

NEC Miller and Lower Buckeye Rd

Commercial Land for Sale in Buckeye, AZ

\$12 SF

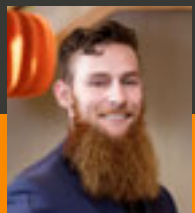
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five BELOW
Distribution Center - 500 Employees

Funko
Distribution Center - 360+ Employees

**LGE DESIGNBUILD
CREATION REPE**

**TRACTOR
SUPPLY CO**

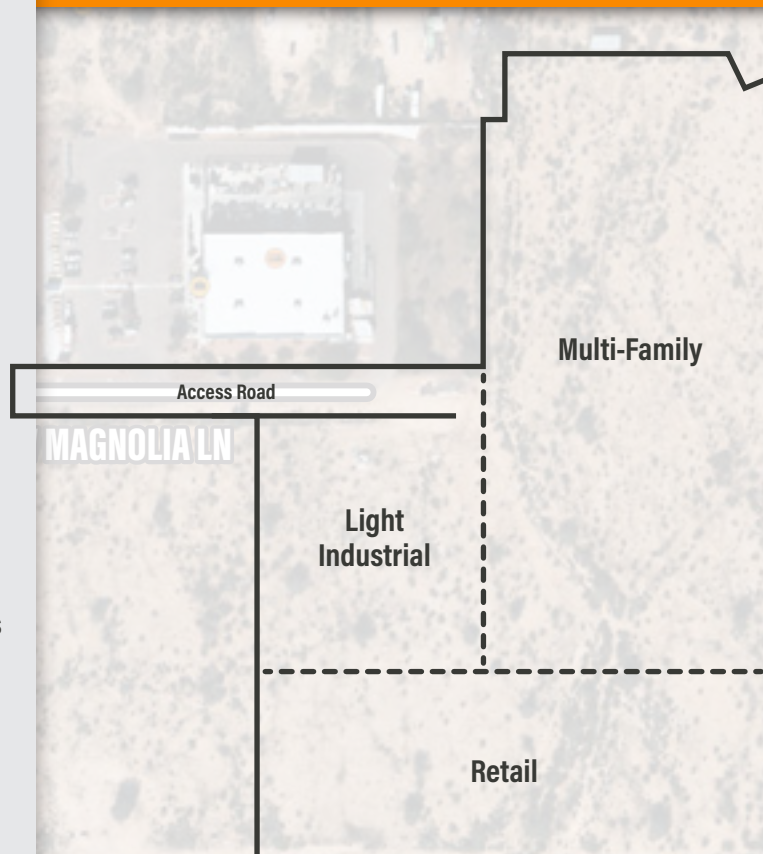
Property Details

- +/- 12 AC
- \$12/sf
- CC Zoning within City of Buckeye
- ALTA to be provided upon request

Property Location

- NEC Miller and Lower Buckeye
- Adjacent to existing employment opportunities of Tractor Supply, Funko and Five below distribution centers.
- Additional employers / future employers within 5 mile radius
 - Walmart Distribution Center
 - Kore Power (broken ground)
 - Clayton Homes
 - City of Buckeye
 - APS
 - AZDOC
- Opportunity to service rapidly growing single-family housing developments
 - +/- 3,500 single family units proposed within 3 mile radius
- Permitted Retail/Office Use Categories (*Buckeye Municipal Code*)
 - Food and Beverage
 - Office (business or professional)
 - Light Industrial
 - Food and Beverage Industrial Service
 - Vehicles and Equipment (self-storage)
 - Personal Services (dry cleaning, general)
 - Group Living (Assisted, Nursing Home, Shelter Care facility)
 - Recreation and Entertainment (movie theatre, entertainment facility, fitness and recreation sports center)
 - Retail
 - Multi Family
 - Single Family Homes
 - Child Care Facility

Conceptual Site Plan



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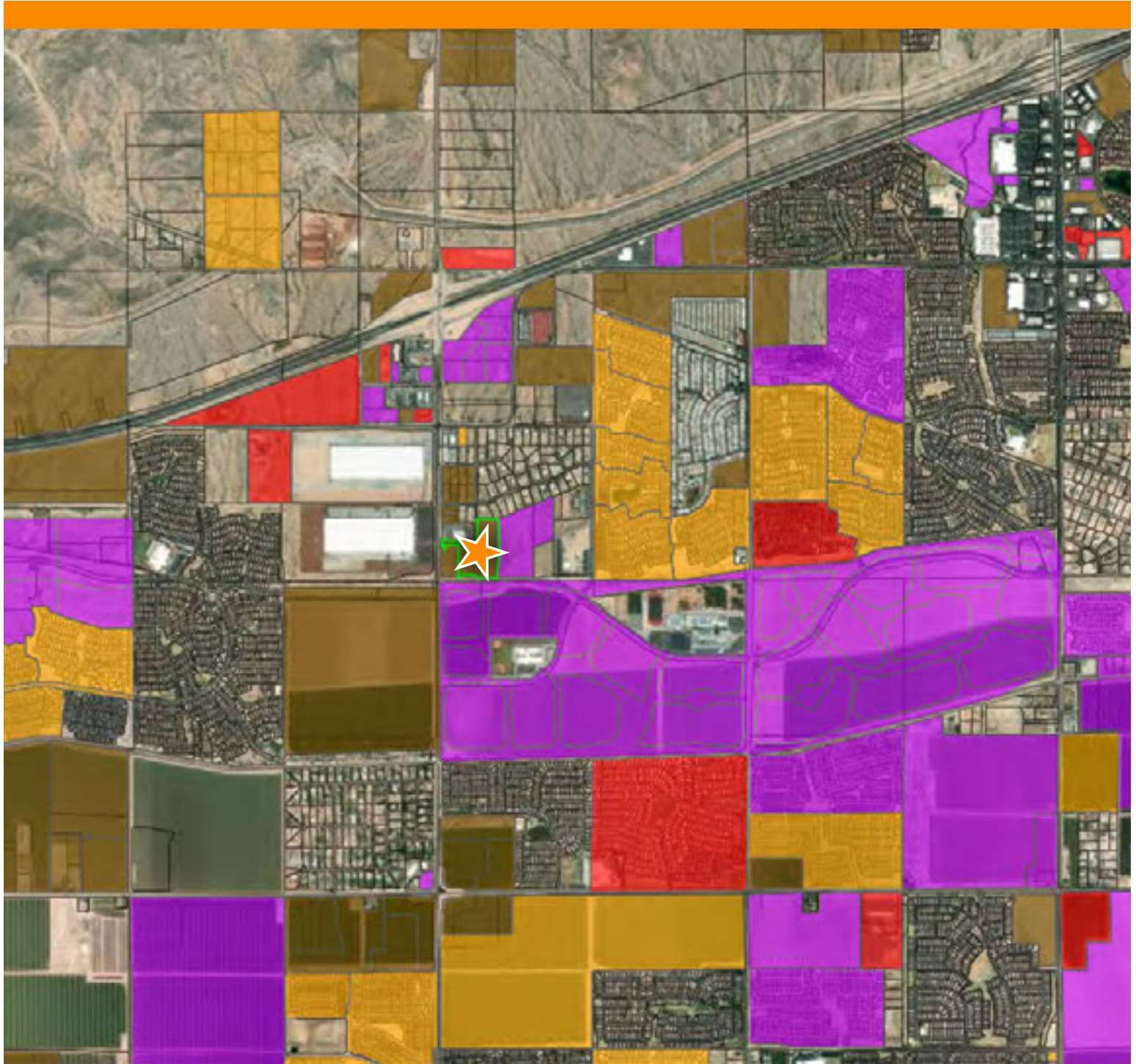
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W LOWER BUCKEYE RD (+/- ?? VP)

Area Development

● Active Developments ● Approved Zoning/Plan/Design ● Platted/Site Plan ● Pre-Submittal / Pre-Approval



BUCKEYE DEMOGRAPHICS



104,000

**2021
Population**



\$84,000

**Avg. Household
Income**



33 Years

**Median
Age**



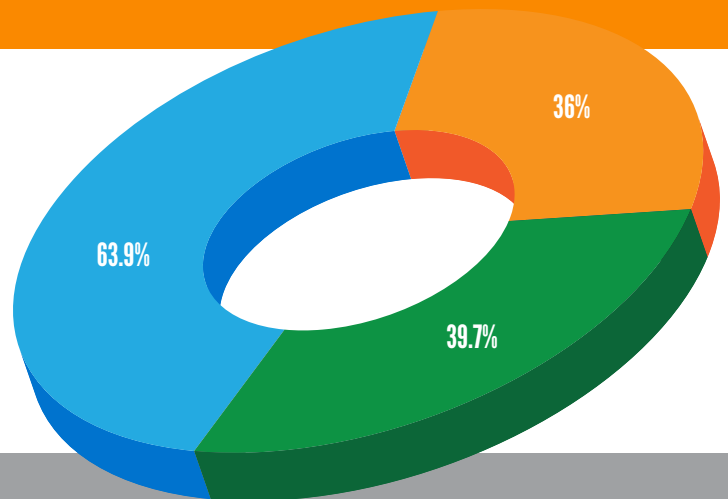
1 Million

**Labor
Force**

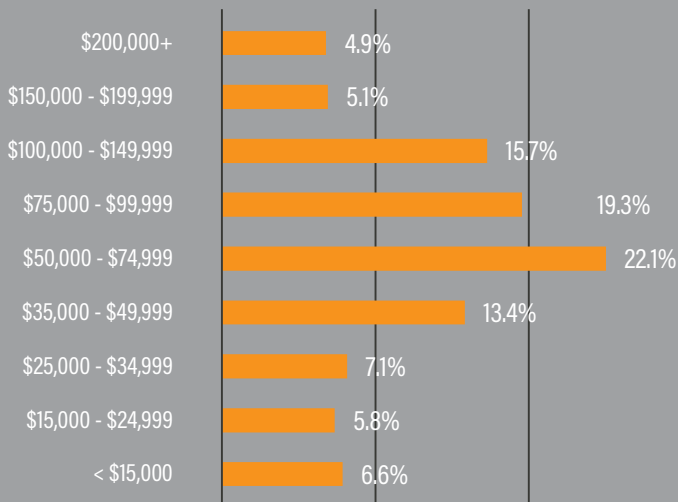
**Buckeye offers a diverse
and growing population**

(within 5-Mile radius)

● White ● Hispanic ● All Other



**57.1% of residents have a household
income between \$50,000 - \$150,000**



**59.2% of residents have some
college or a college degree.**

% of Educated	
Some High School	14.8%
Highschool Degree	26.0%
Some College	30.8%
College Degree	28.4%

ABOUT DAVIS COMMERCIAL AZ

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. SimpleLEASEity™ 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.



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