

NEW DEVELOPMENT | Apache Junction, AZ

Property Highlights

- ± 0.65 AC PAD available
- Highly visible hard corner location along Apache Trail. Which is the main thoroughfare through Apache Junction.
- **Price: Please Call**
- Strong freeway access with the US 60 Highway located just 2 miles to the south & 202 3 miles west.
- Outparcel to a busy Walmart Supercenter.
- Other nearby national tenants include Safeway, Planet Fitness, Dollar Tree, Walgreens, Bank of America, Wells Fargo, KFC, Jack in the Box, Jimmy John's, McDonald's, AutoZone, and Starbucks.

Shane Carter

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Demographics

	1 Mile	3 Mile	5 Mile
Population	12,275	67,731	140,062
Households	5,511	27,629	55,582
AVG. HH Income	\$50,233	\$59,970	\$68,590

ESRI, 2018

Traffic Counts

North on Delaware	6,544 VPD
South on Delaware	7,939 VPD
West on Apache Trail	23,456 VPD
East on Apache Trail	23,824 VPD

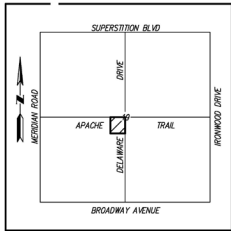
CoStar: 2018

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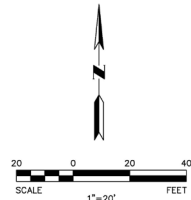
Site Map

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER
OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
PINAL COUNTY, ARIZONA.



VICINITY MAP
SECTION 19
T.1N., R.8E., Q.35R.1B. & M
PINAL COUNTY, ARIZONA



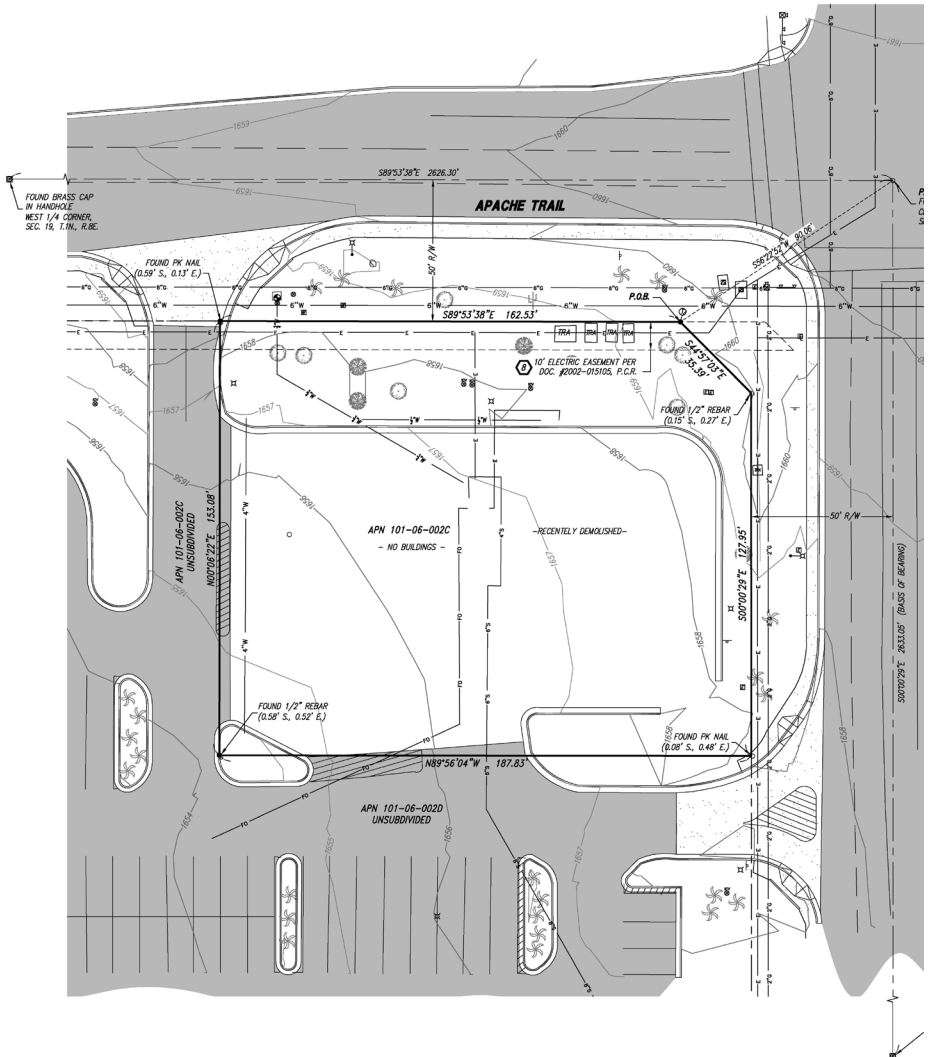
LEGEND

■	BRASS CAP IN HANDHOLE	○	SAGUARO
○	BRASS CAP FLUSH	○	DECIDUOUS TREE
○	FOUND MONUMENT	○	MESQUITE TREE
●	SET 1/2" REBAR W/ CAP LS 37172	○	PALM TREE
○	(UNLESS OTHERWISE NOTED)	○	GATE
○	WATER VALVE	○	LANDSCAPE BOULDER
○	FIRE HYDRANT	○	TELEPHONE MANNING
○	WATER METER	○	P.O.B.
○	SEWER MANHOLE	○	POINT OF BEGINNING
○	SKIN	○	P.O.C.
○	ELECTRIC JUNCTION BOX	○	POINT OF COMMENCEMENT
○	IRRIGATION CONTROL VALVE	○	ASSASSOR'S PARCEL NUMBER
○	ELECTRIC TRANSFORMER	○	R/W
○	STREET LIGHT	○	P.C.R.
○	LIGHT POLE	○	PINAL COUNTY RECORDER
○	TRAFFIC SIGNAL JUNCTION BOX	○	BOUNDARY
		○	AC PAVEMENT
		○	CONCRETE

BENCHMARK
BRASS CAP IN HANDHOLE AT THE INTERSECTION OF MERIDIAN ROAD AND APACHE TRAIL.
ELEVATION = 1638.125' (NAVD 88 DATUM)

BASIS OF BEARING
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 19, MONUMENTED AS SHOWN
HEREON AS BEARING S00°00'29".

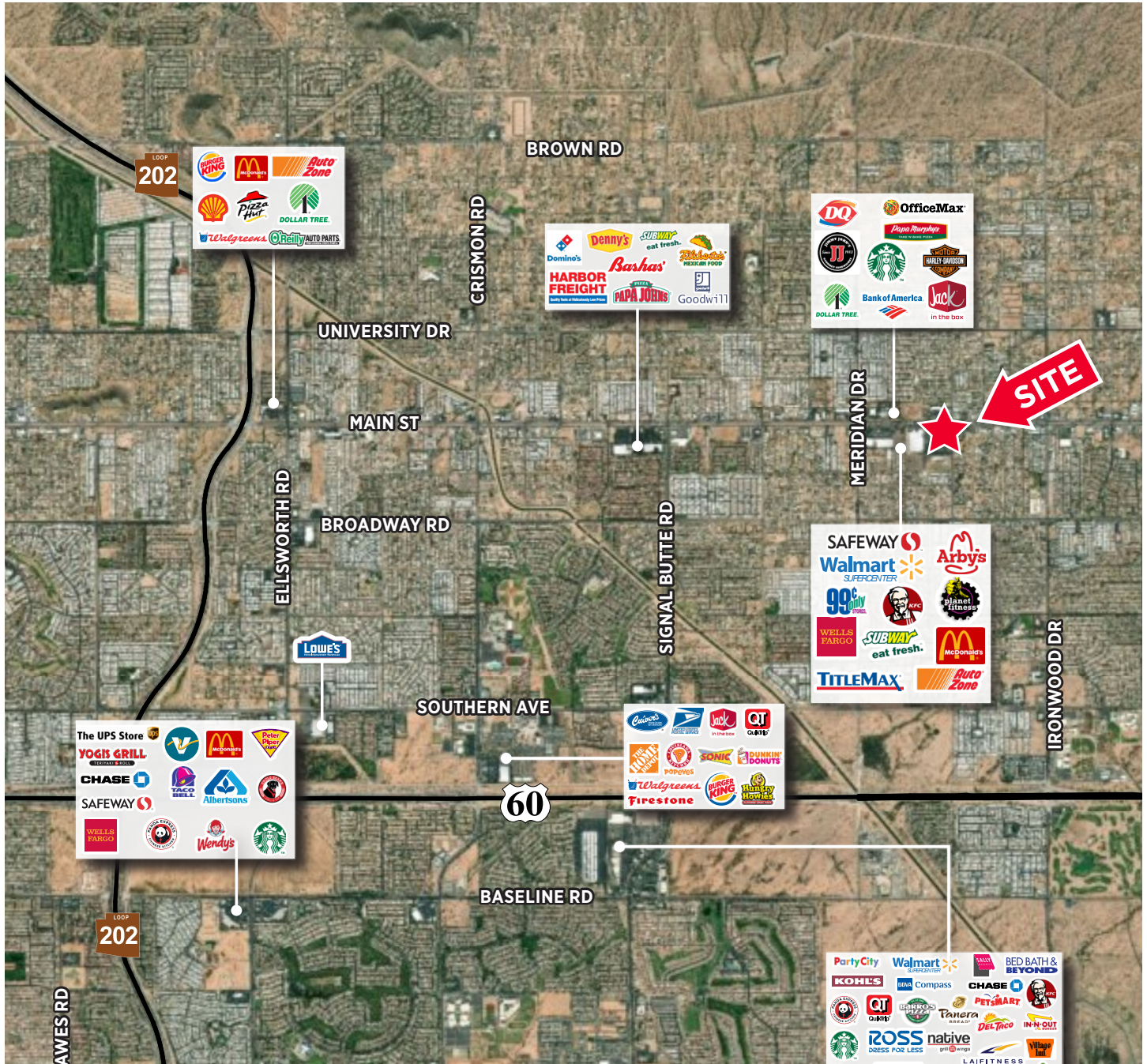
PARCEL AREA
AREA = 28,405 SQ. FT., OR 0.652 ACRES, MORE OR LESS.



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Aerial Map



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