

**15 ACRE PROJECT:** LAND AVAILABLE FOR SALE, GROUND LEASE OR BTS



The City of Buckeye is in the Process of Widening Miller Road to 6-Lanes. Miller Road is slated to be Buckeye's main Commercial and Residential artery for years to come.

## PROPERTY HIGHLIGHTS

- The City of Buckeye is the 2nd Fastest Growing City in the U.S. in Year-Over-Year Percentage Growth
- Strategically Positioned Fronting Miller Road, which is the Major North/South Commercial Artery from I-10 with Direct Access to Downtown Buckeye
- Situated Less than 1-Mile from I-10 Freeway, providing Critical Access to the Entire Phoenix Metropolitan Area
- Adjacent to the new 850,000 Square Foot Five Below distribution center (+500 employees) and LGE/Creation's 10 West Commerce Park (Toymaker Funko Inc. distribution facility, +360 Employees)
- Over 6,000 confirmed Housing Units in Development in the Immediate Area



**AVERAGE HH INCOME**

\$105,844 (3 mile radius)

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**POPULATION**

37,925 (3 mile radius)

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**DAYTIME EMPLOYMENT**

27,553 (3 mile radius)

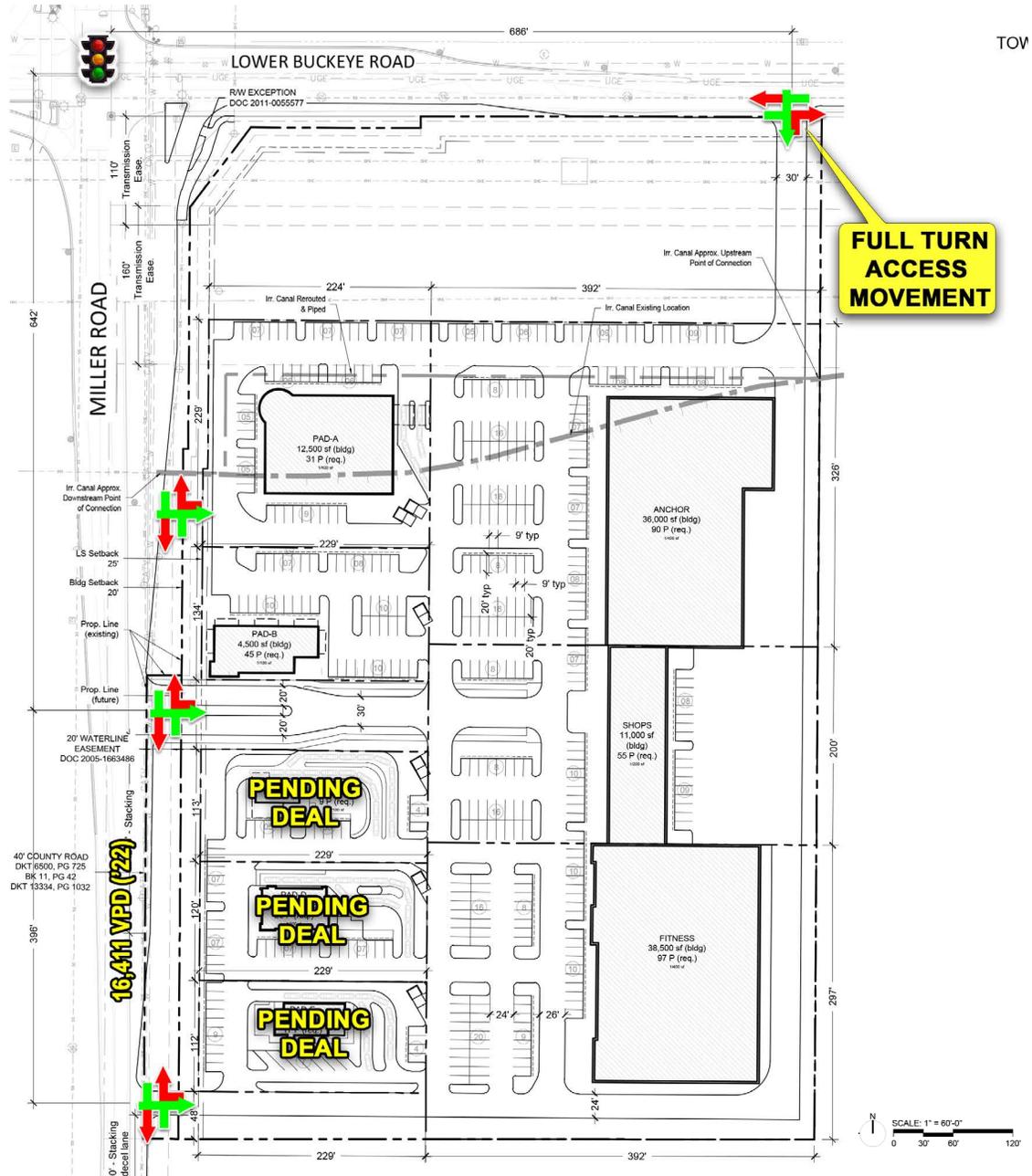
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**TRAFFIC COUNTS**

Miller Rd: 18,453 VPD ('22)  
I-10: 91,887 VPD ('23)

\* Demographics ©ESRI 2024 | Traffic Counts @AZDOT







**DOWNTOWN BUCKEYE**

**fray's**  
 FOOD STORES  
 Anchored Center  
 Coming Soon

**LGE**  
 DESIGN BUILD

+360 Employees



