



The Buckeye Healthcare Market Study Initiative was created to accelerate the development of a comprehensive healthcare campus that addresses the needs of a rapidly expanding population. Grounded in strong market analytics and demographic trends, the Initiative reveals a clear gap—and a compelling opportunity—for healthcare services and infrastructure. With proven demand, a pro-growth environment, and untapped potential, Buckeye offers healthcare developers and brokers a prime location for successful investment and long-term impact.

KEY FINDINGS



30%

Over 30% of visits are General Medicine



48%

Of residents leave for Emergency Department Services



3RD Most Visited
Phoenix Children's Hospital (Furthest)



Payer Mix

30% Medicare | 29% Medicaid | 31% Commercial

TOP MEDICAL SERVICES BY DIAGNOSTIC LINE

1. General Medicine
2. Orthopedics
3. ENT
4. Cardiovascular
5. Pulmonary
6. Gastroenterology
7. Neurology
8. Urology
9. Obstetrics
10. Spine

TOP 10 PHYSICIAN GAPS

1. Family Practice
2. Internal Medicine
3. Pediatrics
4. Obstetrics & Gynecology
5. General Surgery
6. Orthopedics
7. Neurology
8. Urology
9. Gastroenterology
10. Allergy/Immunology

TARGETED SERVICES

1. Women's Services
2. Pediatrics
3. Sports Medicine
4. Physical and Occupational Therapy
5. Imaging
6. Specialty Services
7. Hospital
8. Geriatrics



Since the onset of our Healthcare Market Study Initiative, we've helped bring two acute care hospital campuses and multiple medical office buildings to support our city's rapid growth. We didn't just sell a location — we shared the story of Buckeye's booming population and rising demand for care. That message resonated, resulting in a wide range of services coming to the city, from primary care and pediatrics to imaging, behavioral health, assisted living, and more.



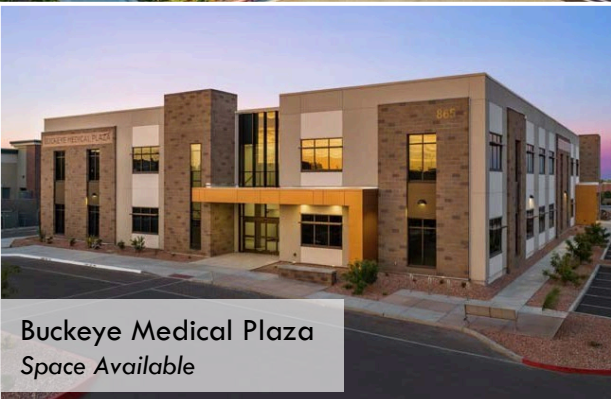
Banner Health
Space Available



Link Senior Development
Under Construction



Fields at Verrado
Space Available



Buckeye Medical Plaza
Space Available

HEALTHCARE RESULTS & OPPORTUNITIES



UNDER CONSTRUCTION

366,000 SF

AVAILABLE FOR LEASE

29,100 SF

AVAILABLE FOR BTS

972+ acres

ACTIVE HEALTHCARE PROJECTS

5 Projects

Last updated 5/1/2025

Today, Buckeye is on the path to welcoming a wide range of healthcare services including:

- ✓ Physical Therapy
- ✓ Cardiology
- ✓ Behavioral Health
- ✓ Pediatrics
- ✓ Oral And Maxillofacial Surgery
- ✓ Phlebotomy
- ✓ Primary Care
- ✓ Women's Health
- ✓ Imaging
- ✓ Surgery Center Services
- ✓ Laboratory Services
- ✓ Optometry
- ✓ Independent & Assisted Living
- ✓ Memory Care
- ✓ Class A Medical Office Space
- ✓ Ambulatory Services
- ✓ Acute Care Hospitals

This marks a major step forward — not just in recruitment, but in transformation. We're laying the groundwork for a comprehensive healthcare ecosystem that can support our residents at every stage of life. Though the momentum is strong, but continued investment is critical to ensure we can meet current demand and plan for the future.