

# LOT 4 - MILLER COMMERCE CENTER

(WSWC) MILLER ROAD & PIMA STREET, BUCKEYE, ARIZONA



## SITE SPECIFICS

- **SIZE:** 3.27 +/- acres
- **PRICE:** \$2,853,000.00 (\$20.00/psf)
- **PARCEL NUMBERS:** 504-26-970B
- **ZONING:** General Commerce (Commercial/Industrial)
- **UTILITIES:** Power- APS (Arizona Public Service), Water/Sewer – City of Buckeye

## HIGHLIGHTS

- Immediate access off of I-10 from the Miller Road traffic interchange.
- Ideal for multiple commercial and industrial uses.
- Square, easy to develop site.
- Buckeye has been the fastest growing city for the past decade with a current population of 125,000. Visit [www.growbuckeye.com](http://www.growbuckeye.com) for population and demographics.
- Abundant labor force.
- Easy access to Southern California via I-10.

## SCOTT TRUITT - DESIGNATED BROKER

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MILLER RD

253RD DR

PIMA ST

DURANGO ST

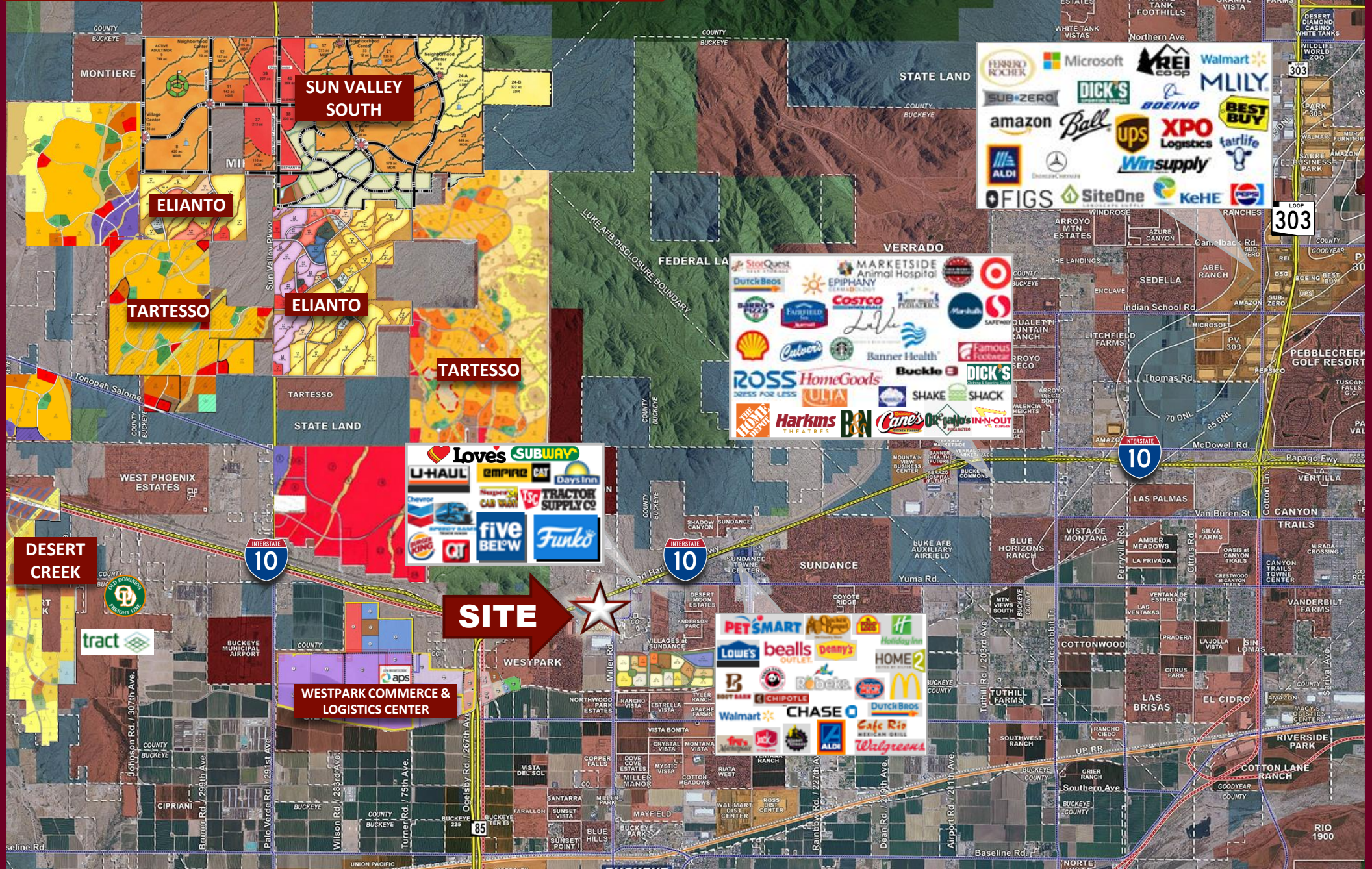


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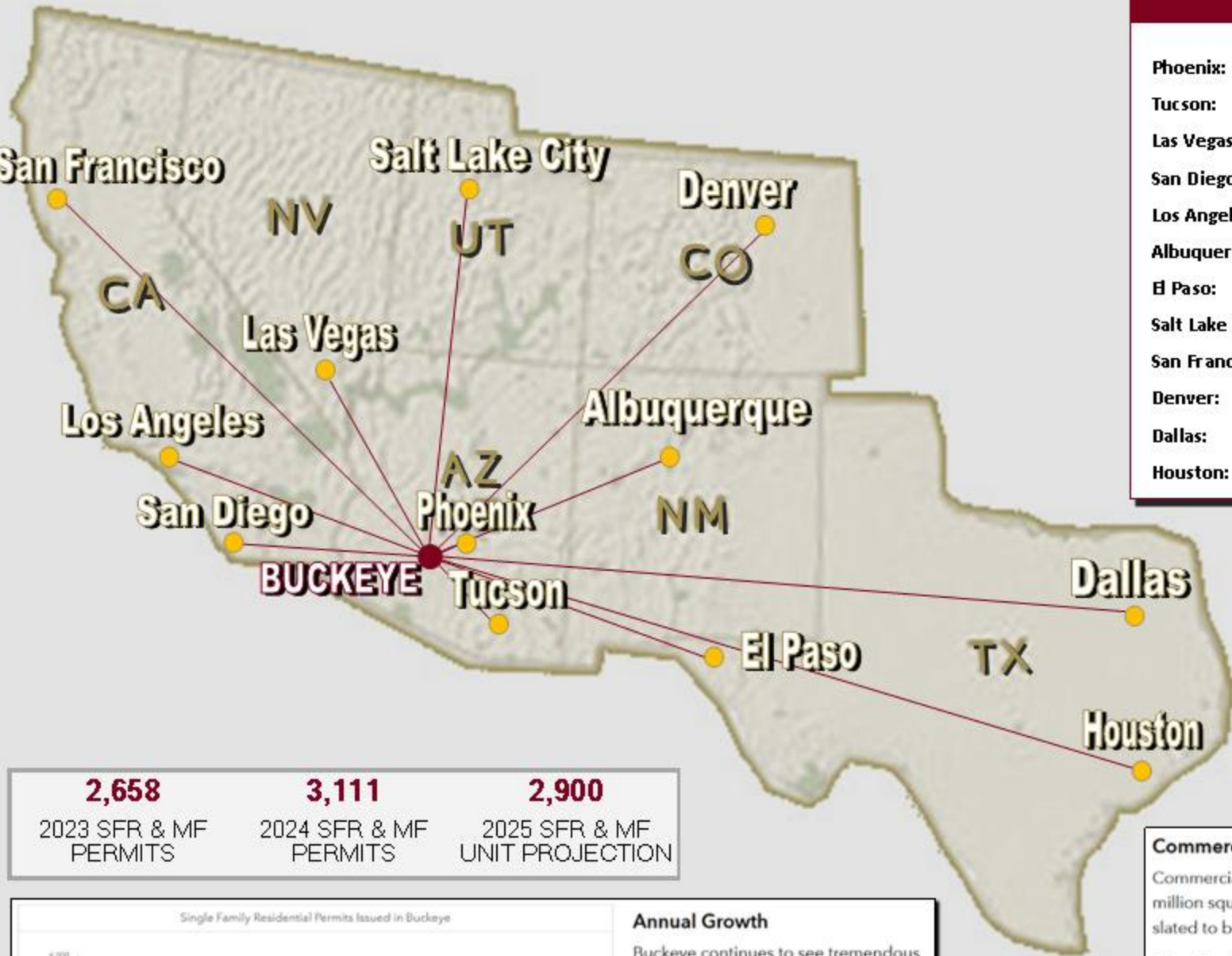
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**DISTANCE AND DRIVE TIME TO MAJOR CITIES**

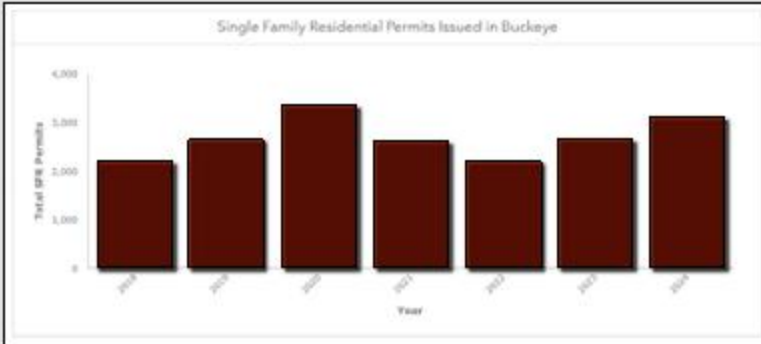
<b>Phoenix:</b>	35 miles / 45 minutes
<b>Tucson:</b>	156 miles / 2.26 hours
<b>Las Vegas:</b>	294 miles / 4.34 hours
<b>San Diego:</b>	320 miles / 4.48 hours
<b>Los Angeles:</b>	345 miles / 5.15 hours
<b>Albuquerque:</b>	458 miles / 7.20 hours
<b>El Paso:</b>	470 miles / 6.46 hours
<b>Salt Lake City:</b>	714 miles / 10.32 hours
<b>San Francisco:</b>	746 miles / 10.45 hours
<b>Denver:</b>	853 miles / 13.31 hours
<b>Dallas:</b>	1,105 miles / 15 hours
<b>Houston:</b>	1,216 miles / 17 hours



<b>2,658</b>	<b>3,111</b>	<b>2,900</b>
2023 SFR & MF PERMITS	2024 SFR & MF PERMITS	2025 SFR & MF UNIT PROJECTION

**1.3M SF**  
ACTIVE RETAIL AND SERVICE DEVELOPMENT IN Q1 2025

**7.5M SF**  
ACTIVE INDUSTRIAL DEVELOPMENT IN Q1 2025



**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.

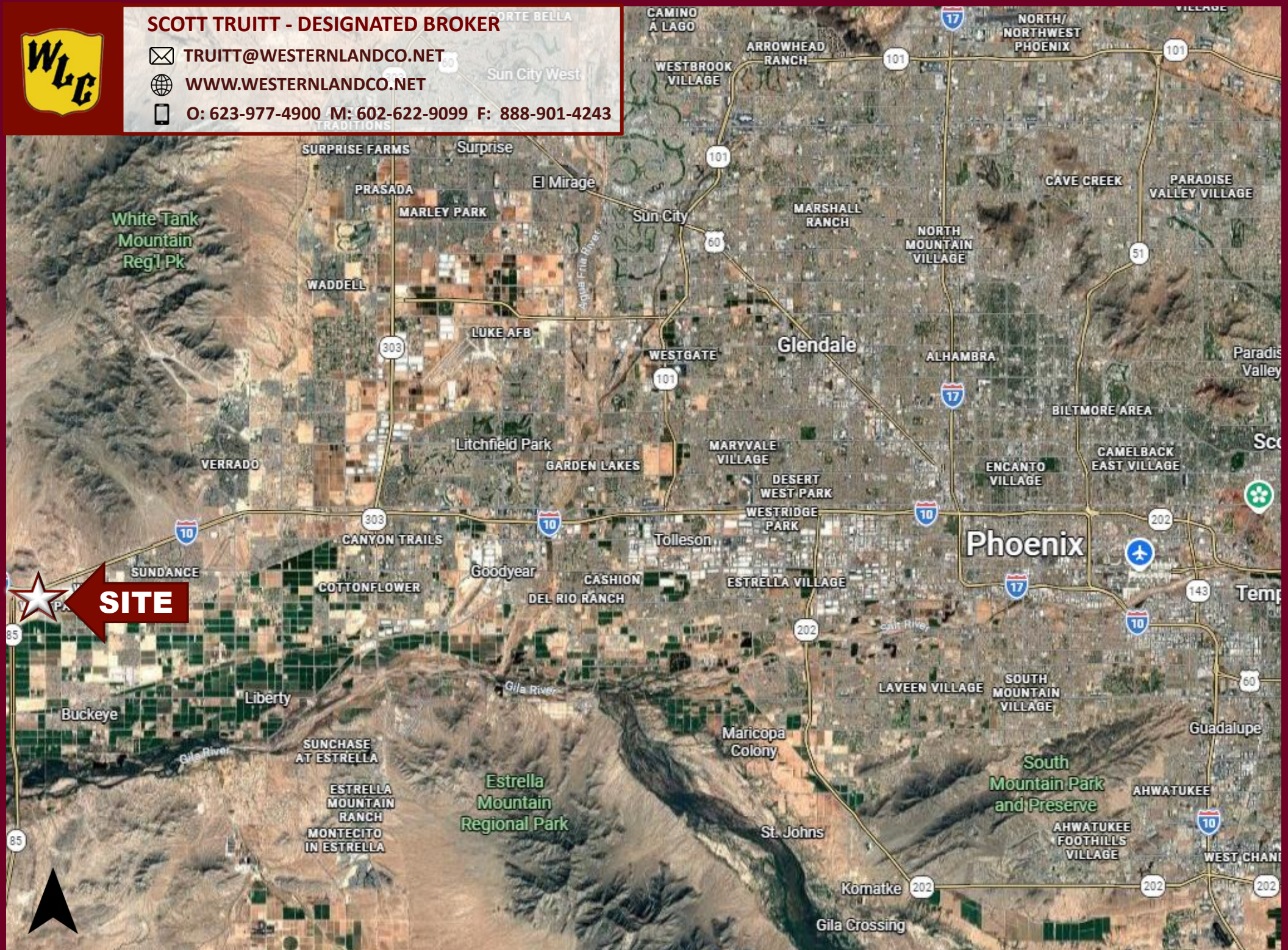
- Speculative Industrial Buildings
- Healthcare Campus
- Retail and Services
- Downtown Redevelopment

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**SITE**

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