

# NEW ±13.44 ACRE COMMERCIAL DEVELOPMENT

EXCLUSIVE LISTING | SEC JACKRABBIT TRAIL (195TH AVE) & INDIAN SCHOOL ROAD | BUCKEYE, ARIZONA



## LOCATION

Property is located at the southeast corner of Jackrabbit Trail (195th Avenue) and Indian School Road in Buckeye, Arizona

**SIZE** ±13.44 Acres

**AVAILABILITY** Majors, Shops, Pads and Commercial Acreage

**PRICE** Call for Pricing

**ZONING** CC (Commercial Center), City of Buckeye

## TRAFFIC COUNTS

Jackrabbit Trail: North / South ±5,500 VPD  
 Indian School Road: East / West ±7,000 VPD

Source: City of Buckeye, 2019

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
Est. 2018 Population	±1,977	±25,12	±62,872
2018 Avg. HH Income	\$101,179	\$111,369	\$101,068

## COMMENTS

- Located at one of the main entrances to Verrado MPC
- Future grocery anchored intersection (Fry's planned opening in Q4/2020 on NWC)
- Located ±2 miles north of Interstate 10 (full interchange)
- Located ±3.25 miles west of Loop 303 (full interchange)
- Verrado MPC encompasses over 8,000 acres, with over 14,000 total residential units
- Strong housing growth in the trade area with several other planned communities (Arroyo Seco, Sedella, Windrose, Russell Ranch, Canyon Views, and Allen Ranches)
- Property is not subject to Verrado Master Plan Community Guidelines.

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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZMaricopa202526 - 5.10.19

DEVELOPED BY:





# REGIONAL MAP

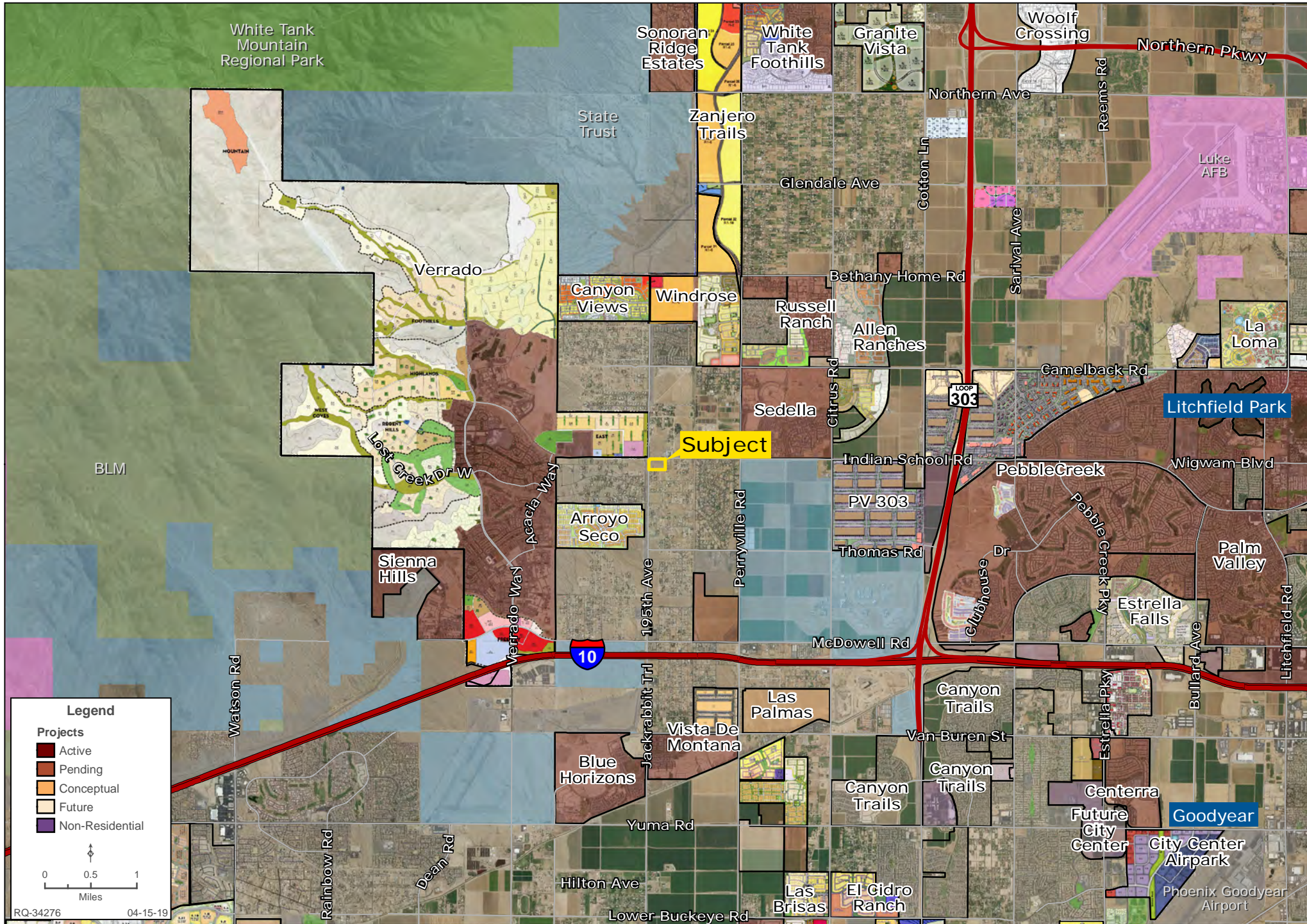
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# SURROUNDING DEVELOPMENT MAP

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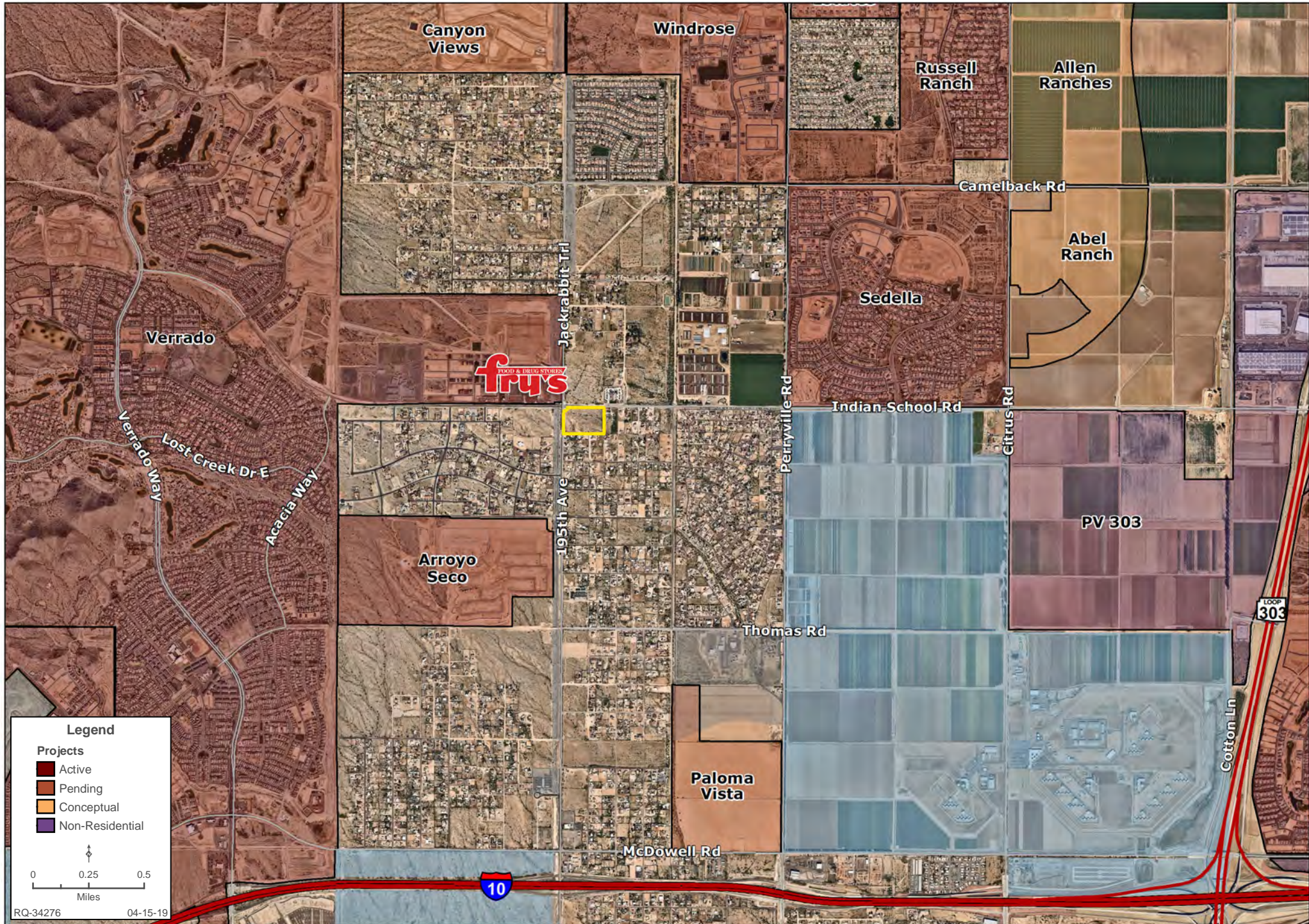


RQ-34276 04-15-19



# SURROUNDING AREA MAP

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# SURROUNDING AMENITIES MAP

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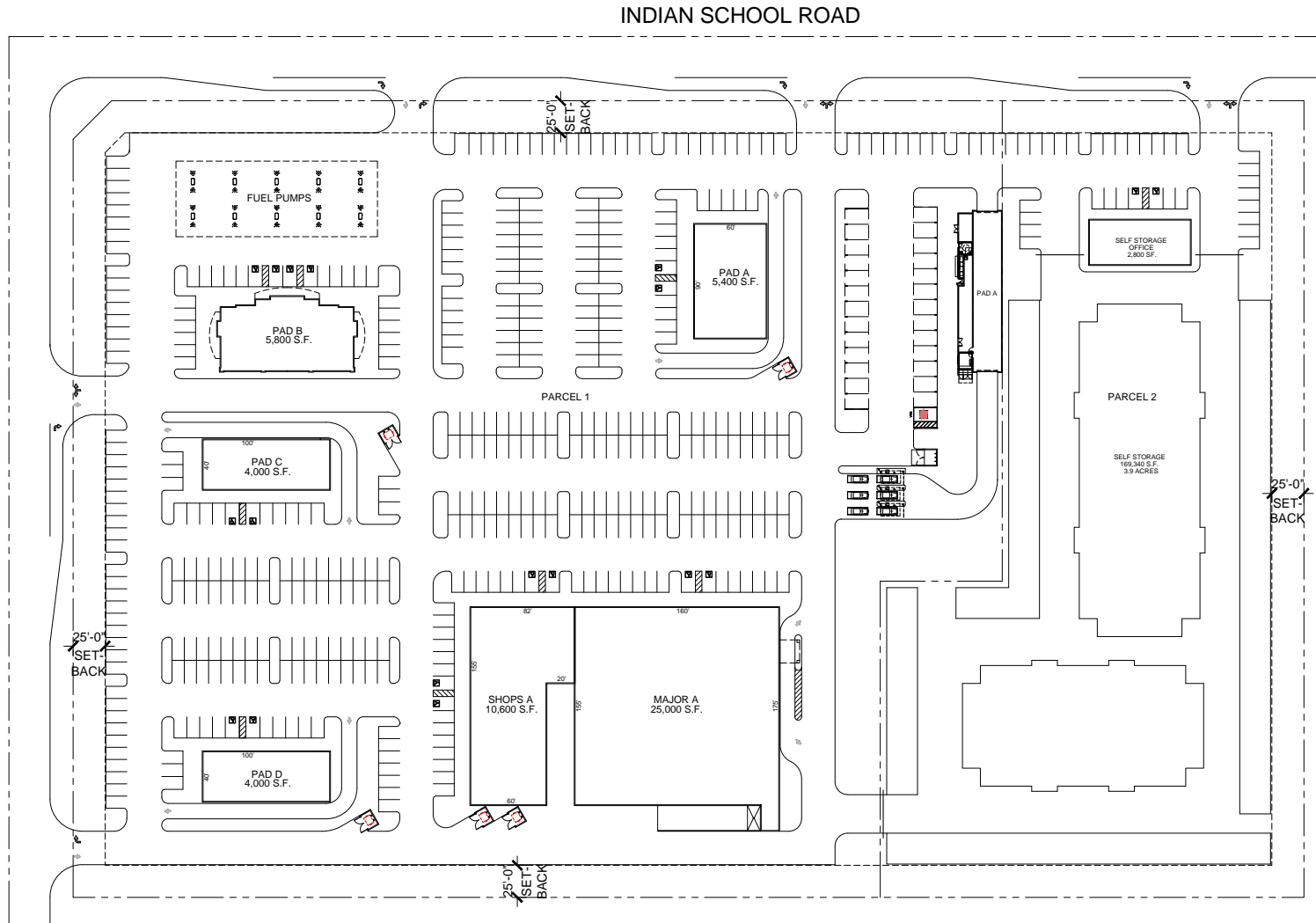


# OBLIQUE MAP





# SITE PLAN A



SITE DATA:	
NET SITE AREA	+/-594,908 SF. (13.66 ACRES)
EXISTING ZONING:	CC-2
<b>PARCEL 1</b>	
SITE AREA:	+/-425,568 SF. (9.77 ACRES)
<b>BUILDING AREA:</b>	
PAD A:	5,400 SF.
PAD B:	5,800 SF.
PAD C:	4,000 SF.
PAD D:	4,000 SF.
SHOPS A:	10,600 SF.
MAJOR A:	25,000 SF.
TOTAL:	54,800 SF.
<b>PARKING:</b>	
REQUIRED: (4 PER 1,000)	220 SPACES
PROVIDED:	465 SPACES (8.49 PER 1,000)
<b>PARCEL 2:</b>	
SITE AREA:	+/-169,340 SF. (3.9 ACRES)
SELF STORAGE OFFICE:	2,800 SF.
STORAGE:	

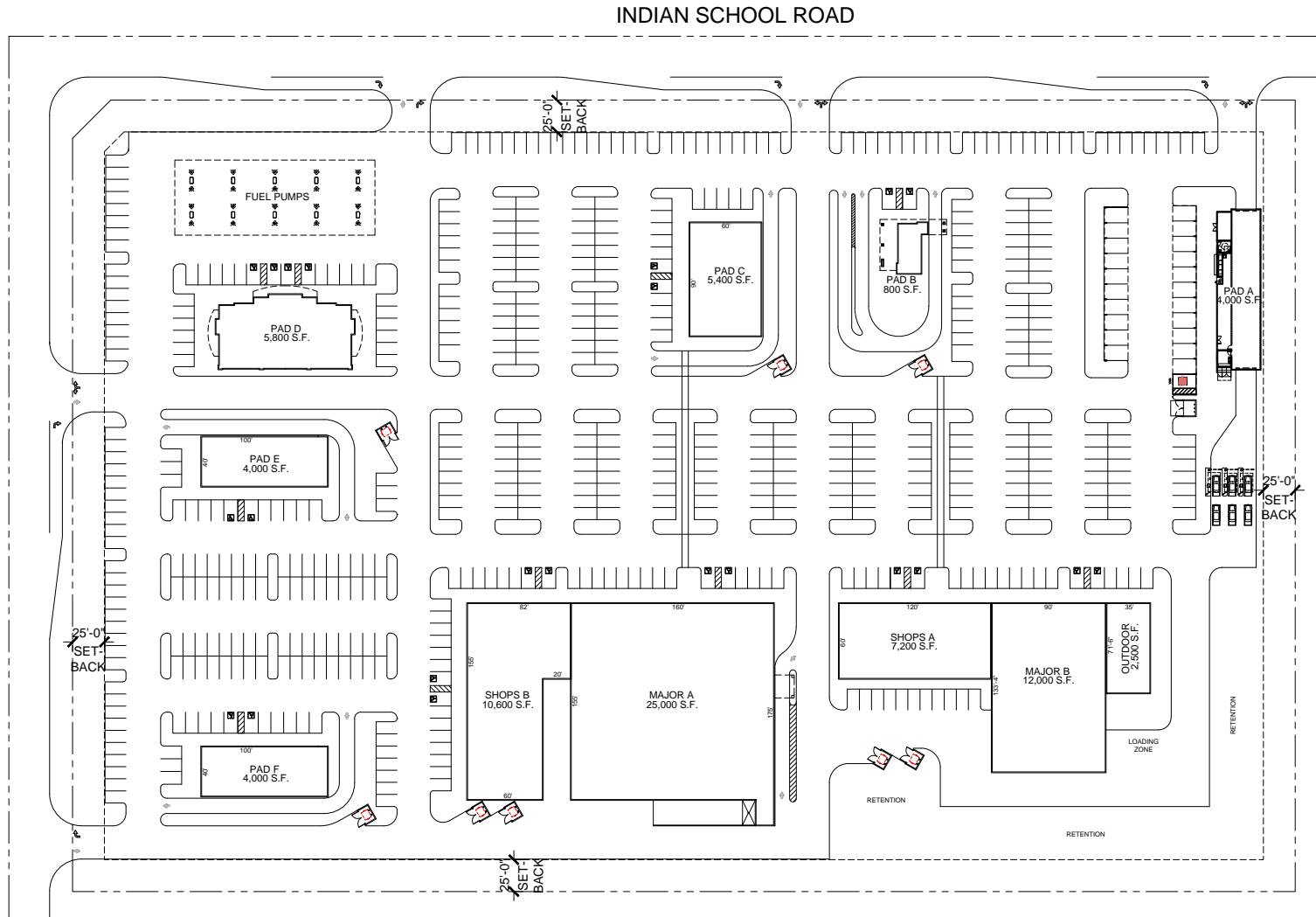


**PROPOSED SITE PLAN**  
S.E.C. OF INDIAN SCHOOL ROAD AND JACKRABBIT ROAD  
PHOENIX, ARIZONA



	04.26.2019
SCALE:	1" = 40'-0"
PLAN:	SITE PLAN

# SITE PLAN B

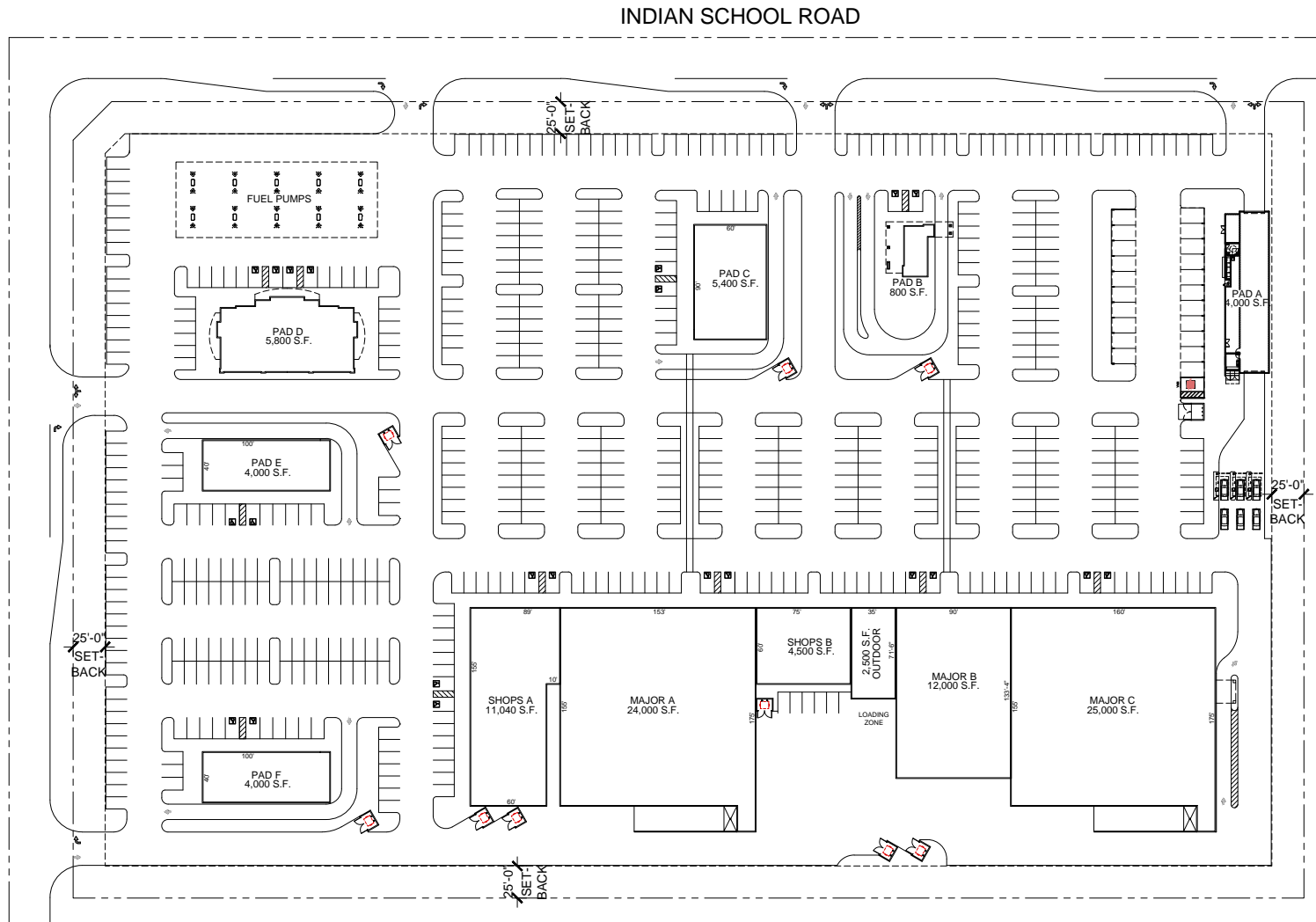


SITE DATA:	
NET SITE AREA	+/-594,908 SF. (13.66 ACRES)
EXISTING ZONING:	CC-2
BUILDING AREA:	
PAD A:	4,000 SF.
PAD B:	800 SF.
PAD C:	5,400 SF.
PAD D:	5,800 SF.
PAD E:	4,000 SF.
PAD F:	4,000 SF.
SHOPS A:	10,600 SF.
SHOPS B:	7,200 SF.
MAJOR B:	12,000 SF.
OUTDOOR:	2,500 SF.
MAJOR A:	25,000 SF.
TOTAL:	81,300 SF.
PARKING:	
REQUIRED: (4 PER 1,000)	326 SPACES
PROVIDED:	584 SPACES (7.18 PER 1,000)





# SITE PLAN C



SITE DATA:	
NET SITE AREA	+/-594,908 SF. (13.66 ACRES)
EXISTING ZONING:	CC-2
BUILDING AREA:	
PAD A:	4,000 SF.
PAD B:	800 SF.
PAD C:	5,400 SF.
PAD D:	5,800 SF.
PAD E:	4,000 SF.
PAD F:	4,000 SF.
SHOPS A:	11,040 SF.
SHOPS B:	4,500 SF.
MAJOR A:	24,000 SF.
MAJOR B:	12,000 SF.
MAJOR C:	25,000 SF.
OUTDOOR:	2,500 SF.
MAJOR C:	25,000 SF.
TOTAL:	103,040 SF.
PARKING:	
REQUIRED: (4 PER 1,000)	416 SPACES
PROVIDED:	590 SPACES (5.73 PER 1,000)



## PROPOSED SITE PLAN S.E.C. OF INDIAN SCHOOL ROAD AND JACKRABBIT ROAD PHOENIX, ARIZONA



	04.29.2019
SCALE:	1" = 40'-0"
PLAN:	SITE PLAN