

NEC SOUTHERN AVE & WATSON RD

PADS AND SHOPS AVAILABLE **FOR SALE OR LEASE**

Buckeye, AZ 85282



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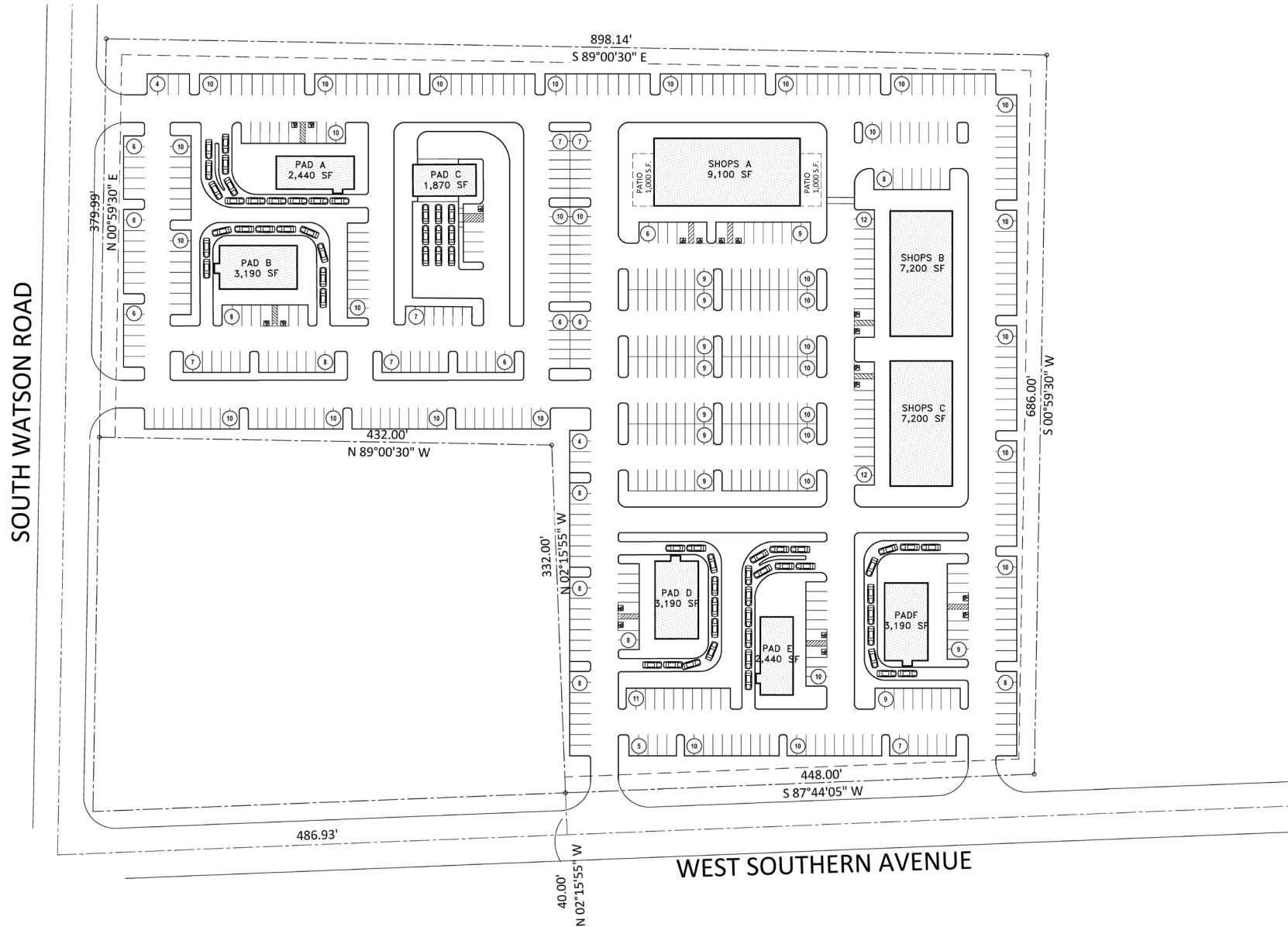
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D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

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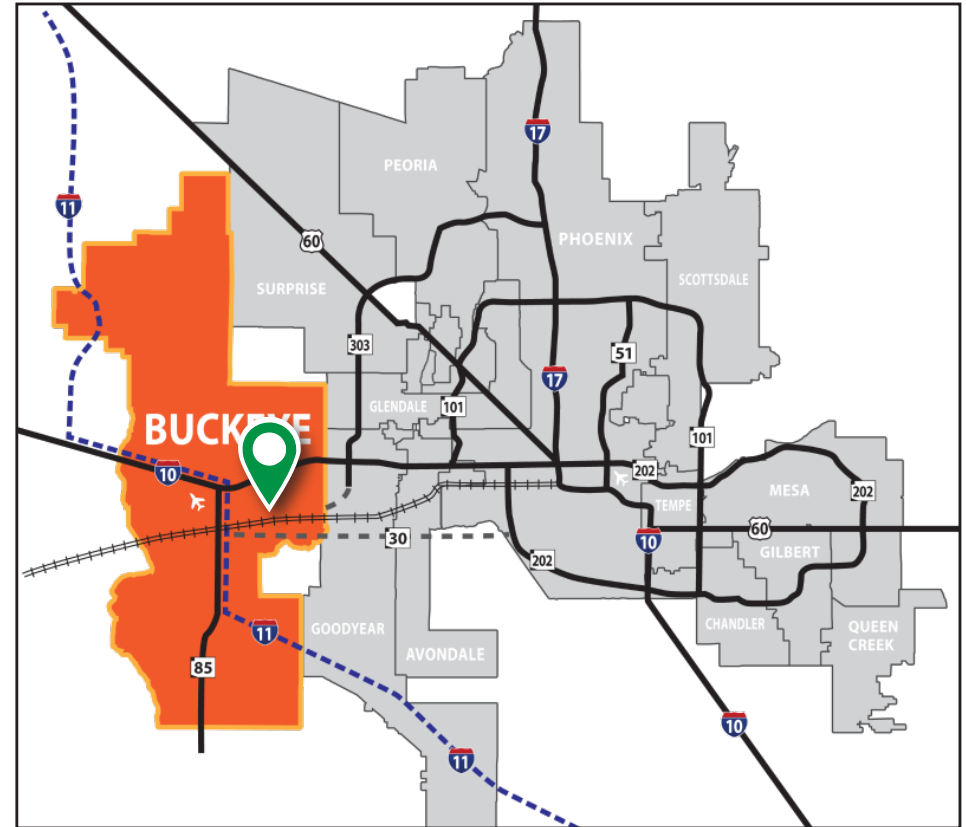
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PROPERTY HIGHLIGHTS

- Pads and shops space available for sale or lease!
- Positioned in a high-growth trade area within one of the fastest growing communities in the Phoenix west valley
- Convenient regional access with close proximity to I-10, connecting to the greater Phoenix metro area
- Surrounded by expanding residential development, providing a built-in and growing customer base
- Strong traffic exposure along two major arterial roadways with excellent signage potential
- Ideal for a variety of uses including retail, restaurant, medical and professional services
- Efficient site layout featuring ample parking and easy ingress/egress



DEMOGRAPHICS 2025



POPULATION

3 MILE	5,744
5 MILE	37,768
7 MILE	66,681



HOUSEHOLDS

3 MILE	1,566
5 MILE	11,819
7 MILE	20,938



AVG HH INCOME

3 MILE	\$115,855
5 MILE	\$110,601
7 MILE	\$111,526



MEDIAN HOME VALUE

3 MILE	\$379,850
5 MILE	\$393,440
7 MILE	\$400,354



DAYTIME POPULATION

3 MILE	1,315
5 MILE	13,233
7 MILE	23,417

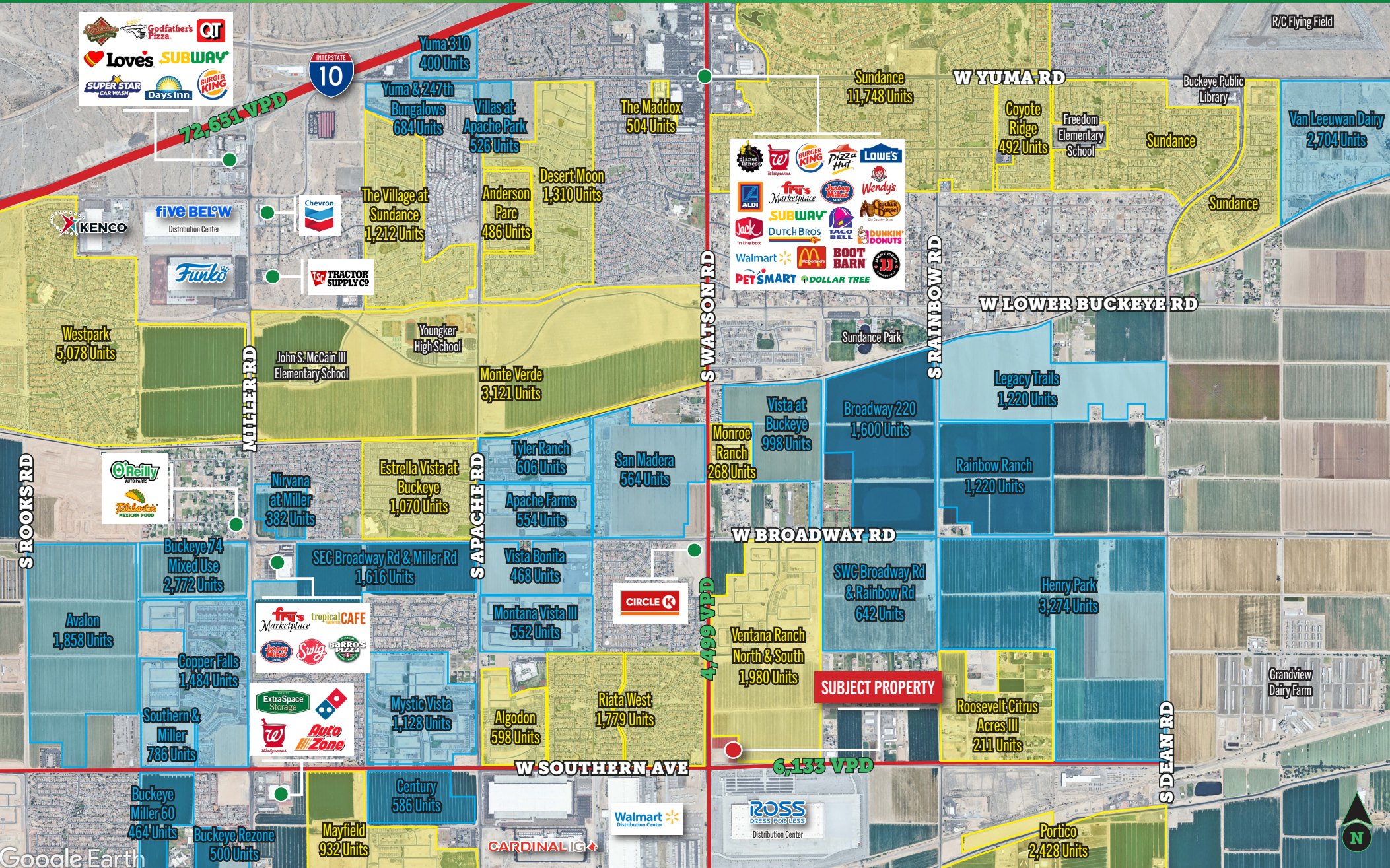


TOTAL BUSINESSES

3 MILE	41
5 MILE	557
7 MILE	1,102

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BUCKEYE, ARIZONA

Buckeye, Arizona has rapidly evolved from a small agricultural town into one of the fastest-growing cities in the Phoenix metro area. Its expansion is driven by affordable housing, large master-planned communities, and a significant supply of undeveloped land—making it a prime destination for both residents and long-term development.

This population growth directly supports rising demand in commercial real estate. As new neighborhoods expand, so does the need for retail centers, healthcare facilities, office space, and industrial development. With strong access to Interstate 10 and room for large-scale projects, Buckeye offers investors a rare opportunity to enter an early-stage market with substantial upside.

Beyond growth, Buckeye also offers a variety of outdoor and lifestyle attractions that enhance its appeal. Skyline Regional Park is a standout, featuring over 8,700 acres of desert landscape with hiking, biking, and equestrian trails, along with popular stargazing events due to its dark skies. Visitors and residents can also enjoy spots like the Buckeye Aquatics Center, Verrado Golf Club, and scenic areas such as Robbins Butte Wildlife Area, which highlight the city's connection to the Sonoran Desert and outdoor recreation.

These amenities, combined with continued residential growth, make Buckeye especially attractive from a commercial real estate standpoint. The presence of recreational destinations and lifestyle infrastructure not only improves quality of life but also increases demand for nearby retail and services. Altogether, Buckeye represents a high-growth market where expanding population, available land, and livability converge to create strong long-term investment potential.

