

(NNWC) MILLER ROAD & INTERSTATE 10

BUCKEYE, ARIZONA



DETAILS

- **SIZE:** 4 +/- acres
- **PRICE:** \$820,000.00
- **PARCEL NUMBERS:** 504-18-002K
- **ZONING:** RU-43 (Recognized as Employment in the Buckeye General Plan)
- **UTILITIES:** Power- APS (Arizona Public Service), Internet- CenturyLink

HIGHLIGHTS

- Immediate paved road access off I-10 from the Miller Road traffic interchange.
- Property comes with complete city-approved architectural plans and blueprints for a spacious luxury home. The site is shovel ready to begin construction.
- Buckeye has been the fastest growing city for the past decade with a current population of 132,000. Visit www.growbuckeye.com for population and demographics.
- Easy access to Southern California via I-10.

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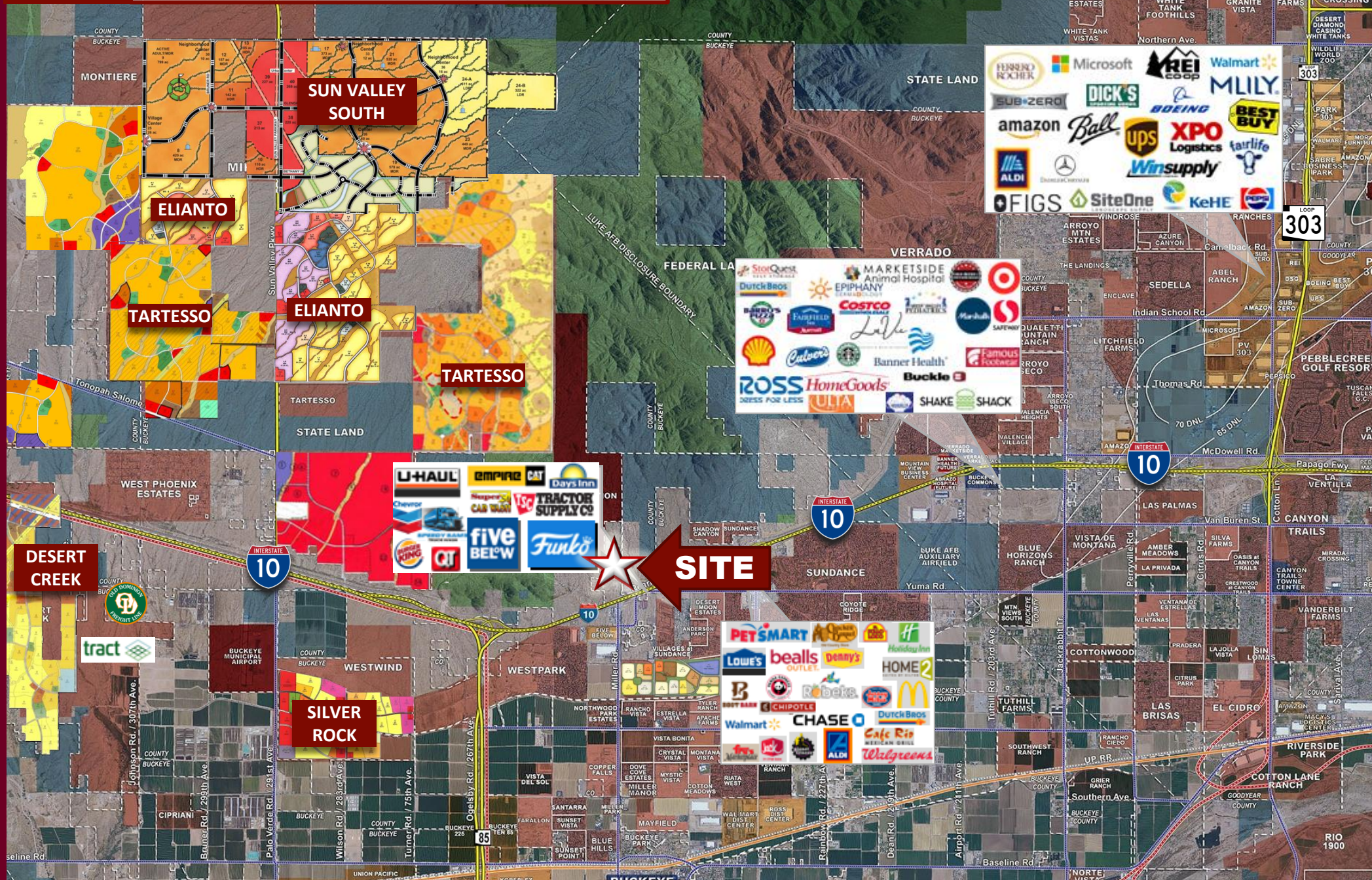


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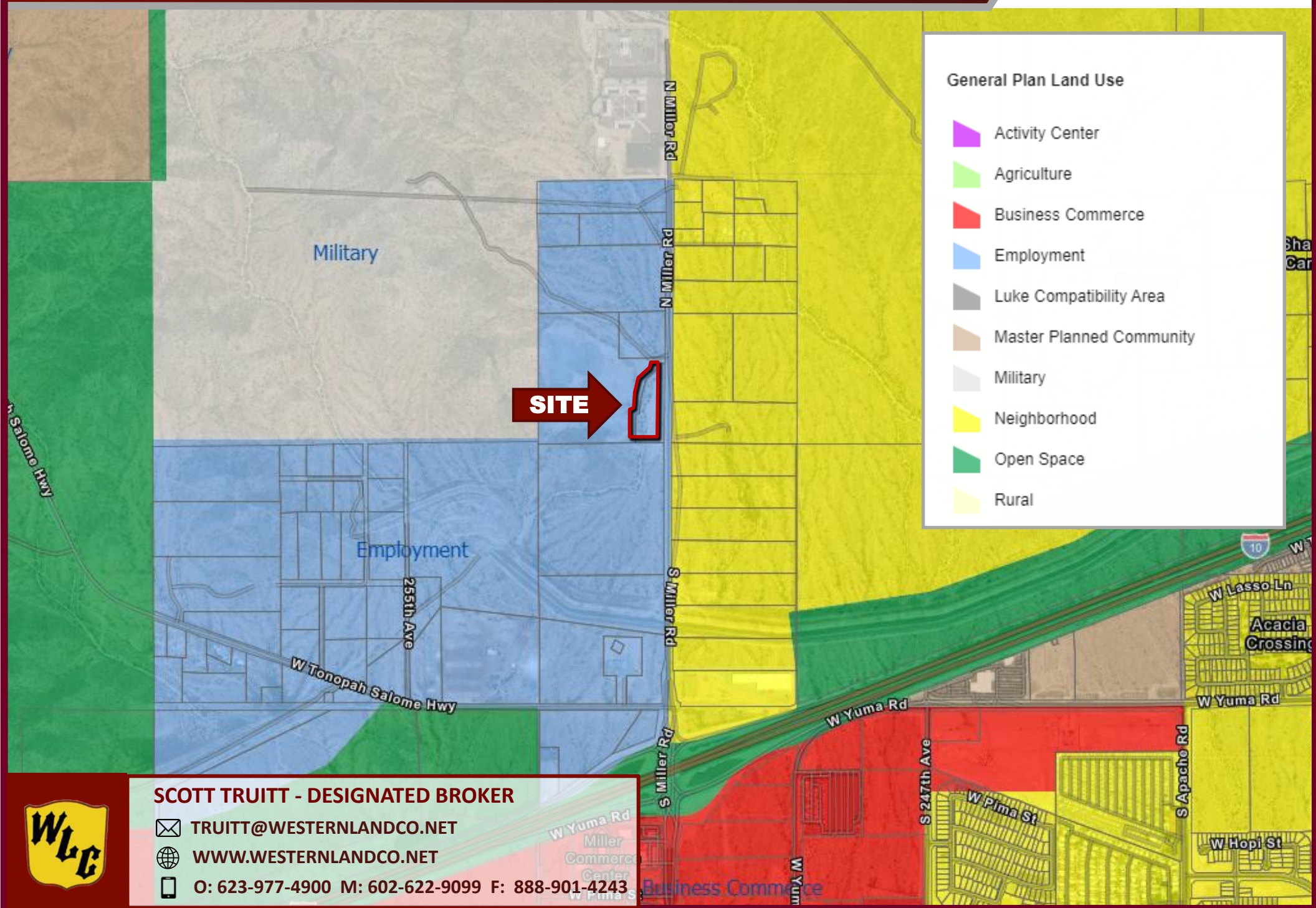
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DISTANCE AND DRIVE TIME TO MAJOR CITIES

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

2,658

2023 SFR & MF
PERMITS

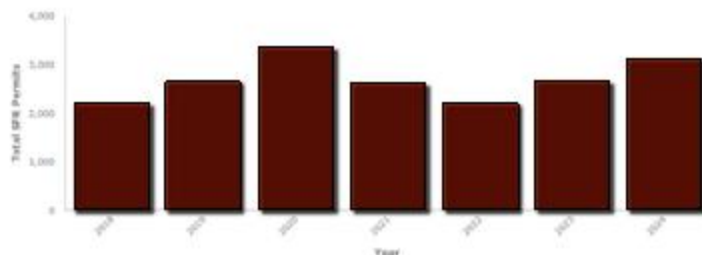
3,111

2024 SFR & MF
PERMITS

2,900

2025 SFR & MF
UNIT PROJECTION

Single Family Residential Permits Issued in Buckeye



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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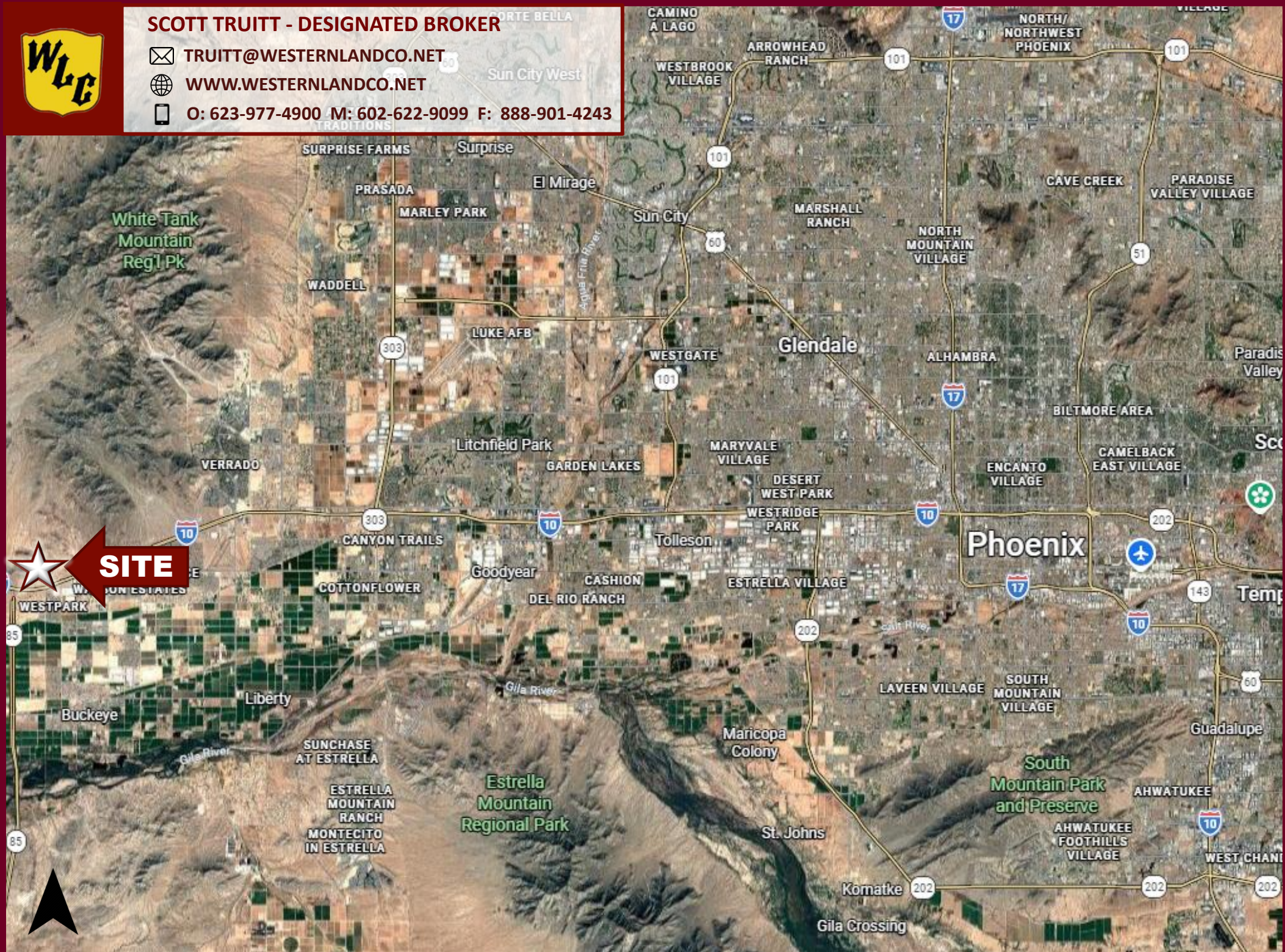
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