

±8 ACRES FOR SALE

Cotton Ln & Waddell Rd | NWC | Surprise, AZ



±8 ACRES FOR SALE



NEARBY TENANTS



PROPERTY DETAILS

- Located ½ mile West of Loop 303, which is a full diamond interchange
- Directly across from Prasada, a 3,200 acre Master Planned Development Community
- 30,000 new homes planned within the immediate trade area
- Strong incomes in the submarket - \$75K+ within a 3-mile radius of site
- ZONING: C-2

DEMOGRAPHIC BRIEF 2017

	1-Mile	3-Mile	5-Mile
Population:	6,008	76,512	133,405
Households:	1,855	25,256	48,461
Median Age:	30.5	34.4	38.7
Average HH Income:	\$71,452	\$75,247	\$75,635

ADDITIONAL INFORMATION

Joe Doucett
602.952.3817
480.390.2262
jdoucett@ngkf.com

Ryan Moroney
602.952.3820
602.421.9100
rmoroney@ngkf.com

2398 E Camelback Rd, Suite 950 | Phoenix, AZ 85016 | 602.952.3800 | www.ngkf.com

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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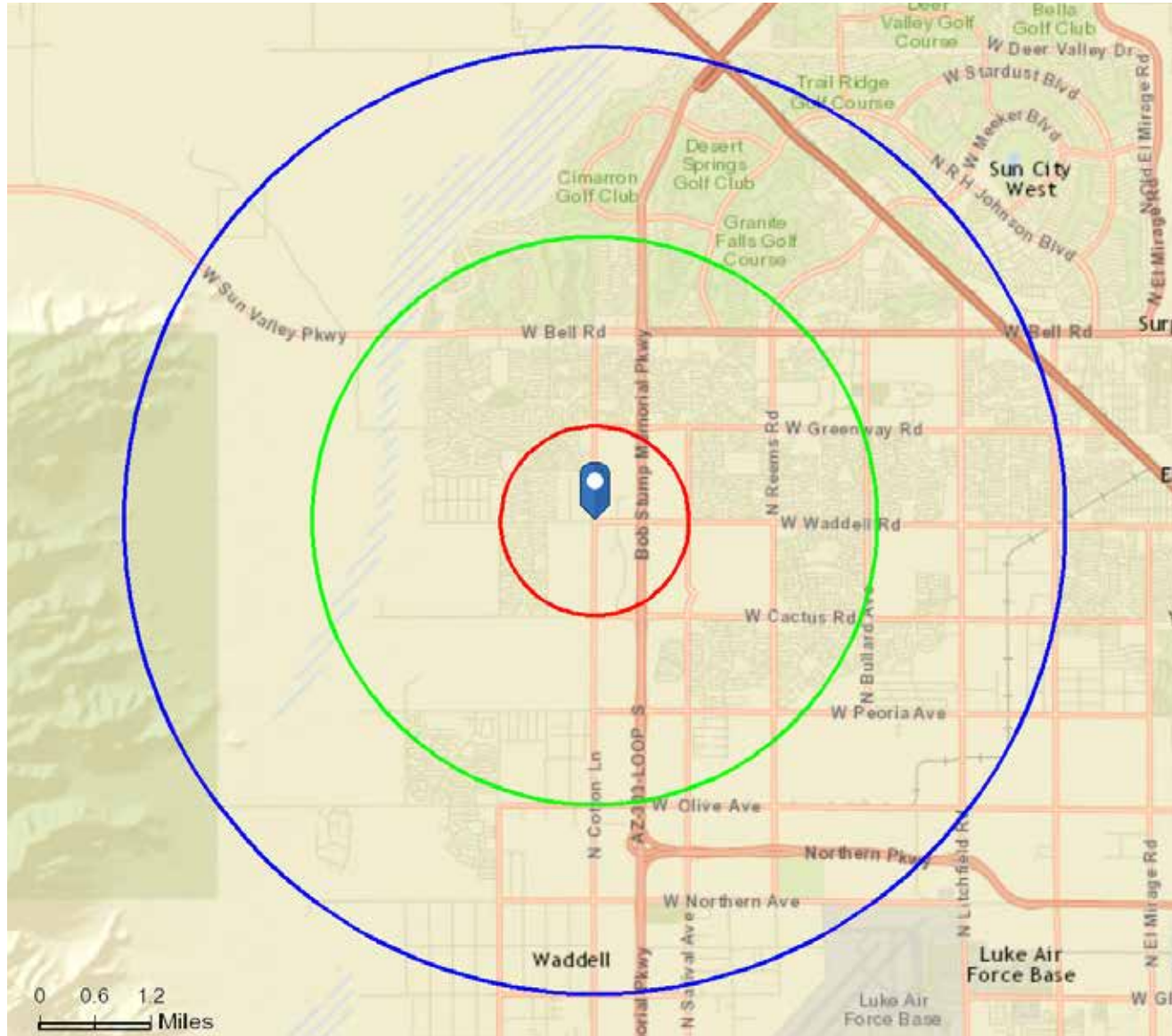
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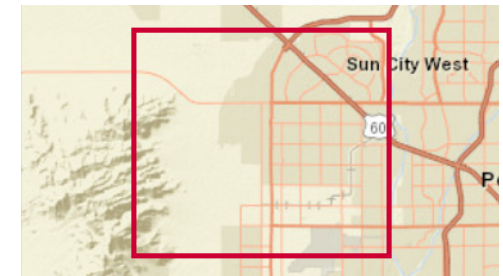
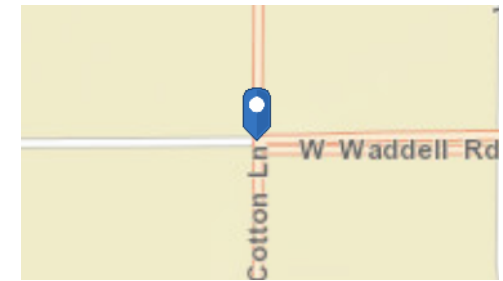


SITE PLAN 1,3,5 MILES



NWC Cotton Ln & Waddell Rd,
Surprise, AZ 85388
Ring: 1, 3, 5 Miles

Latitude: 33.610500
Longitude: -112.427800



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1 MILE

Summary	Census 2010	2017	2022
Population	5,331	6,008	6,804
Households	1,644	1,855	2,094
Families	1,324	1,475	1,653
Average Household Size	3.24	3.24	3.25
Owner Occupied Housing Units	1,226	1,308	1,498
Renter Occupied Housing Units	418	547	596
Median Age	29.5	30.5	29.5

Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	2.52%	1.41%	0.83%
Households	2.45%	1.35%	0.79%
Families	2.30%	1.27%	0.71%
Owner HHs	2.75%	1.32%	0.72%
Median Household Income	1.37%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	45	2.4%	51	2.4%
\$15,000 - \$24,999	107	5.8%	117	5.6%
\$25,000 - \$34,999	170	9.2%	161	7.7%
\$35,000 - \$49,999	193	10.4%	185	8.8%
\$50,000 - \$74,999	612	33.0%	654	31.2%
\$75,000 - \$99,999	457	24.6%	559	26.7%
\$100,000 - \$149,999	198	10.7%	260	12.4%
\$150,000 - \$199,999	54	2.9%	78	3.7%
\$200,000+	19	1.0%	30	1.4%

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	559	10.5%	594	9.9%	693	10.2%
5 - 9	562	10.5%	572	9.5%	660	9.7%
10 - 14	515	9.7%	541	9.0%	624	9.2%
15 - 19	369	6.9%	445	7.4%	523	7.7%
20 - 24	257	4.8%	380	6.3%	410	6.0%
25 - 34	980	18.4%	898	14.9%	1,141	16.8%
35 - 44	893	16.8%	1,028	17.1%	1,137	16.7%
45 - 54	532	10.0%	687	11.4%	737	10.8%
55 - 64	385	7.2%	451	7.5%	433	6.4%
65 - 74	194	3.6%	292	4.9%	305	4.5%
75 - 84	58	1.1%	95	1.6%	118	1.7%
85+	27	0.5%	25	0.4%	23	0.3%

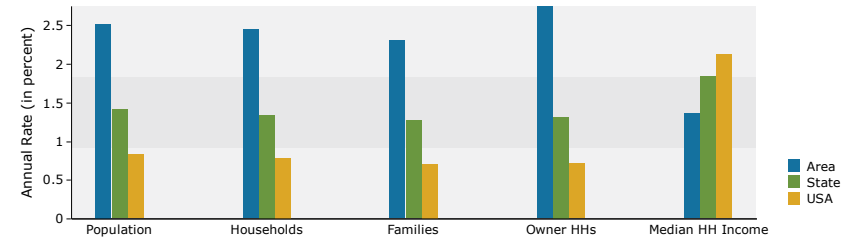
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,132	77.5%	4,445	74.0%	4,836	71.1%
Black Alone	346	6.5%	455	7.6%	581	8.5%
American Indian Alone	31	0.6%	41	0.7%	54	0.8%
Asian Alone	121	2.3%	168	2.8%	228	3.4%
Pacific Islander Alone	27	0.5%	34	0.6%	41	0.6%
Some Other Race Alone	396	7.4%	497	8.3%	603	8.9%
Two or More Races	278	5.2%	368	6.1%	461	6.8%

Hispanic Origin (Any Race) 1,087 20.4% 1,360 22.6% 1,671 24.6%

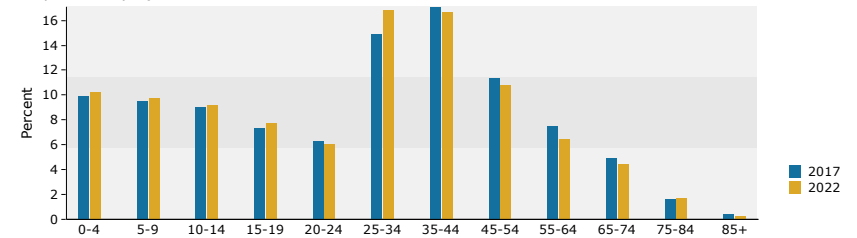
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

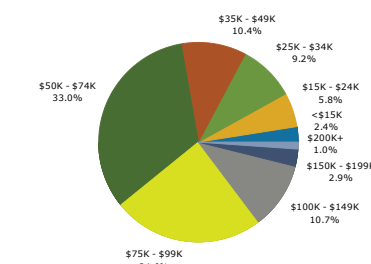
Trends 2017-2022



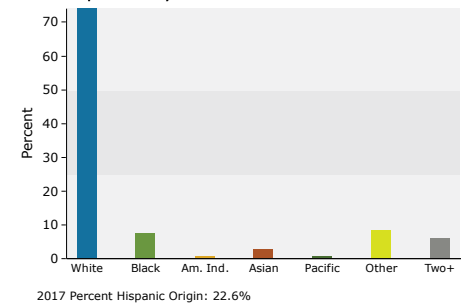
Population by Age



2017 Household Income



2017 Population by Race



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3 MILE

Summary	Census 2010	2017	2022
Population	64,427	76,512	85,115
Households	21,795	25,256	27,918
Families	17,377	20,046	22,102
Average Household Size	2.95	3.02	3.04
Owner Occupied Housing Units	17,092	19,096	21,251
Renter Occupied Housing Units	4,703	6,160	6,667
Median Age	33.2	34.4	33.0
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	2.15%	1.41%	0.83%
Households	2.02%	1.35%	0.79%
Families	1.97%	1.27%	0.71%
Owner HHs	2.16%	1.32%	0.72%
Median Household Income	1.95%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,438	5.7%	1,531	5.5%
\$15,000 - \$24,999	1,532	6.1%	1,540	5.5%
\$25,000 - \$34,999	1,975	7.8%	1,852	6.6%
\$35,000 - \$49,999	3,157	12.5%	2,860	10.2%
\$50,000 - \$74,999	6,624	26.2%	6,944	24.9%
\$75,000 - \$99,999	4,831	19.1%	5,627	20.2%
\$100,000 - \$149,999	4,127	16.3%	5,315	19.0%
\$150,000 - \$199,999	1,044	4.1%	1,475	5.3%
\$200,000+	529	2.1%	775	2.8%
Median Household Income	\$64,493		\$71,042	
Average Household Income	\$75,247		\$85,233	
Per Capita Income	\$24,965		\$28,096	

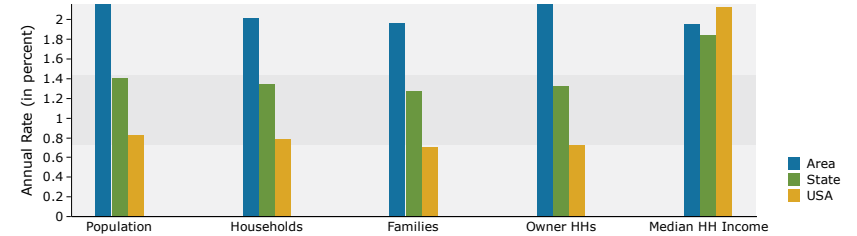
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,707	8.9%	6,492	8.5%	7,498	8.8%
5 - 9	6,153	9.6%	6,417	8.4%	7,245	8.5%
10 - 14	5,532	8.6%	6,241	8.2%	6,864	8.1%
15 - 19	4,060	6.3%	5,101	6.7%	5,736	6.7%
20 - 24	2,801	4.3%	4,235	5.5%	4,560	5.4%
25 - 34	10,008	15.5%	10,491	13.7%	13,491	15.9%
35 - 44	10,332	16.0%	11,987	15.7%	12,824	15.1%
45 - 54	6,371	9.9%	8,477	11.1%	8,804	10.3%
55 - 64	5,732	8.9%	6,703	8.8%	6,455	7.6%
65 - 74	5,063	7.9%	6,910	9.0%	6,981	8.2%
75 - 84	2,172	3.4%	2,832	3.7%	3,898	4.6%
85+	494	0.8%	627	0.8%	757	0.9%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	51,614	80.1%	58,524	76.5%	62,718	73.7%
Black Alone	3,590	5.6%	5,053	6.6%	6,349	7.5%
American Indian Alone	501	0.8%	692	0.9%	847	1.0%
Asian Alone	1,798	2.8%	2,798	3.7%	3,687	4.3%
Pacific Islander Alone	149	0.2%	207	0.3%	251	0.3%
Some Other Race Alone	4,048	6.3%	5,342	7.0%	6,399	7.5%
Two or More Races	2,727	4.2%	3,897	5.1%	4,865	5.7%
Hispanic Origin (Any Race)	11,445	17.8%	15,204	19.9%	18,387	21.6%

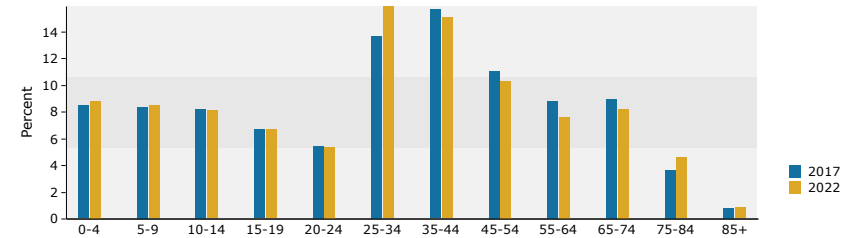
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

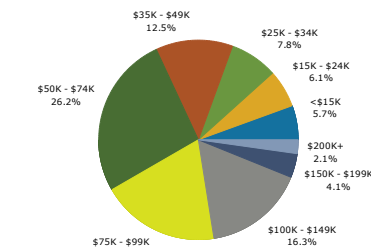
Trends 2017-2022



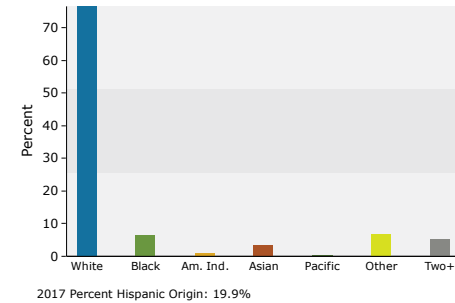
Population by Age



2017 Household Income



2017 Population by Race



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5 MILE

Summary	Census 2010	2017	2022
Population	115,782	133,405	147,684
Households	43,015	48,461	53,188
Families	32,709	36,707	40,228
Average Household Size	2.68	2.74	2.77
Owner Occupied Housing Units	34,511	37,474	41,264
Renter Occupied Housing Units	8,504	10,987	11,924
Median Age	37.6	38.7	37.6
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	2.05%	1.41%	0.83%
Households	1.88%	1.35%	0.79%
Families	1.85%	1.27%	0.71%
Owner HHs	1.95%	1.32%	0.72%
Median Household Income	2.00%	1.84%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	2,882	5.9%	3,075	5.8%
\$15,000 - \$24,999	3,546	7.3%	3,520	6.6%
\$25,000 - \$34,999	4,055	8.4%	3,782	7.1%
\$35,000 - \$49,999	6,518	13.4%	5,874	11.0%
\$50,000 - \$74,999	11,963	24.7%	12,564	23.6%
\$75,000 - \$99,999	8,635	17.8%	10,076	18.9%
\$100,000 - \$149,999	7,401	15.3%	9,530	17.9%
\$150,000 - \$199,999	2,121	4.4%	2,940	5.5%
\$200,000+	1,340	2.8%	1,827	3.4%
Median Household Income	\$62,383		\$68,885	
Average Household Income	\$75,635		\$85,723	
Per Capita Income	\$27,601		\$30,995	

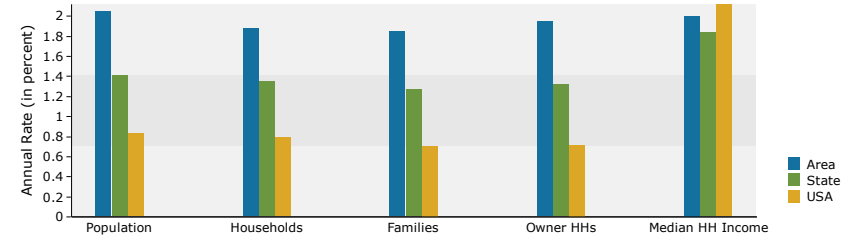
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,810	7.6%	9,801	7.3%	11,200	7.6%
5 - 9	9,411	8.1%	9,727	7.3%	10,922	7.4%
10 - 14	8,480	7.3%	9,434	7.1%	10,395	7.0%
15 - 19	6,429	5.6%	7,732	5.8%	8,716	5.9%
20 - 24	4,701	4.1%	6,439	4.8%	6,840	4.6%
25 - 34	15,546	13.4%	16,536	12.4%	20,402	13.8%
35 - 44	15,920	13.7%	18,089	13.6%	19,815	13.4%
45 - 54	10,846	9.4%	13,408	10.1%	13,837	9.4%
55 - 64	12,388	10.7%	13,047	9.8%	12,046	8.2%
65 - 74	13,897	12.0%	17,667	13.2%	17,874	12.1%
75 - 84	7,092	6.1%	8,531	6.4%	12,257	8.3%
85+	2,262	2.0%	2,993	2.2%	3,381	2.3%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	95,008	82.1%	104,959	78.7%	112,312	76.0%
Black Alone	5,868	5.1%	8,079	6.1%	10,109	6.8%
American Indian Alone	747	0.6%	1,029	0.8%	1,272	0.9%
Asian Alone	3,107	2.7%	4,519	3.4%	5,887	4.0%
Pacific Islander Alone	223	0.2%	302	0.2%	365	0.2%
Some Other Race Alone	6,507	5.6%	8,476	6.4%	10,205	6.9%
Two or More Races	4,322	3.7%	6,041	4.5%	7,535	5.1%
Hispanic Origin (Any Race)	18,592	16.1%	24,215	18.2%	29,356	19.9%

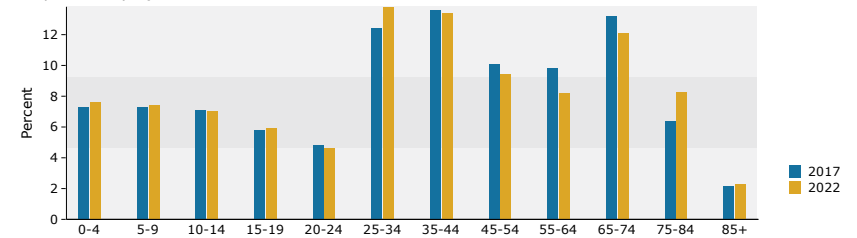
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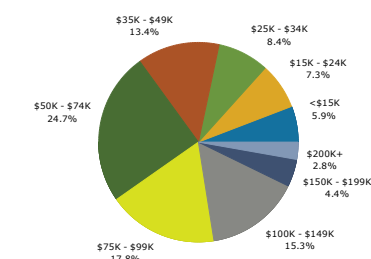
Trends 2017-2022



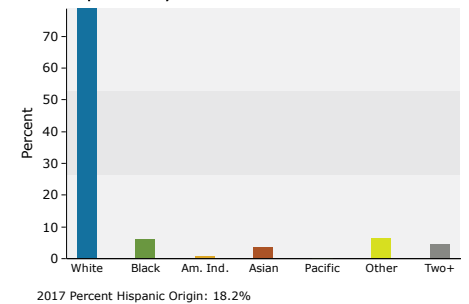
Population by Age



2017 Household Income



2017 Population by Race



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