



# Opportunity Zone

## LAND FOR SALE IN BUCKEYE, AZ

**+/- 4.17 Acres    Zoned: PC**

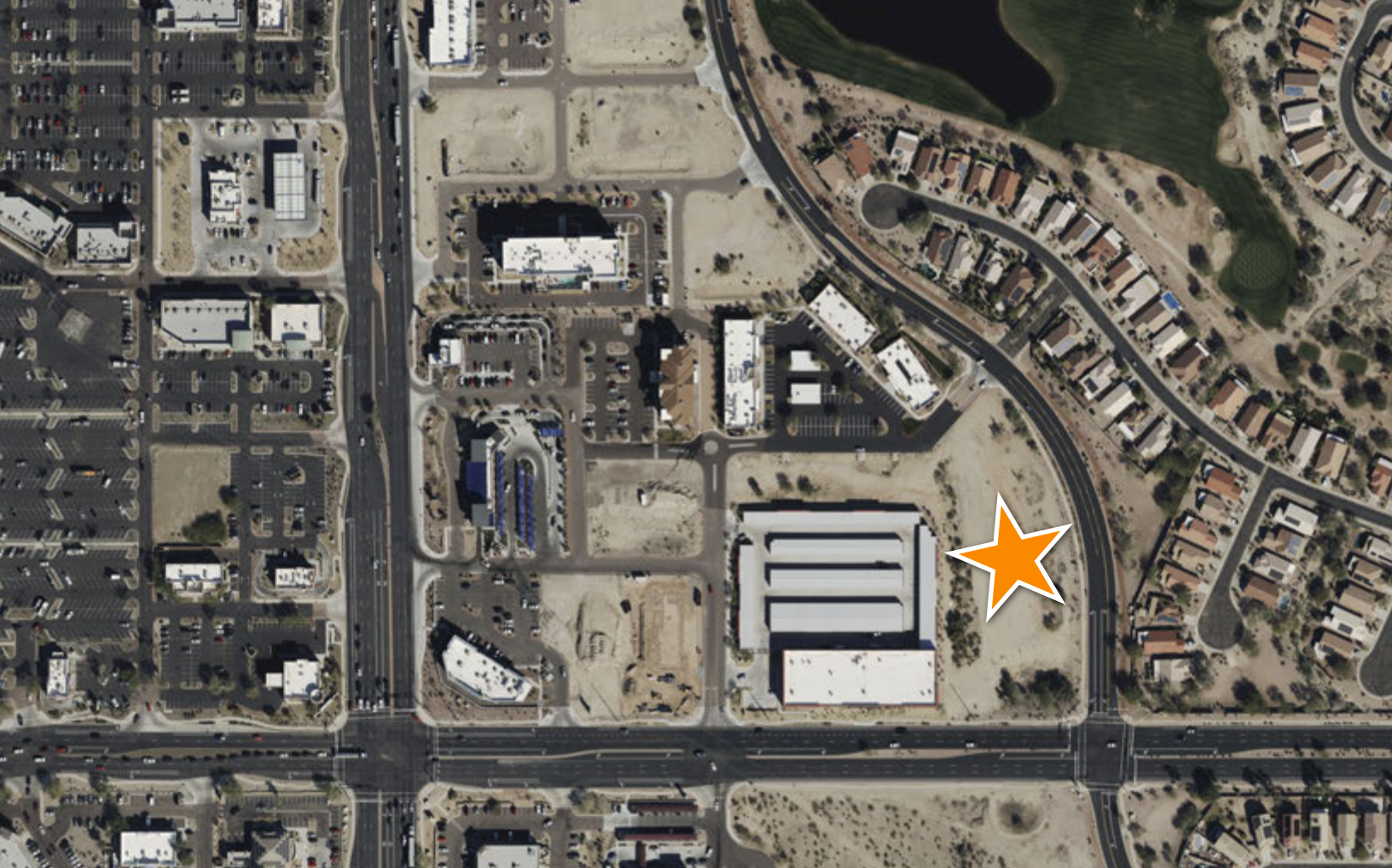
23330 W Yuma Rd, Buckeye, AZ

**\$3,600,000**

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

**Andrea Davis, CCIM**  
480.225.0838  
✉ [Andrea@DavisCREAZ.com](mailto:Andrea@DavisCREAZ.com)  
🌐 [www.DavisCREAZ.com](http://www.DavisCREAZ.com)

**Quentin Hick**  
530.410.7933  
✉ [quentin@DavisCREAZ.com](mailto:quentin@DavisCREAZ.com)  
🌐 [www.DavisCREAZ.com](http://www.DavisCREAZ.com)



Walgreens

Planet Fitness

Storage Units

Retail

## Property Details

- Property Type: Land
- Lot Size: 181,687 SF (4.17 AC)
- Zoning: PC
- APN arcel: 504-20-937
- Just off I-10 & Watson
- Two points of ingress and egress
- Lighted intersection +/- 26,000 VPD
- Use Ideas: medical, office, most retail uses, gym, auto uses, self-storage with special use permit.
- Great synergy with nearby business
- Buckeye is one of the fastest growing cities in the Nation

Ready for development, this property is located at the NWC of Yuma Road and Sundance Parkway in Buckeye. The approved permits propose a two-story medical office building will total 45,000 SF.

## Why Build Medical In Buckeye?

### Top Medical Services Needed

(Sought by Buckeye residents, based on Diagnostic Service Line)

- General Medicine
- Cardiovascular
- Pulmonary
- Neurology
- Orthopedics
- Geriatric Medicine
- Gastroenterology
- Pediatrician
- ENT
- Imaging
- OBGYN
- Obstetrics
- Spine
- Urology

Learn more at [www.growbuckeye.com/pages/healthcare](http://www.growbuckeye.com/pages/healthcare)

# PERMITS READY



### Proposed Building Overview

- +/- 45,000 SF - 2-Story
- 2 floorplates +/- 22,500 SF each floor
  - 1st floor designed for: 8,000-10,000 SF (Ambulatory Surgery Center)

### Opportunity Zone

Area is in need of a mix of local medical offices including Pediatrics, Dentistry and Orthopedic Physical Therapy, General Dentistry and Imaging.



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

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



- ① Ivy 2 Dental
- ② Dental Care on Watson
- ③ Arizona Orthopedic Physical Therapy
- ④ Desert Valley Pediatric Dentistry
- ⑤ Extremity Health Centers
- ⑥ SimonMed Imaging
- ⑦ Alliance Urgent Care Center



Proposed  
45,000 SF  
Medical/Office  
Building

# 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.





2021 POPULATION  
**104,000**



### Buckeye Population Projections

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

### 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.s

# BUCKEYE DEMOGRAPHICS



**104,000**

**2021  
Population**



**\$84,000**

**Avg. Household  
Income**



**33 Years**

**Median  
Age**



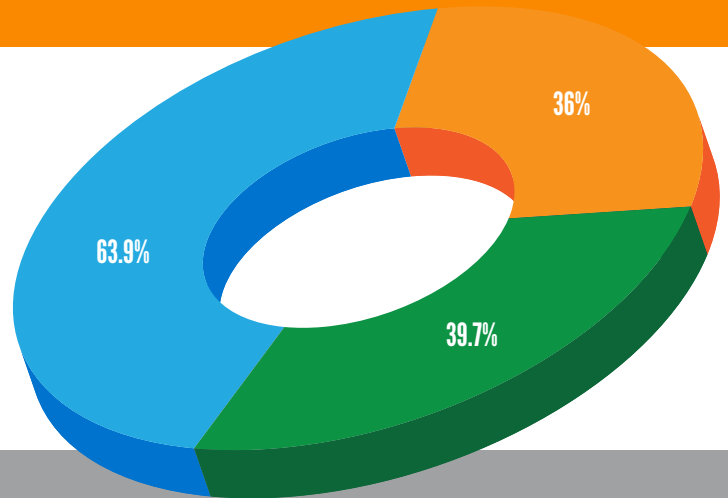
**1 Million**

**Labor  
Force**

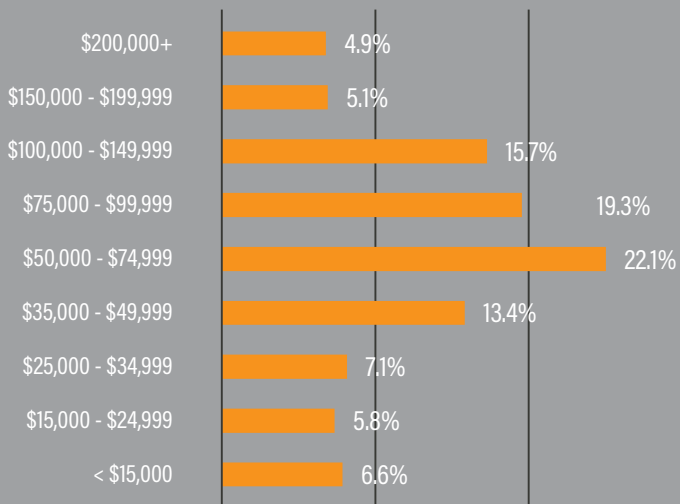
## Buckeye offers a diverse and growing population

(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 30 years of experience, we ensure a premier standard of service in the Phoenix metroplex and surrounding areas.

Davis Commercial has closed more than \$140M in client transactions. Active in Phoenix, Chandler, Tempe, Scottsdale, and surrounding areas, we know the unique commercial real estate climate of Arizona and how to help our customers 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.

Formerly known as Andrea Davis CRE, Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose breadth of knowledge spans through every aspect of commercial real estate. Acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, as well as recognized by commercial influencers on social media, Davis is respected in the realtor community as an innovative thought leader. Andrea has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpleASEity™ neutralizes fears of business owners and equips them with much-needed knowledge when leasing office or retail space, and Simply Own It, the American Dream equips readers with tools and confidence when purchasing property.



Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice.



**480.435.9777**

**www.DavisCREAZ.com**

8160 E. Butherus Dr., Suite 2  
Scottsdale, AZ 85260



**Dana McDonald**

Business Development Officer /  
Residential & Commercial Services  
Stewart Title - Arizona

P. 480.387.0106

[dana.mcdonald@stewart.com](mailto:dana.mcdonald@stewart.com)

[www.stewart.com/phoenix](http://www.stewart.com/phoenix)

Davis Commercial AZ is a proud supporter of



[www.200orphanagesworldwide.org](http://www.200orphanagesworldwide.org)