



## Hazen Road & Miller Road

178 Build for Rent (BFR) units site plan approved!

**Water, sewer and utilities city approved**

**OPPORTUNITY ZONE**

**For Sale! Call for pricing**

*+/- 17.33 acres (Finalize drawings and start building!)*



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## Property Features

- NWC of Hazen & Miller Road
- Lot size: +/-17.33 acres
- MR zoning - mixed residential
- Site plan approved
- Water, sewer, and Utilities approved
- High demand rental area
- Close to other major Buckeye employers
- Planned 320 single family housing to the west
- Riverwood Apartments 160 rentals, built 2001, 99% leased

## About Buckeye

- Buckeye is the nation's fastest growing city
- 154% population growth since 2001
- 1.5M Buckeye's immediate regional workforce
- 35 minutes west of Downtown Phoenix
- Emerging logistics, distribution, and manufacturing centers.
- Robust and redundant fiber optics and power corridors in the State.
- Premier gateway location between Arizona, California and the western United States supporting NEW employment for 1000's of employees. Established infrastructure Buckeye is located along the major transportation corridor of Interstate 10 and is proximate to the new Loop 303.

## Buckeye Major Employers

- Walmart
- State of AZ
- Buckeye School District
- Ross Dress for less distribution center
- Cardinal Glass Industries
- Palo Verde Nuclear Generation Station

## Buckeye Diversified Economy

- Advanced manufacturing
- Distribution and logistics
- Retail, hospitality, and entertainment
- Healthcare
- Aviation
- Energy
- Entrepreneurship
- Higher education



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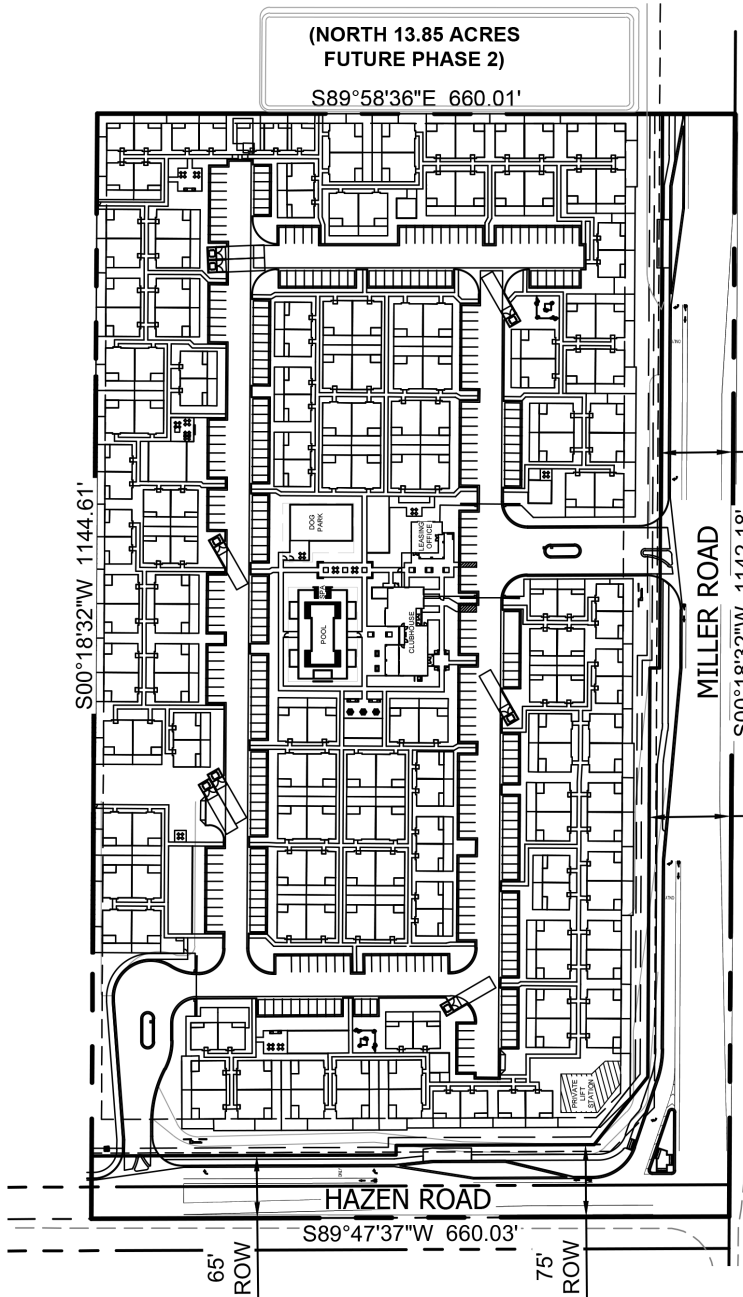
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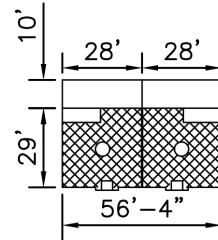
# Site Plan



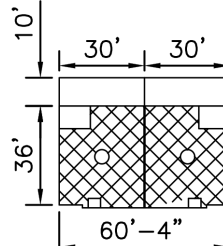
SCALE 1" = 150'



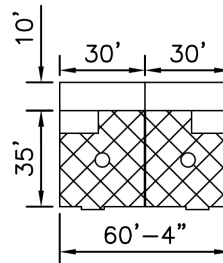
## UNIT FOOTPRINTS



1 BEDROOM



2 BEDROOM



3 BEDROOM



### Unit Mix:

- 1 bedrooms - 56 units (792 SF)
- 2 bedrooms - 80 units (1,028 SF)
- 3 bedrooms - 42 units (1,118 SF)

**Total 178 units**

# BUCKEYE, ARIZONA

## NATION'S FASTEST GROWING CITY!

Since 2000, Buckeye's population has grown from a mere 6,537 to the thriving community of 114,000+ residents today. Buckeye continues to be the fastest growing city in the country and is only 5% built out today. At full buildout Buckeye will be more than 1.5 million in population.

## 20 YEARS OF FUTURE GROWTH

Growth within Buckeye is expected to increase in the coming years, as other areas within metro Phoenix are built out or are constrained by physical and geopolitical limitations (i.e. Indian communities, U.S. Forest Services lands, mountain ranges, etc.)

Buckeye's entitled land can support an ultimate build-out population of over 1.5 million, which would make it the second most populous city in Arizona, after the City of Phoenix.

## ANNUAL GROWTH

Buckeye continues to see tremendous residential growth throughout the community. The city is projecting 2,300+ SFR & Multi-family units in 2024, which equates to approximately 7,360 new residents added to the community this year.

## COMMERCIAL ACTIVITY

Commercial activity in Buckeye is on the rise as the city sees investments across all industry sectors throughout the community. Buckeye is a hot spot for commercial real estate development. **There is strong demand for retail and multi-family components.**

## Residential Growth

2022 SFR & MF PERMITS

# 2,193

2023 SFR & MF PERMITS

# 2,658

2022 SFR & MF PERMITS

# 2,300

## Commercial Growth

ACTIVE DEVELOPMENT IN Q2 2024

# 6.2M SF

2024/2025 PIPELINE

# 2.8M SF

Data from [www.growbuckeye.com](http://www.growbuckeye.com)



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Fastest growing city in U.S.!

2024 POPULATION  
**113,958**

## THE PIPELINE

Meeting the population growth, the community anticipates an additional 1.7 million square feet of development in the coming year. Activity will be across a variety of industry sectors.

- Speculative Industrial Buildings
- Healthcare Campus
- Retail and Services
- Downtown Redevelopment
- Multi-Family Development

## REVERSE COMMUTE

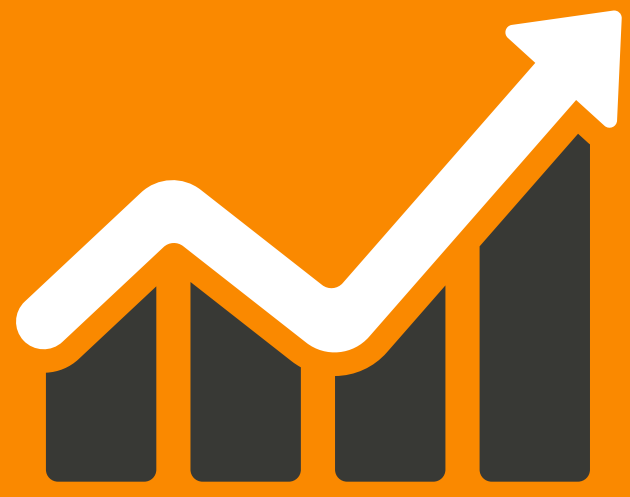
Employees in Buckeye benefit from a reverse commute to work, meaning employees travel against the flow of traffic, whereas traditional commuters in Greater Phoenix will travel within it; this fact alone reduces the time employees spend commuting to work and is an asset that attracts a highly skilled permanent workforce to Buckeye.

## 1.45 MILLION LABOR FORCE

Businesses gain access to over 1.45 million people in the labor force within 45 minute commute of Buckeye. With access to a robust population, business will find a skilled and ready workforce for their Buckeye location.

## EXPORTING WORKFORCE

92% of the current resident workforce in Buckeye have jobs outside the community, which means that there is a large pool of skilled workers in the area who have indicated that they would likely consider a job closer to their residence in order to cut down on their commute times, and improve their quality of life.



## Buckeye Population Projections

	2024	2030	2040
Population	113,958	186,600	305,400

# BUCKEYE DEMOGRAPHICS



**114,000**

**July 2023  
Population**



**\$122,756**

**Avg. Household  
Income**



**35.8 Years**

**Median  
Age**

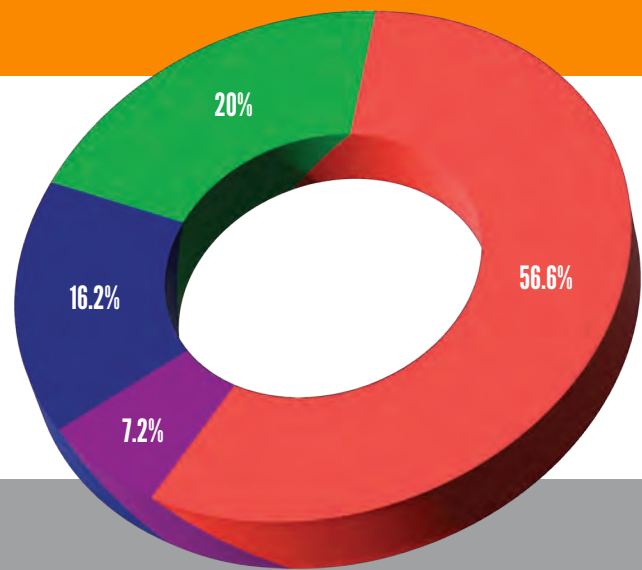


**1 Million +**

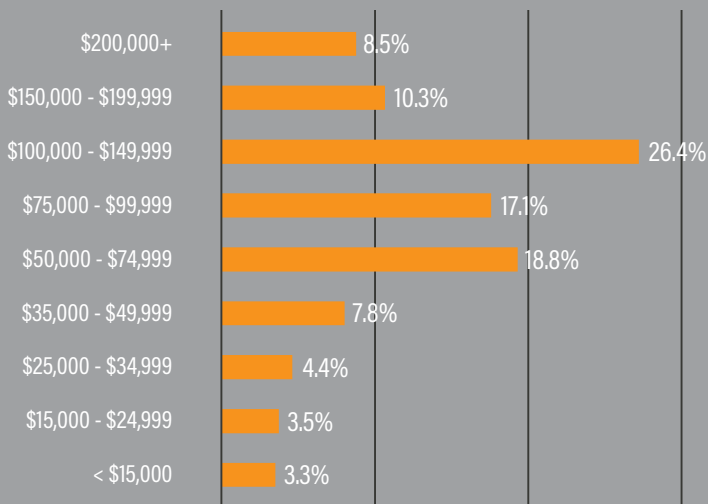
**Labor  
Force**

## Buckeye offers a diverse and growing population

(within 5-Mile radius)



## 81.1% of residents have a household income over \$50,000



## 62.1% of residents have some college or a college degree.

	% of Educated
Some High School	6.3%
Highschool Degree	22.0%
Some College	25.3%
College Degree	37.1%



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At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

Active in the entire Phoenix Metropolitan area including Scottsdale, Tempe, Buckeye, Peoria, and surrounding cities, we are experts in this unique commercial real estate climate. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Clients of Davis Commercial AZ gain from our undivided support, attention, and effort. Our dedication to our clients is at the center of everything we do.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

Sign up for news and updates at [www.daviscreaz.com](http://www.daviscreaz.com).



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[www.200orphanagesworldwide.org](http://www.200orphanagesworldwide.org)



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