



LAND FOR SALE

8239 W Lower Buckeye Road, Phoenix, AZ 85043



TRANSWESTERN

REAL ESTATE
SERVICES

EXCLUSIVE ADVISORS



Paul Borgesen, SIOR, REFAI

Senior Vice President

602.296.6377

paul.borgesen@transwestern.com



Dylan Sproul, SIOR, REFAI

Vice President

602.296.6376

dylan.sproul@transwestern.com



Royden Hudnall, CCIM, REFAI

Senior Associate

602.296.6384

royden.hudnall@transwestern.com

Transwestern (the “Agent”) has been exclusively engaged as the sales representative for the offering of **8239 W Lower Buckeye Rd** (the “Property”) on behalf of the Owner (the “Seller”). This Offering Memorandum is provided for information purposes only and does not represent that the operations or condition of the Property or Seller have remained unchanged since its preparation. It is the sole responsibility of prospective purchasers to independently verify and analyze all information contained herein.

Additional details and an opportunity to tour the Property will be made available to qualified and interested parties upon written request. Both the Seller and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and to terminate discussions with any party at any time, with or without notice. The Seller further reserves the right to modify the timing or procedures for this Offering at its sole discretion. No legal obligation shall arise on the part of the Seller or Agent unless and until a written purchase agreement has been fully negotiated, executed, and delivered by all required parties.

This Memorandum and its contents, except for information that is publicly available, are strictly confidential. By accepting this Memorandum, you agree to treat all information herein with the utmost confidentiality, refrain from reproducing or distributing it, and not disclose any of its contents to any other party except your advisors who need to review it for your potential interest in the Property—and who have agreed to maintain this same level of confidentiality. You further agree not to use this Memorandum or its contents in any manner that could be detrimental to the interests of the Seller or Agent, without prior written consent from either.

EXECUTIVE SUMMARY

Transwestern is pleased to exclusively present the opportunity to acquire the fee-simple interest in a ± 14.95 -acre parcel located at 8239 W Lower Buckeye Road in Phoenix, Arizona. Currently zoned R1-18, the Seller is willing to allow time for rezoning to commercial or higher density residential, which represents the site's highest and best use.

This site offers an exceptional opportunity for retail, grocery-anchored, or residential development. It is positioned directly behind a newly delivered lineup that includes Chipotle, Black Rock Coffee, The Stand, Bosa Donuts, and Jersey Mike's, further enhancing the property's visibility and consumer draw.

The property benefits from strong fundamentals: excellent visibility along 83rd Avenue, daily traffic counts of over 19,800 vehicles along Lower Buckeye Road, and robust surrounding demographics with more than 223,000 residents within a five-mile radius and annual population growth of 1.7%. With rapid residential expansion and accelerating demand for retail and service uses in the corridor, this parcel is ideally positioned for commercial development and long-term value creation.



OFFERING DETAILS

SALE PRICE

Call For Pricing

TOTAL LAND SIZE

±14.95 AC (±651,257 SF)

PARCEL

104-53-001D

ZONING

R1-18

HIGHLIGHTS

LOCATION:

Immediately Adjacent to a dense residential neighborhood

VISIBILITY:

Located just off the corner of W Lower Buckeye Road (19,803 VPD) with direct access to 83rd Avenue (8,405 VPD)

POPULATION:

223,000 residents within 5 miles

UTILITIES:

City of Phoenix water/sewer, SRP electric, Cox Internet





W LOWER BUCKEYE ROAD

Residential
Access
Point



Residential
Access
Point

S 83RD AVENUE

AERIAL OVERVIEW



W VAN BUREN STREET

W BUCKEYE ROAD

SITE



W LOWER BUCKEYE ROAD

S AVONDALE BLVD

S 99TH AVENUE

S 94TH AVENUE

S 83RD AVENUE

S 67TH AVENUE



TRES RIOS WETLANDS

SUBMARKET OVERVIEW (5 MILE RADIUS)



223,579

POPULATION



1.6%

ANNUAL POPULATION GROWTH
2024-2029



\$279,520

MEDIAN HOME VALUE



29.9

MEDIAN AGE



\$83,539

HH INCOME



14%

RESIDENTS WITH
COLLEGE EDUCATION



60,833

HOUSEHOLDS

West Phoenix, Arizona is quickly emerging as a growing submarket on the city's western edge. Centered along Lower Buckeye Road, the area has long been recognized for its strong working-class roots, diverse community, and convenient access to the I-10 and Loop 202 freeways. Today, it is drawing attention for its industrial growth, new housing development, and proximity to Phoenix's expanding logistics corridor.

Major investments in distribution and manufacturing are shaping the area's future. With national retailers and logistics firms establishing operations in nearby Tolleson and Goodyear, West Phoenix is benefiting from new employment opportunities and infrastructure upgrades. Residential development continues to expand, with affordable single-family housing and new subdivisions meeting demand from families and first-time buyers. Access to parks, schools, and regional retail centers further strengthens its appeal.

The job market in 85043 is supported by logistics, warehousing, manufacturing, and construction, with many residents commuting across the metro. Median household income in the area is about \$64,000, below the city average but reflecting steady growth as new employment hubs take hold. The population is young and diverse, with a large Hispanic majority and a growing number of families. Ongoing investment in industrial space and housing is broadening economic opportunity for the community.

With its strategic location, growing housing supply, and expanding employment base, West Phoenix is positioned as a submarket on the rise, offering affordability and accessibility in the heart of the Valley's west side.



 **TRANSWESTERN** REAL ESTATE SERVICES

Paul Borgesen, SIOR
Senior Vice President
602.296.6377
paul.borgesen@transwestern.com

Dylan Sproul, SIOR
Vice President
602.296.6376
dylan.sproul@transwestern.com

Royden Hudnall, CCIM
Senior Associate
602.296.6384
royden.hudnall@transwestern.com