000-\$34,999	46	249	1,019
-Percentage	6.59%	5.66%	5.94%
2010 Household Income \$35,000-\$39,999	78	447	1,397
-Percentage	11.17%	10.17%	8.14%
2010 Household Income \$40,000-\$44,999	85	501	1,731
-Percentage	12.18%	11.40%	10.09%
2010 Household Income \$45,000-\$49,999	112	571	1,600
-Percentage	16.05%	12.99%	9.33%
2010 Household Income \$50,000-\$59,999	173	887	2,768
-Percentage	24.79%	20.18%	16.14%
2010 Household Income \$60,000-\$74,999	46	334	2,098
-Percentage	6.59%	7.60%	12.23%
2010 Household Income \$75,000-\$99,999	13	172	685
-Percentage	1.86%	3.91%	3.99%
2010 Household Income \$100,000-\$124,999	8	57	376
-Percentage	1.15%	1.30%	2.19%
2010 Household Income \$125,000-\$149,999	10	50	147
-Percentage	1.43%	1.14%	0.86%
2010 Household Income \$150,000-\$199,999	3	14	130

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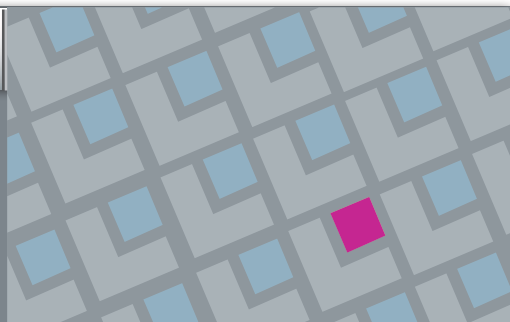
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-Percentage	0.43%	0.32%	0.76%
2010 Household Income \$200,000-\$249,999	0	4	10
-Percentage	0.00%	0.09%	0.06%
2010 Household Income \$250,000-\$499,999	0	27	63
-Percentage	0.00%	0.61%	0.37%
2010 Median Home Value	\$184,890	\$181,615	\$184,764
% 2010 Total Owner Occupied Housing Units	90.04%	85.43%	85.67%
% 2010 Total Renter Occupied Housing Units	9.96%	14.57%	14.33%
EDUCATION			
2010 Total Educational Attainment Age 25+	1,273	10,059	32,350
% 2010 High School Graduate (Incl Equivalency)	36.19%	32.30%	32.71%
% 2010 Bachelor's Degree	9.42%	6.42%	10.64%
% 2010 Master's Degree	2.51%	2.82%	5.38%
% 2010 Professional School Degree	0.55%	0.34%	0.90%
% 2010 Doctorate Degree	0.08%	0.02%	0.16%
(Education levels do not add to 100% since partial grade completions are not included.)			
EMPLOYMENT			
% 2010 White Collar Occupations	50.66%	49.70%	56.37%
% 2010 Blue Collar Occupations	49.34%	50.30%	43.63%
SELECTED EMPLOYMENT CATEGORIES			
% 2010 Management/Professional/Related	25.09%	26.03%	26.83%
% 2010 Service Occupation	11.00%	14.48%	11.60%
% 2010 Healthcare Support	1.22%	1.30%	1.64%
% 2010 Sales/Office	25.47%	23.67%	29.54%
% 2010 Office/Administrative Support	19.17%	17.48%	20.96%
% 2010 Farming/Fishing/Forestry	2.63%	2.46%	2.70%
% 2010 Construction/Extraction	11.94%	10.52%	6.52%
% 2010 Installation/Maintenance/Repair	5.73%	5.81%	7.51%
% 2010 Transportation/Material Moving	9.12%	9.01%	6.66%
(Categories are not exclusive, and do not add to 100%)			
2010 Total Daytime Population	2,212	13,601	39,946

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2010 Total Retail Sales Potential (MM)	\$7,932,883	\$51,459,327	\$214,299,103
POPULATION BY AGE BRACKET			
2010 Age 0-4	180	1,019	4,106
-Percentage	8.12%	6.38%	7.82%
2010 Age 5-9	228	1,307	4,490
-Percentage	10.29%	8.19%	8.56%
2010 Age 10-14	232	1,389	4,728
-Percentage	10.47%	8.70%	9.01%
2010 Age 15-19	186	1,074	3,575
-Percentage	8.39%	6.73%	6.81%
2010 Age 20-24	117	1,115	3,228
-Percentage	5.28%	6.99%	6.15%
2010 Age 25-34	268	2,674	7,929
-Percentage	12.09%	16.75%	15.11%
2010 Age 35-44	381	3,206	8,869
-Percentage	17.19%	20.09%	16.90%
2010 Age 45-54	310	2,057	6,744
-Percentage	13.99%	12.89%	12.85%
2010 Age 55-64	196	1,276	5,308
-Percentage	8.84%	7.99%	10.11%
2010 Age 65-74	78	556	2,437
-Percentage	3.52%	3.48%	4.64%
2010 Age 75-84	33	230	813
-Percentage	1.49%	1.44%	1.55%
2010 Age 85+	9	59	251
-Percentage	0.41%	0.37%	0.48%
2010 Age 0-14	640	3,715	13,324
2010 Age 15-34	571	4,863	14,732
2010 Age 35-64	887	6,539	20,921
2010 Age 65 and above	120	845	3,501
2010 Median Age Total Population	30.7	32.0	31.8
2010 Median Age Adult Population	41.3	38.7	40.5
% 2010 Female Population	48.06%	48.11%	47.30%
% 2010 Male Population	51.94%	51.89%	52.70%

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