BUCKEYE, ARIZONA

17.42 +/- ACRES

PRIME COMMERCIAL/ INDUSTRIAL OPPORTUNITY

NEC MILLER RD. & DURANGO RD.
BUCKEYE, ARIZONA

ONE OF BUCKEYE'S BEST OPPORTUNITIES FOR COMMERCIAL/INDUSTRIAL DEVELOPMENT IN ONE OF ARIZONA'S FASTEST GROWING CITIES.

PROPERTY HIGHLIGHTS

17.42 +/- ACRES

CALL FOR PRICE

IMMEDIATE I-10 ACCESS

POWER: APS
WATER/SEWER: CITY OF BUCKEYE

APNs
504-63-007W
504-63-007X
504-63-007Y

NEAR SHOPPING, RESTAURANTS, SCHOOLS & EMPLOYMENT

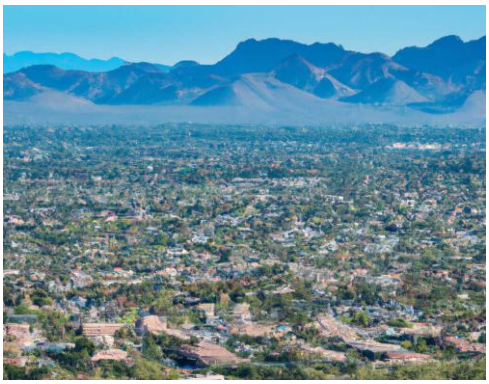
PROPERTY LOCATION

WHY BUCKEYE?

- ONE OF ARIZONA'S FASTEST-GROWING CITIES
- THOUSANDS OF PLANNED & UNDER CONSTRUCTION HOMES NEARBY
- EXCELLENT ACCESS TO I-10 & MAJOR EMPLOYMENT CENTERS
- STRONG RESIDENTIAL DEMAND & CONTINUED COMMERCIAL GROWTH
- CLOSE TO RETAIL, RESTAURANTS, SCHOOLS & SERVICES

NEARBY RETAIL & AMENITIES

TSC Tractor Supply Co · Ford · QT · Super Star Car Wash · Chevron · Love's · Five Below · Funko · OMP Overton Moore Properties · Purely Storage · Q-Lab · Federico's Mexican Food · Days Inn · U-Haul · Empire CAT · aps · StudioRes by Marriott · Burger King



EXCLUSIVELY LISTED BY:
SCOTT TRUITT
DESIGNATED BROKER/PRINCIPAL

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WESTERN LAND Company LLC

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Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.

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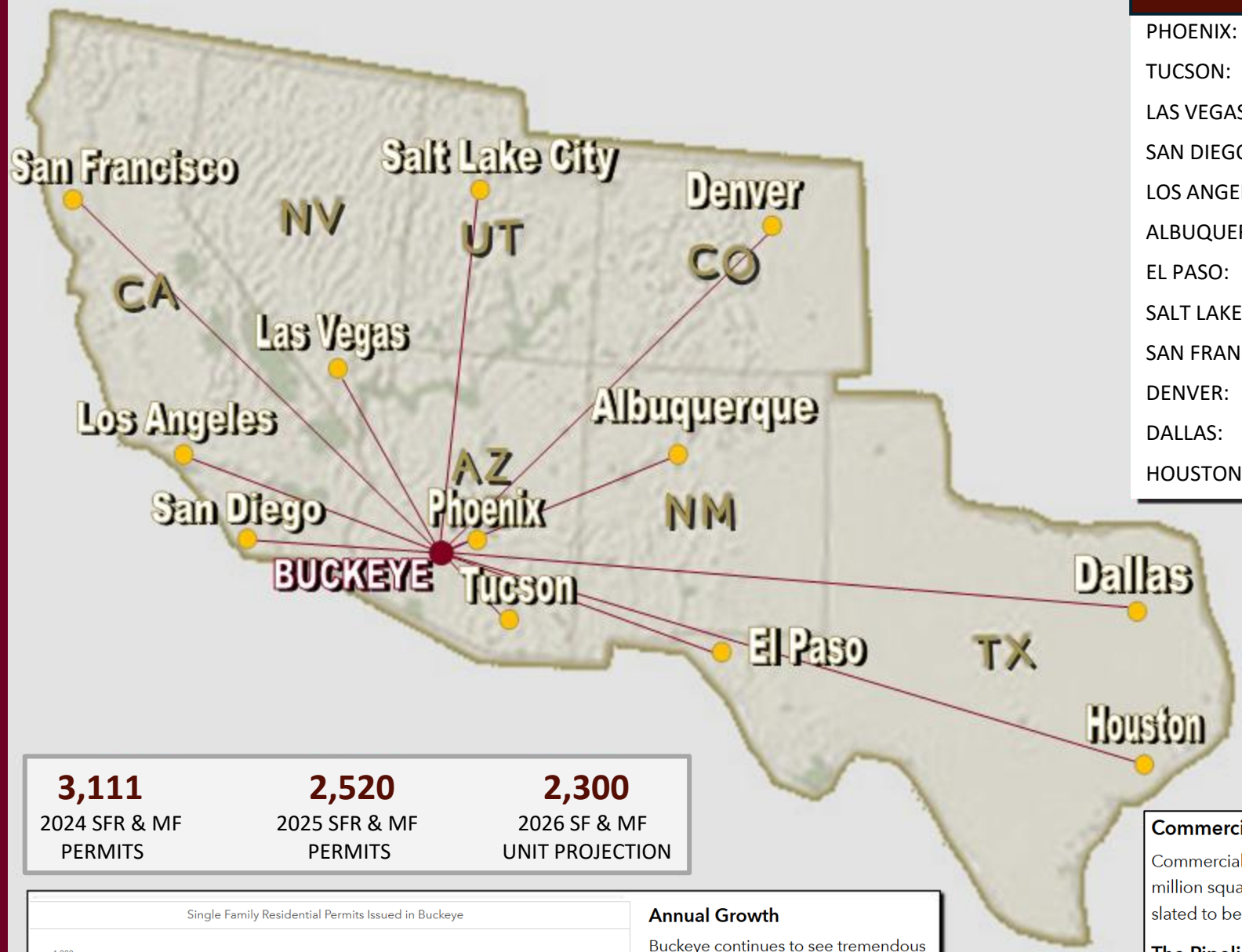
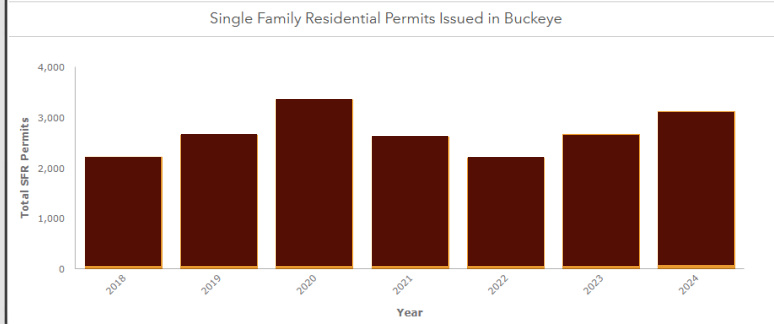


DISTANCE AND DRIVE TIMES TO MAJOR CITIES	
PHOENIX:	35 MILES/45 MINUTES
TUCSON:	156 MILES/2.26 HOURS
LAS VEGAS:	294 MILES/4.34 HOURS
SAN DIEGO:	320 MILES/4.48 HOURS
LOS ANGELES:	345 MILES/5.15 HOURS
ALBUQUERQUE:	458 MILES/7.20 HOURS
EL PASO:	470 MILES/6.46 HOURS
SALT LAKE CITY:	714 MILES/10.32 HOURS
SAN FRANCISCO:	746 MILES/10.45 HOURS
DENVER:	853 MILES/13.31 HOURS
DALLAS:	1,105 MILES/15 HOURS
HOUSTON:	1,216 MILES/17 HOURS

1.3M SF
ACTIVE RETAIL AND SERVICE DEVELOPMENT IN Q1 2025

7.5M SF
ACTIVE INDUSTRIAL DEVELOPMENT IN Q1 2025

3,111	2,520	2,300
2024 SFR & MF PERMITS	2025 SFR & MF PERMITS	2026 SF & MF UNIT PROJECTION



Annual Growth

Buckeye continues to see tremendous residential growth throughout the community. The city is projecting 2,900+ SFR & Multi-family units in 2025, which equates to approximately 8,300 new residents added to the community.

(population project based on 3.2 people/SF DU & 2 people/MF DU)

Commercial Activity

Commercial activity in Buckeye is rising, with approximately 9 million square feet of commercial development underway or slated to begin in 2025.

The Pipeline

Buckeye's expansive 640 square miles promise a future brimming with opportunities. There is currently 8.8 million square feet of development activity underway. This includes developments from various sectors, positioning Buckeye as a dynamic hub for innovation and growth.

- Speculative Industrial Buildings
- Healthcare Campus
- Retail and Services
- Downtown Redevelopment

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