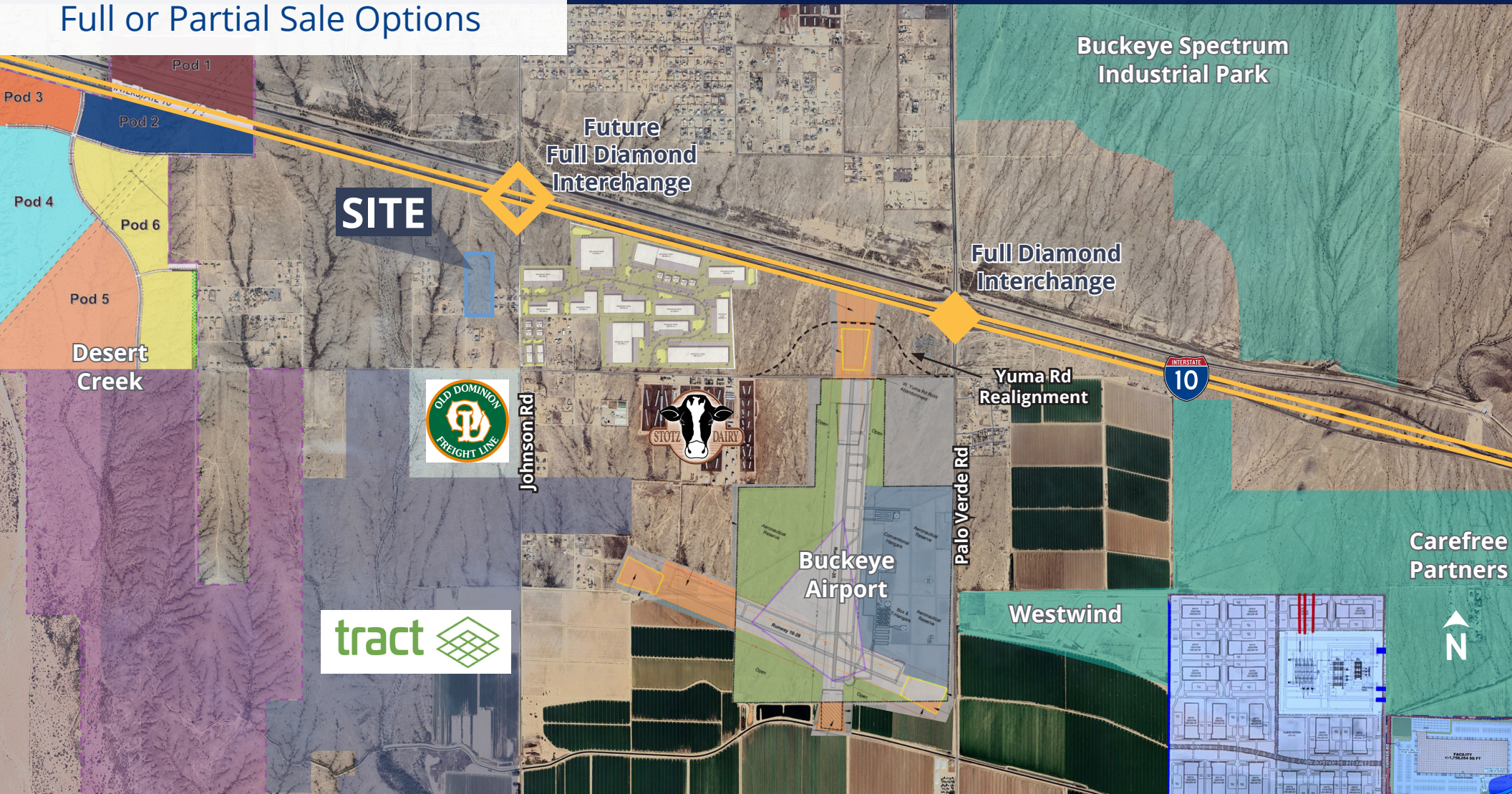


# NWC Johnson & Yuma Roads - ±20 AC For Sale

Buckeye, AZ

Full or Partial Sale Options



**Don MacWilliam, SIOR**  
DIR +1 602 692 5100  
don.macwilliam@colliers.com

**Payson MacWilliam**  
DIR +1 602 451 9811  
payson.macwilliam@colliers.com

**Casey Koziol**  
DIR +1 602 459 2497  
casey.koziol@colliers.com





# Property Highlights

Encompassing approximately 20 Acres (871,200 SF), this land is a perfect offering for future development. It is located in a growing environment near the expanding Buckeye Airport, and with immediate proximity to a future, full-diamond interchange accessing Interstate 10. General Plan zoned for Business Commerce, this is an ideal investment or user development opportunity.



±20 AC

871,200 SF  
ACROSS 4 PARCELS



Zoning

GENERAL PLAN ZONED  
BUSINESS COMMERCE



Flexibility

MULTIPLE FUTURE  
DEVELOPMENT OPTIONS





# Location Highlights

## DRIVE TIMES

45 Minutes - Phoenix/Sky Harbor Airport  
5.5 Hours - Los Angeles/Port of Long Beach  
4.7 Hours - San Diego

City of Goodyear  
Phx-Gdyr Airport

Phoenix



City of Buckeye



Westpark

Yuma  
San Diego

Carefree Partners

Westwind



Buckeye Spectrum  
Industrial Park

Full Diamond  
Interchange

Palo Verde Road

Runway Expansion

Yuma Road  
Realignment

Buckeye  
Municipal  
Airport

Proposed  
Additional  
Runway



±20 Acres



2,000 Acres

N

Future  
Full Diamond  
Interchange

Johnson Road

Los  
Angeles



160 Acres



## Demographics & Projected Growth

2024

Population: 5,149,752  
Households: 1,922,675  
Income: \$118,826

2029

Population: 5,399,639  
Households: 2,048,005  
Income: \$138,376

## Abundant Local Labor



**2.65 Million**  
Workers In Greater  
Phoenix Area

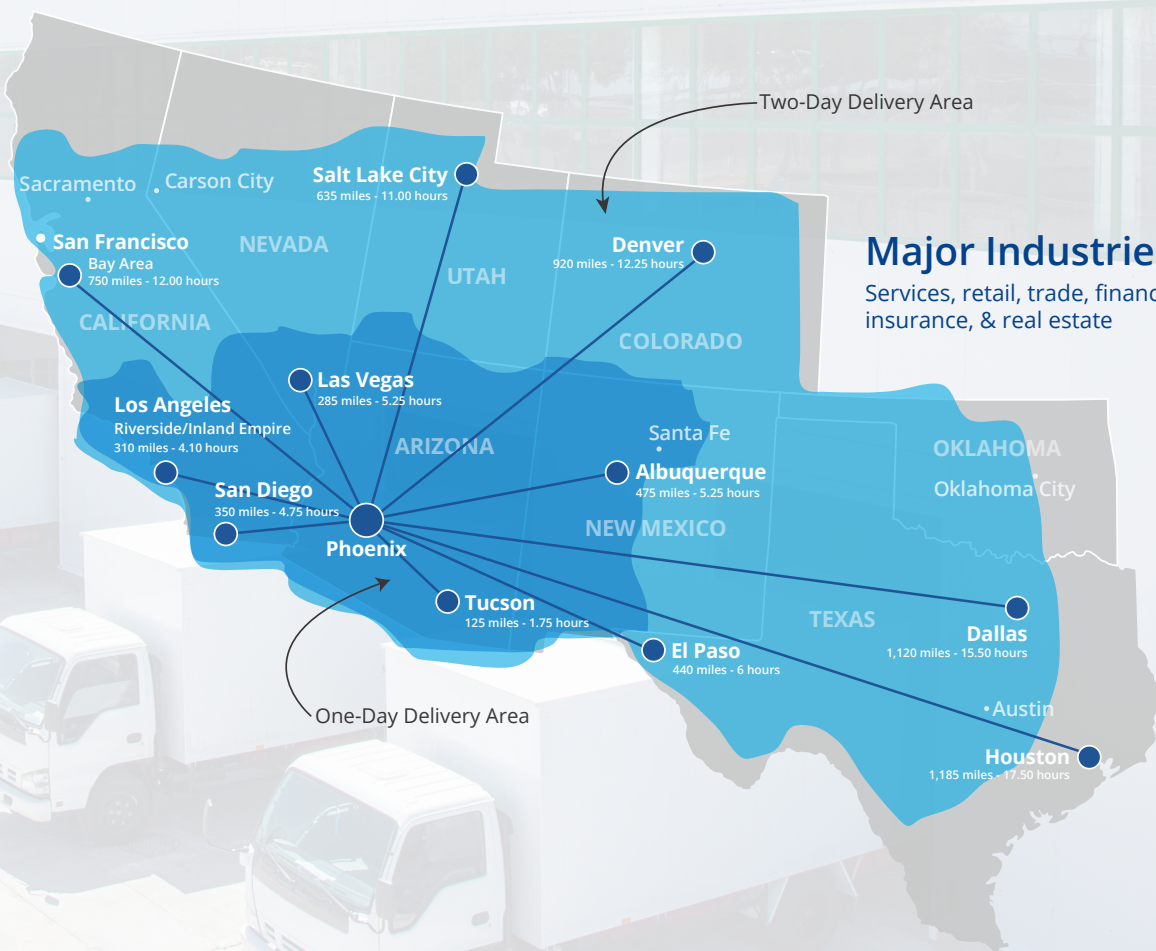


**37.6 Years**  
Average Age  
Of AZ Workforce



**86.7% Educated**  
Population  
With High School Degree  
Or Higher

## Arizona Drive Times



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Colliers | 2390 E Camelback Rd Ste 100, Phoenix, AZ 85016 | [colliers.com/arizona](https://colliers.com/arizona)

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