



SWC of Yuma Rd & Sundance PKWY

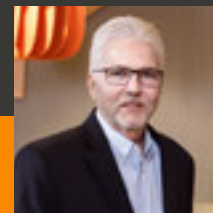
# Commercial Land for Sale in Buckeye AZ

**Call for pricing.**

Lot #2: +/- 2.10 Acres | Lot #3: +/- 2.99 Acres | Lot #4: +/- 2.39 Acres



**Andrea Davis, CCIM**  
480.225.0838  
Andrea@DavisCREAZ.com

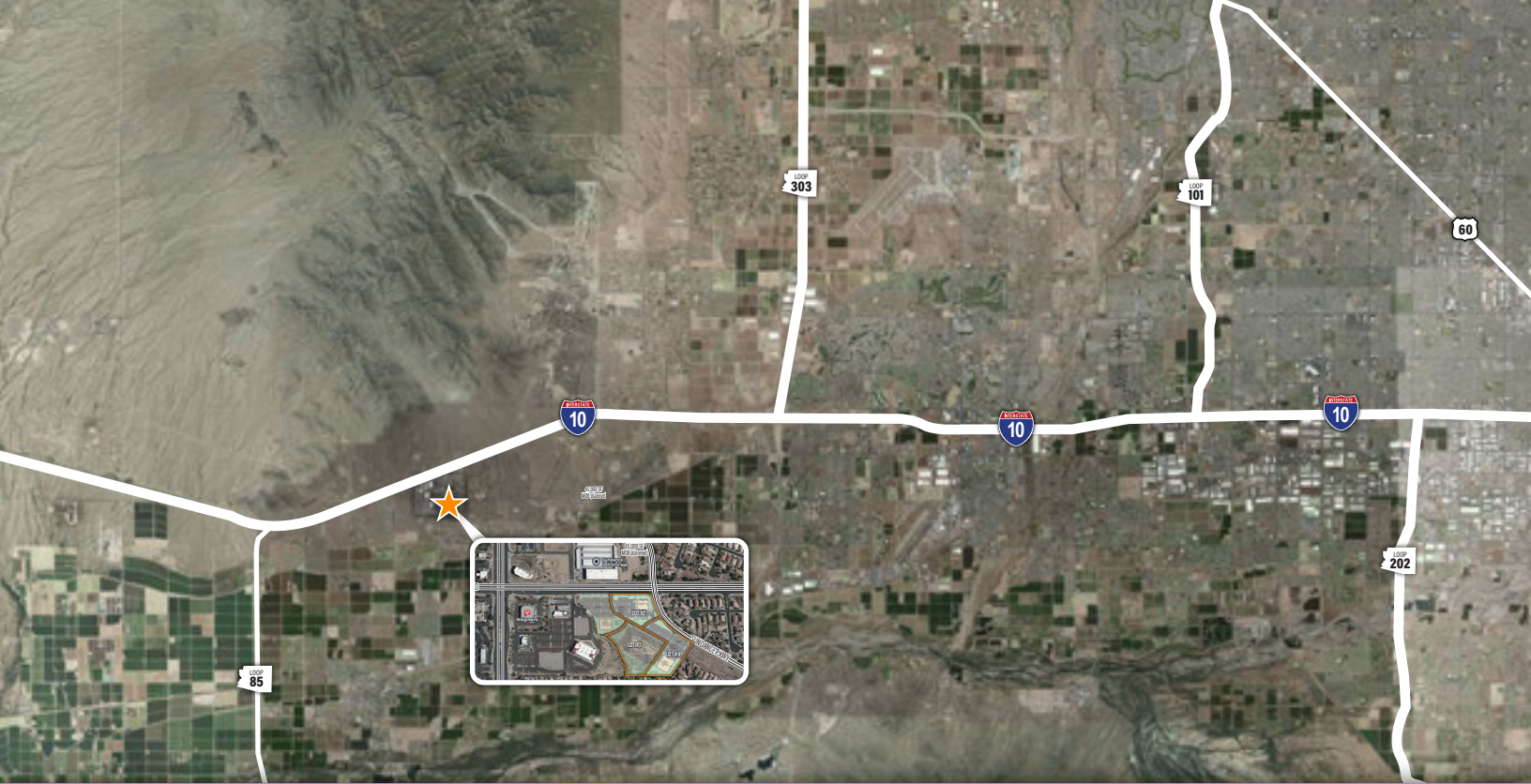


**David Roberson**  
480.220.7070  
drutah@gmail.com



**Quentin Hick**  
530.410.7933  
Quentin@DavisCREAZ.com

[www.DavisCREAZ.com](http://www.DavisCREAZ.com)



## Property Location

- APN: 504-22-004P
- SWC of Yuma Rd and Sundance PKWY
- In the heart of Buckeye expansion
- Major surrounding residential area
- East of large-scale retail area
- Yuma and Sundance estimated 15-20k VPD

## Property Details

- Zoned PC (planned community)
- Early development opportunity
- Utilities in place
- Yuma & Sundance Intersection VPD
- Balance of lot proposed to be developed as a hotel
- Owner will prepare and record final plat prior to close of escrow.



< 1 Mile



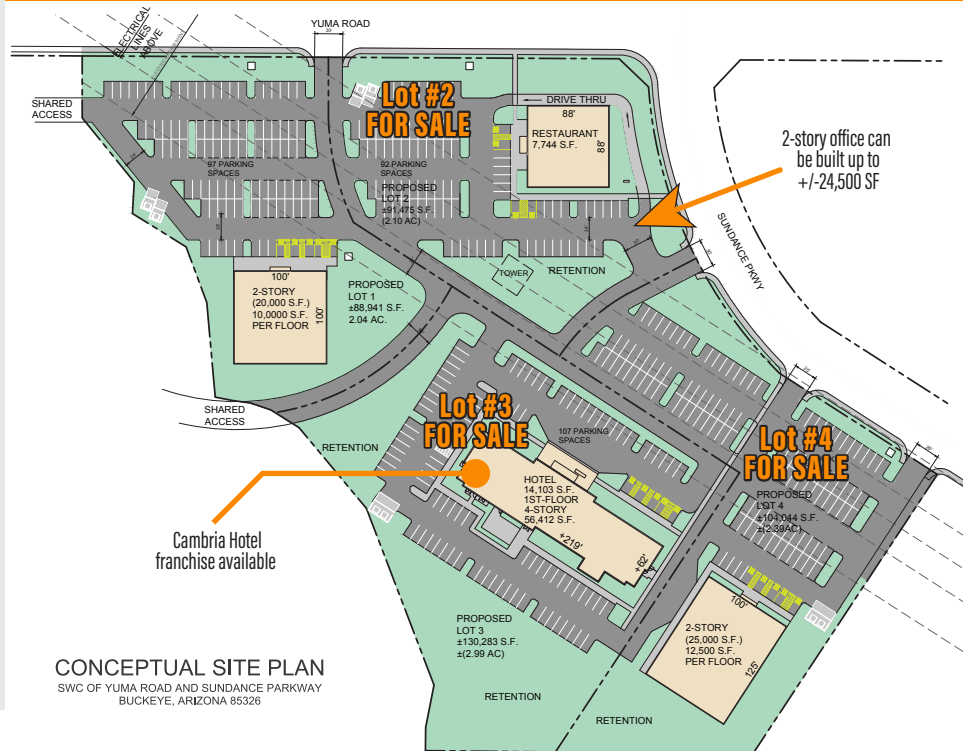
< 1 Mile

2 proposed Medical Hospitals north of site



< 1 Mile

of major retail with anchor tenants



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# BUCKEYE DEMOGRAPHICS



**104,000**

**2021  
Population**



**\$84,000**

**Avg. Household  
Income**



**33 Years**

**Median  
Age**



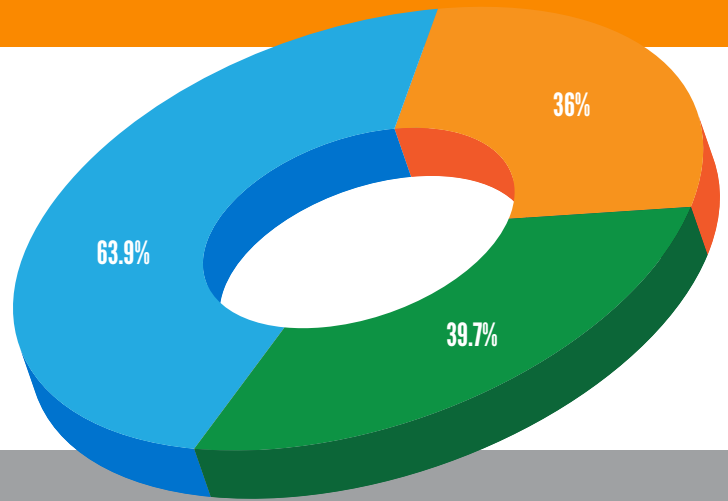
**1 Million**

**Labor  
Force**

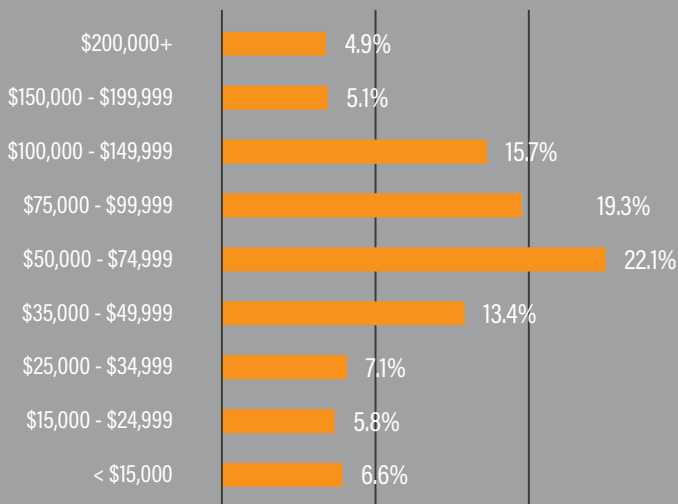
## Buckeye offers a diverse and growing population

(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%         |



480.435.9777    [www.DavisCREAZ.com](http://www.DavisCREAZ.com)    8160 E. Butherus Dr., Suite 2, Scottsdale, AZ 85260

Davis Commercial AZ is committed to helping our clients realize their commercial real estate vision. Our dedication to clients is the center of everything we do. With more than 70 years of accumulated experience, Davis Commercial personalizes each transaction. We are experts in the varied Phoenix Metropolitan commercial real estate market. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Initial and repeat clients of Davis Commercial gain from our undivided support, attention, and effort.

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. SimpLEASEity™ 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.

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**Dana McDonald** — 480.387.0106  
Business Development Officer / Residential & Commercial Services  
Stewart Title - Arizona  
[dana.mcdonald@stewart.com](mailto:dana.mcdonald@stewart.com)  
[www.stewart.com/phoenix](http://www.stewart.com/phoenix)

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