



Opportunity Zone

Multi-Family Land in Buckeye Arizona

Hazen Road & Miller Road

Call for pricing.

+/- 13 acres *(ask about the multi-family 17 acres to the south)*



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Property Location

- NWC of Hazen Rd & Miller Rd
- > 5 Miles of proposed Kore Power Manufacturing (2023)
- Estimated 3,500 jobs being brought to the area with Kore Power
- Multi-Family to serve incoming jobs / growing Buckeye demand
 - Existing housing to the north
 - 188 build to rent units to the south
 - 320 multifamily units to the west
- Mayor of Buckeye quoted in article, "It seems like builders can't build houses fast enough in the area."
 - Supports existing housing demand
- 10,000 jobs on their way to Buckeye
- Buckeye 13% built out

Property Details

- +/- 13 Acres
- Zoning MR (mixed residential)
- Hazen Road - VPD: 1,284
- Miller Road - VPD: 8,489
- Utilities to Site
- Sewer to north of PAD near existing multi-family
- Electricity TBD
- Water allocations under discussion with city of buckeye.

BUCKEYE, ARIZONA

A POPULATION ON THE RISE.

Since 2000, Buckeye's population has grown from a mere 6,537 to the thriving community of 104,000 residents today. Buckeye continues to be the fastest growing city in the country and is only 5% built out today. At full buildout Buckeye will be more than 1.5 million in population.

20 YEARS OF FUTURE GROWTH

Growth within Buckeye is expected to increase in the coming years, as other areas within metro Phoenix are built out or are constrained by physical and geopolitical limitations (i.e. Indian communities, U.S. Forest Services lands, mountain ranges, etc.)

Buckeye's entitled land can support an ultimate build-out population of over 1.5 million, which would make it the second most populous city in Arizona, after the City of Phoenix.

ANNUAL GROWTH

Buckeye continues to see tremendous residential growth throughout the community. The city is projecting 2,500+ SFR permits in 2021, which equates to an additional 8,750+ residents added to the community this year.

COMMERCIAL ACTIVITY

Commercial activity in Buckeye is on the rise as the city sees investments across all industry sectors throughout the community. Meeting demand of the growing population, Buckeye proves to be a successful location for new development.





THE PIPELINE

Meeting the population growth, the community anticipates an additional 1.7 million square feet of development in the coming year. Activity will be across a variety of industry sectors.

- Speculative Industrial Buildings
- Healthcare Campus
- Retail and Services
- Downtown Redevelopment
- Multi-Family Development

REVERSE COMMUTE

Employees in Buckeye benefit from a reverse commute to work, meaning employees travel against the flow of traffic, whereas traditional commuters in Greater Phoenix will travel within it; this fact alone reduces the time employees spend commuting to work and is an asset that attracts a highly skilled permanent workforce to Buckeye.

1.45 MILLION LABOR FORCE

Businesses gain access to over 1.45 million people in the labor force within 45 minute commute of Buckeye. With access to a robust population, business will find a skilled and ready workforce for their Buckeye location.

EXPORTING WORKFORCE

92% of the current resident workforce in Buckeye have jobs outside the community, which means that there is a large pool of skilled workers in the area who have indicated that they would likely consider a job closer to their residence in order to cut down on their commute times, and improve their quality of life.



Buckeye Population Projections

	2021	2030	2040
Population	104,000	186,600	305,400

BUCKEYE DEMOGRAPHICS



104,000

**2021
Population**



\$84,000

**Avg. Household
Income**



33 Years

**Median
Age**



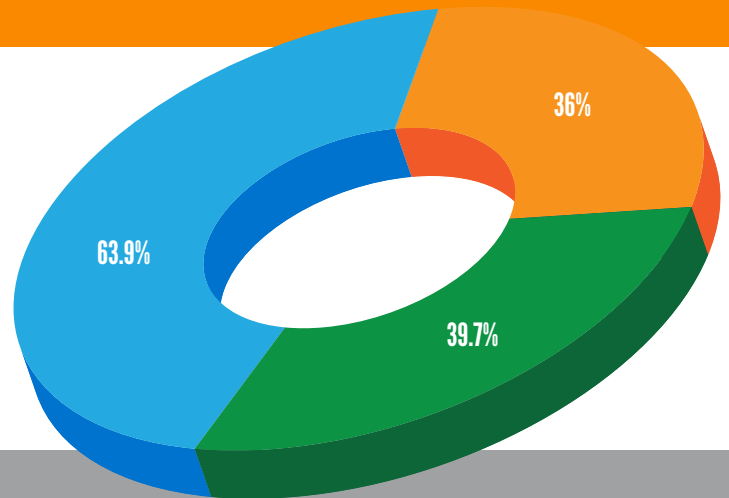
1 Million

**Labor
Force**

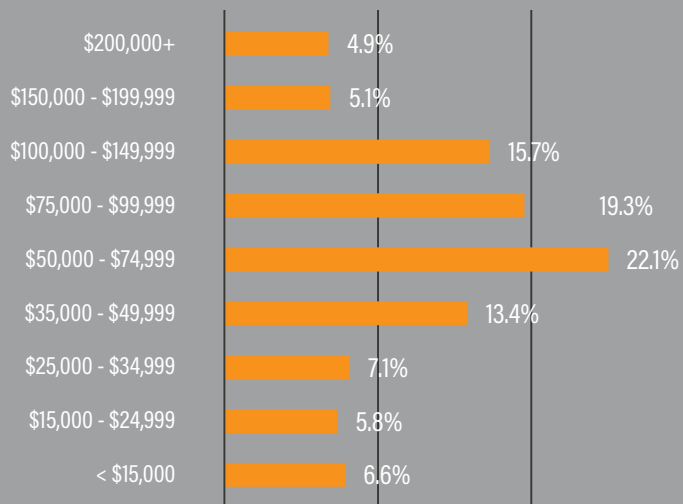
Buckeye offers a diverse and growing population

(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%



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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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