

# South Rainbow Valley—County-Island R-190 Land Assembly ( $\pm$ 40 Acres Available)

EXCLUSIVE OFFERING

South Price: \$564,310

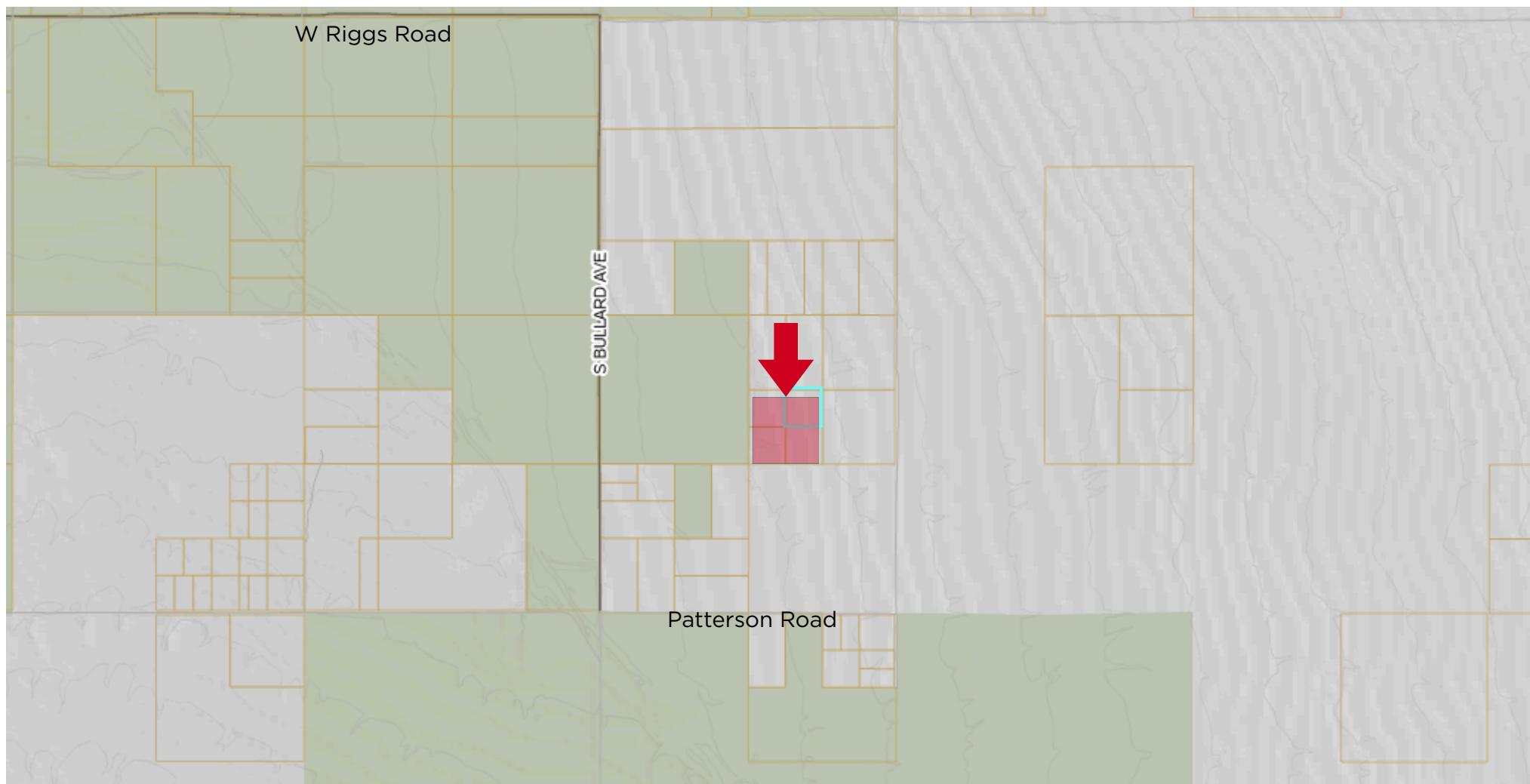


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# EXECUTIVE SUMMARY

Adjacent to Buckeye and Goodyear, Buckeye is one of the nation's fastest-growing cities. City and Census releases highlight 100k+ residents and rapid post-2020 growth. (MAG projects continued regional expansion). Located South of Buckeye & Estrella; access via Patterson Rd near 139th Ave. Situated on a combined 40 acres in an area typical of ranchette/estate lots, this site is ideal for residential development. 25 miles south of proximity to a major freeway (I-10).



# PROPERTY DETAILS

## SALE PRICE:

Asking Price: \$564,310  
(Price / SF: \$.32)

## LOT SIZE:

±40 AC  
(±1,742,400 SF)

## ADDRESS:

NWC Patterson & Bullard 4035 S 9th St,  
Buckeye, AZ 85326

## PARCELS:

400-68-010E  
400-68-010F  
400-68-010G  
400-68-010H

## ZONING:

R-190

## PROPERTY HIGHLIGHTS:

- The proposed I-11 project cuts above this area, thus providing future versatility for the land. No HOA. No flood plain.
- Ranchette Lots, Estate lots or ample space for diverse investment opportunities.
- County-Island Flexibility with low holding land deal for long-term land investment strategies
- ±17-minutes to I-10
- ±48-minute drive time to Downtown Phoenix and ±55-minute drive time to Sky Harbor International Airport.



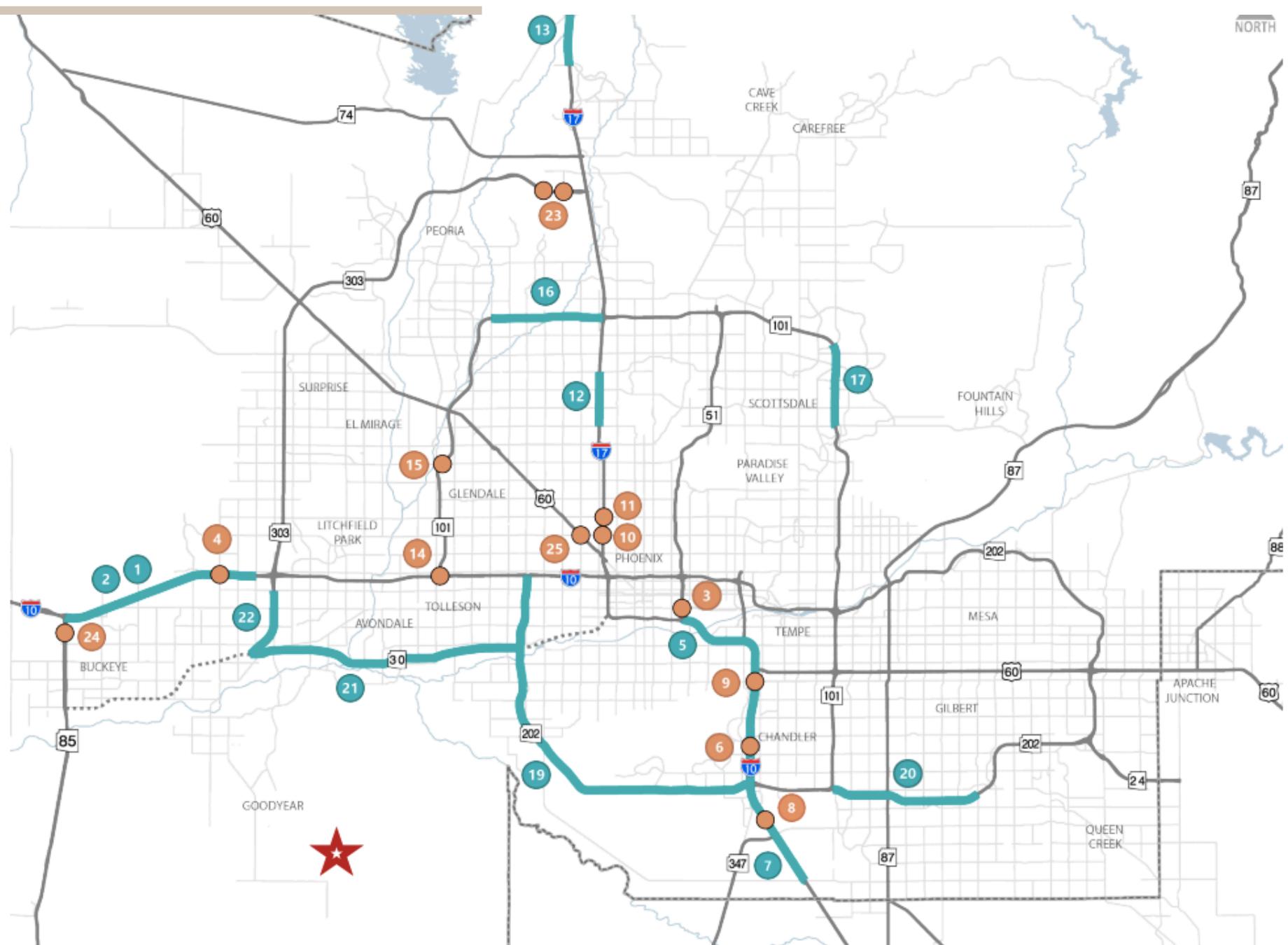
# PROPERTY PHOTOS



# NEIGHBORHOOD OVERVIEW



## AERIAL VIEW



# DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILES	5 MILES
2025	3784	81,583	18,927

## MEDIAN HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2025	\$56,019	\$67,550	\$72,139

## EMPLOYEES

	1 MILE	3 MILES	5 MILES
2025	6,021	21,045	74,708

## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2025	1,409	28,081	61,134

## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2025	\$105,659	109,579	\$112,057

## BUSINESSES

	1 MILE	3 MILES	5 MILES
2025	476	81,583	5,508



# BUCKEYE CITY OVERVIEW



119,482K +  
TOTAL POPULATION



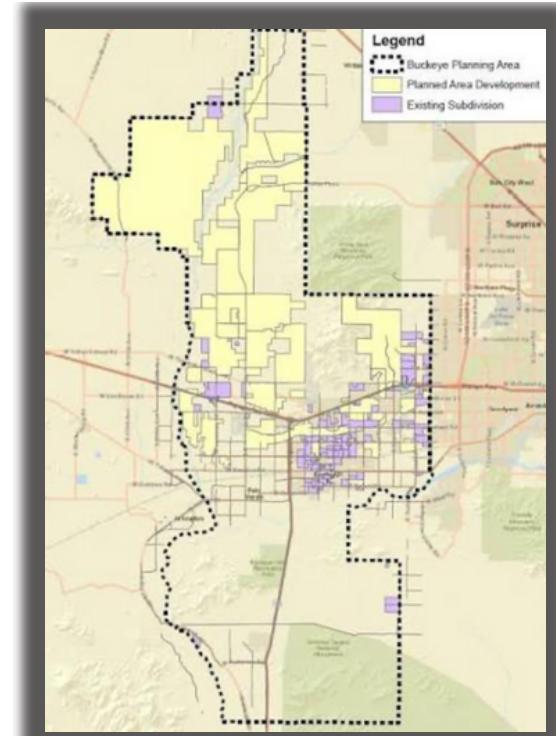
\$113,682K +  
AVG HH INCOME

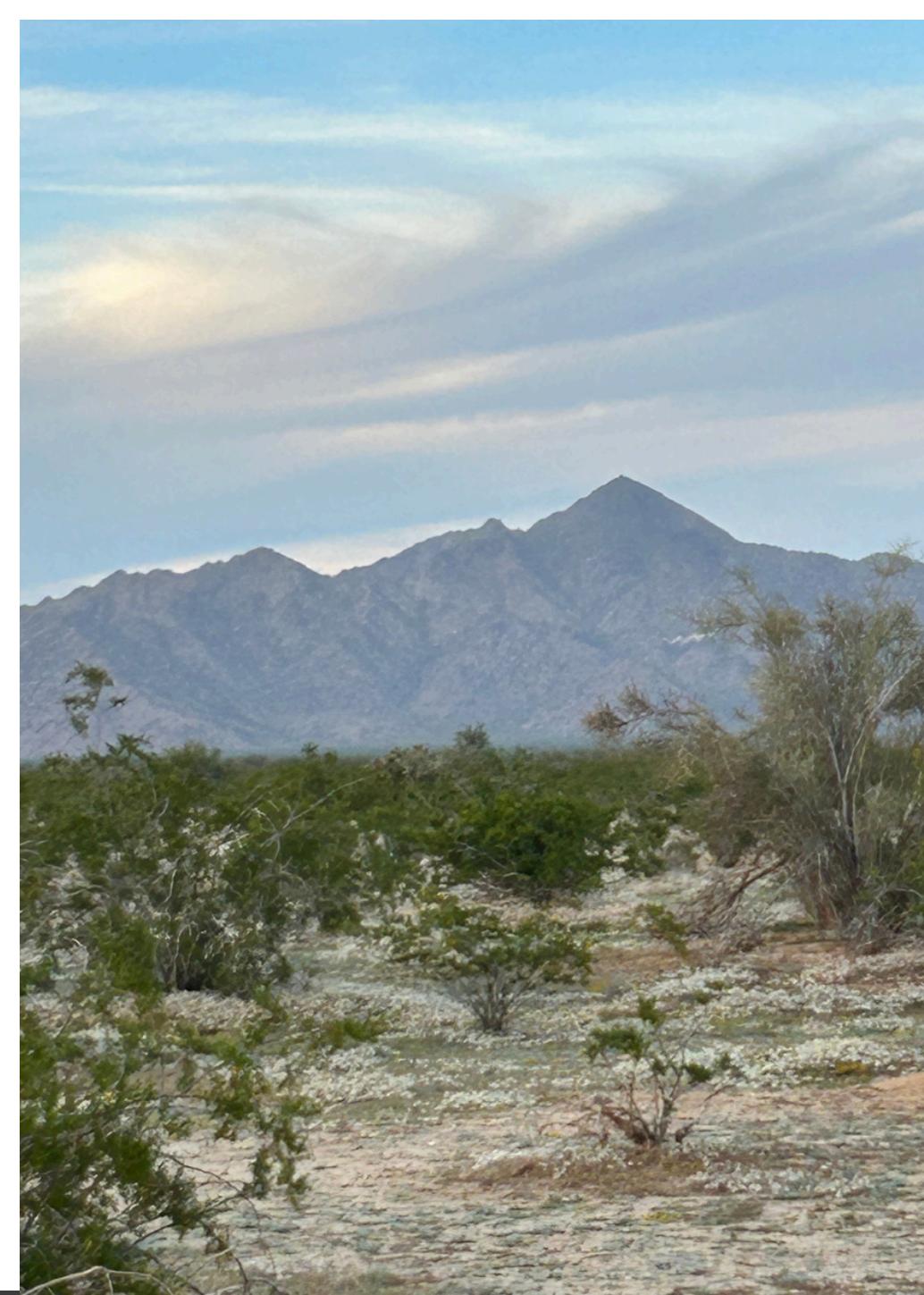
## SOUTHWEST CITY POWERING ARIZONA'S ECONOMY

Buckeye, this city is currently growing at a rate of 4.5% annually, with a population of 119,482, and the city continues to grow. Overall, the population grew 1200.56% from 2000 to 2023. At 640 square miles, Buckeye is the largest city by land mass in Arizona, and with about 16% of the area currently built out, there are many decades of expected growth per the City manager's office. New developments and population inflows are fueling growth in this area.

## CITY PROJECTS & INSTITUTIONAL CAPITAL INFLOW

With big employment growth and major projects, Buckeye is undergoing a shift from a commuter suburb to an employment hub. This will result in increased local demand for housing, services, and retail as housing development drives infrastructure development. The Verrando Way is quickly transforming Buckeye into a regional shopping Hub. Over a million square feet of new retail and restaurant space is coming to Buckeye.





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