

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



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
\$86,507 (3 mile radius)



POPULATION
32,823 (3 mile radius)

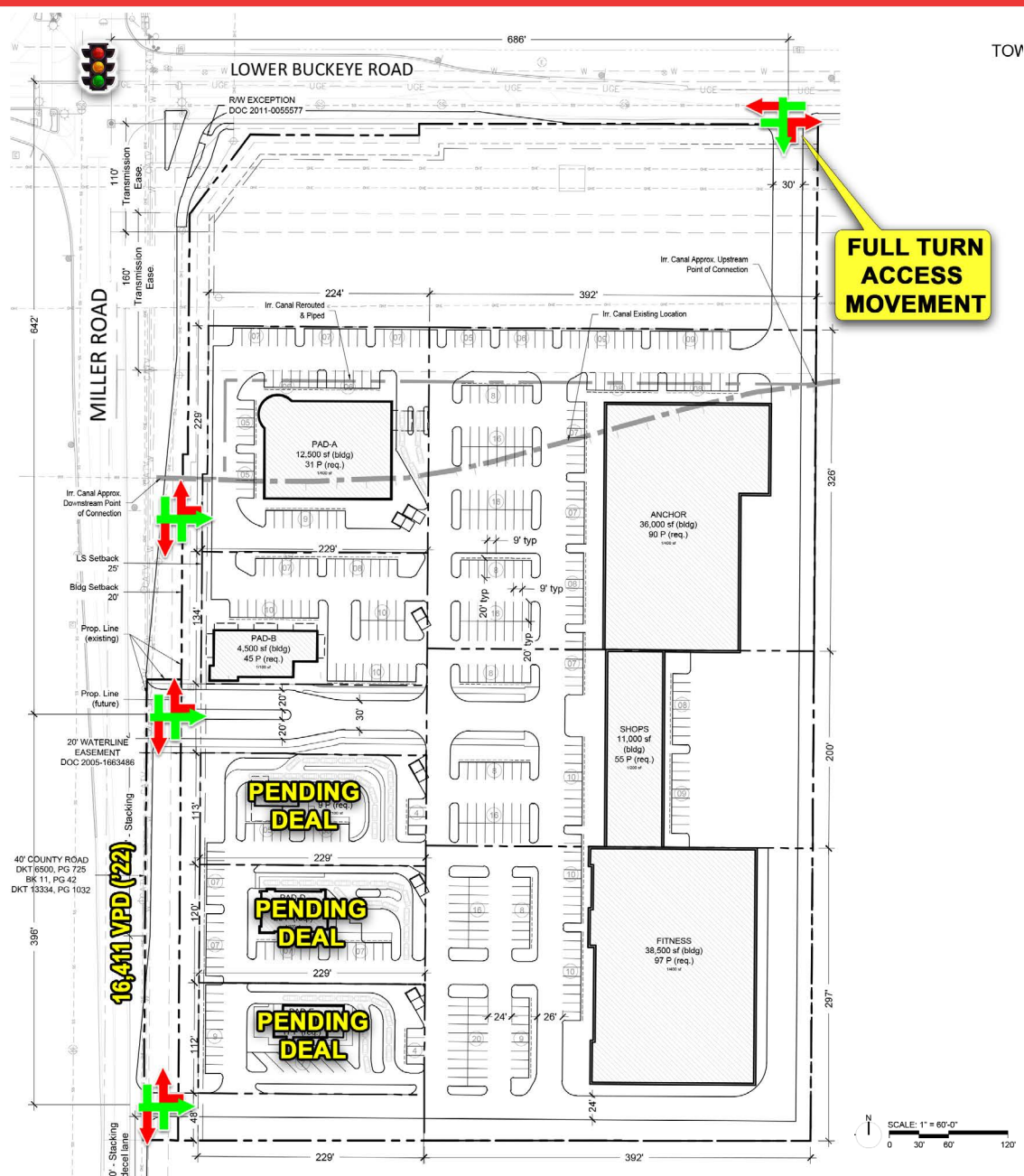


DAYTIME EMPLOYMENT
24,990 (3 mile radius)



TRAFFIC COUNTS
Miller Rd: 18,453 VPD ('22)
I-10: 73,548 VPD ('21)

* Demographics ©ESRI 2022 | Traffic Counts @AZDOT

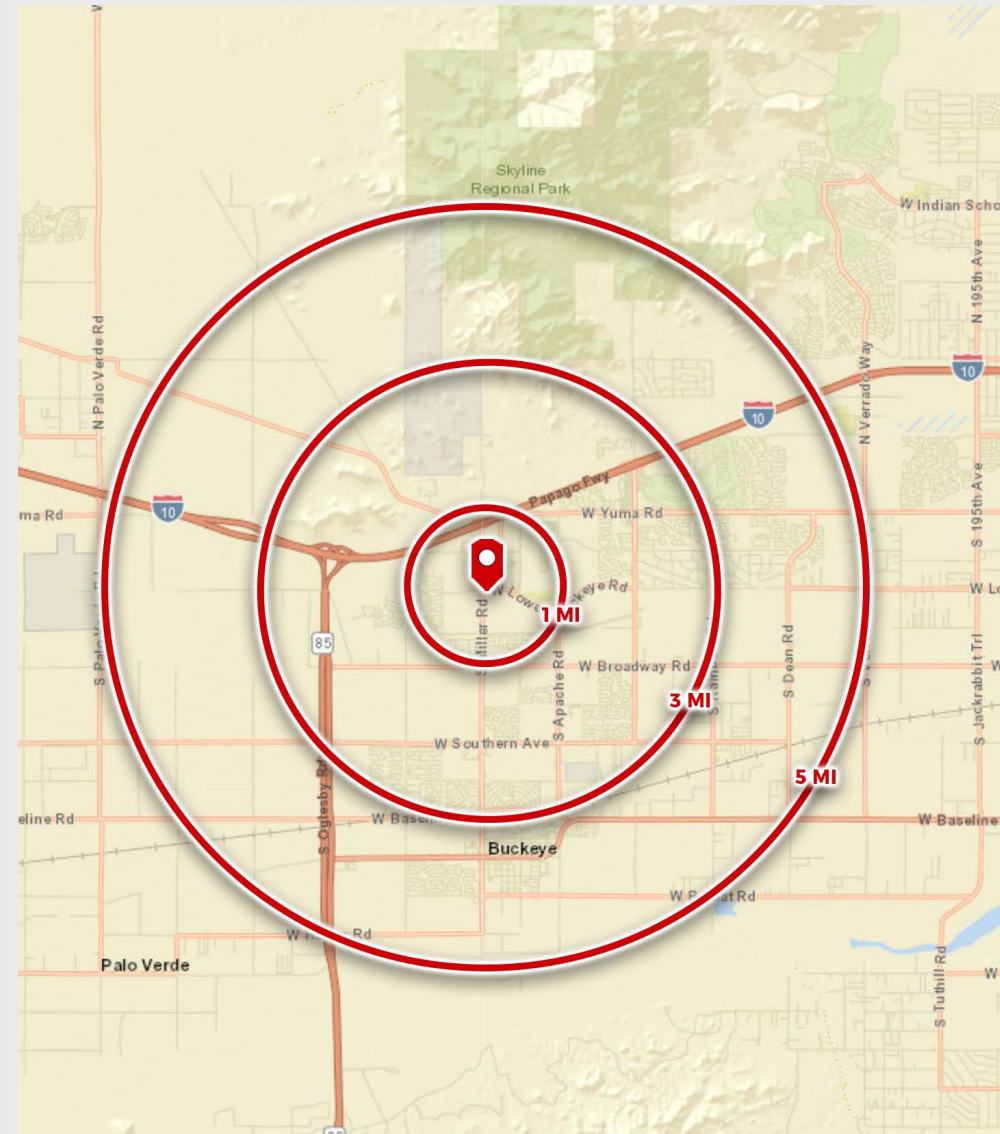








	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	418	3,632	11,506
2010 Total Population	4,059	20,573	38,340
2022 Total Population	6,009	32,823	55,683
2027 Total Population	6,692	34,613	58,496
2019-2024 Annual Rate	2.18%	1.07%	0.99%
2022 Total Daytime Population	4,634	24,990	41,816
Workers	1,208	6,720	10,982
Residents	3,426	18,270	30,834
HOUSEHOLD SUMMARY			
2000 Households	143	1,145	3,089
2010 Households	1,256	6,206	11,680
2022 Households	1,746	9,653	16,722
2027 Households	1,945	10,182	17,537
2022 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	68.6%	69.4%	67.0%
Renter Occupied Housing Units	26.2%	26.1%	27.7%
2022 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$82,348	\$86,507	\$84,264
Average Home Value	\$320,899	\$303,713	\$318,098
2022 POPULATION BY RACE/ETHNICITY			
Total	6,008	32,822	55,682
White Alone	51.9%	49.2%	48.8%
Black Alone	6.8%	8.0%	7.6%
American Indian Alone	1.4%	1.9%	2.0%
Asian Alone	1.6%	1.6%	1.5%
Pacific Islander Alone	0.7%	0.4%	0.3%
Some Other Race Alone	18.0%	20.2%	21.5%
Two or More Races	19.5%	18.7%	18.3%
Hispanic Origin	43.7%	46.3%	47.0%
Diversity Index	82.5	83.7	83.8
2022 POPULATION BY AGE			
Total	6,011	32,821	55,683
0 - 4	9.1%	9.1%	9.2%
5 - 9	9.1%	9.0%	9.1%
10 - 14	8.4%	8.3%	8.3%
15 - 24	13.3%	13.2%	13.5%
25 - 34	15.2%	15.8%	15.8%
35 - 44	16.0%	15.7%	15.0%
45 - 54	11.8%	10.6%	10.5%
55 - 64	8.3%	8.6%	8.7%
65 - 74	6.3%	6.6%	6.8%
75 - 84	2.2%	2.6%	2.7%
85 +	0.3%	0.5%	0.5%
18 +	69.1%	69.3%	69.2%
2022 Median Age	31.3	31.6	31.3
2022 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	3,614	19,815	33,422
Some College, No Degree	27.4%	27.1%	26.2%
Associate Degree	11.6%	11.1%	11.1%
Bachelor's Degree	15.4%	13.6%	13.9%
Graduate/Professional Degree	2.0%	4.2%	3.8%



© ESRI 2023