



CORNER PAD OPPORTUNITY ON MILLER RD

SEC OF MILLER RD AND WATKINS ST | BUCKEYE, AZ

PARCEL SIZE: 1.78 ACRES - PAD(S) AVAILABLE FOR GROUND LEASE



PROJECT HIGHLIGHTS:

- The City of Buckeye is the second fastest growing city in the U.S. in year-over-year percentage growth
- Strategically positioned fronting Miller Road, which is the major North/South artery from I-10 with direct access to Downtown Buckeye
- Situated less than a mile from I-10 freeway, providing critical access to the entire City
- Adjacent to the new 850k SF Five Below distribution center (+500 employees) and LGE Design Build's 10 West Commerce Park (Toymaker Funko Inc. Distribution Facility, +360 Employees)
- Over 6,000 confirmed housing units in development in the immediate area

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Population	3,303	27,458	49,937
Daytime Population	2,938	22,244	40,052
Average HH Income	\$72,334	\$77,292	\$74,449

TRAFFIC COUNTS:

Miller Rd: 17,524 VPD (ADOT 2021) | I-10: 64,234 VPD (ADOT 2020)



FOR INFORMATION CONTACT:

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Greg Saltz - President
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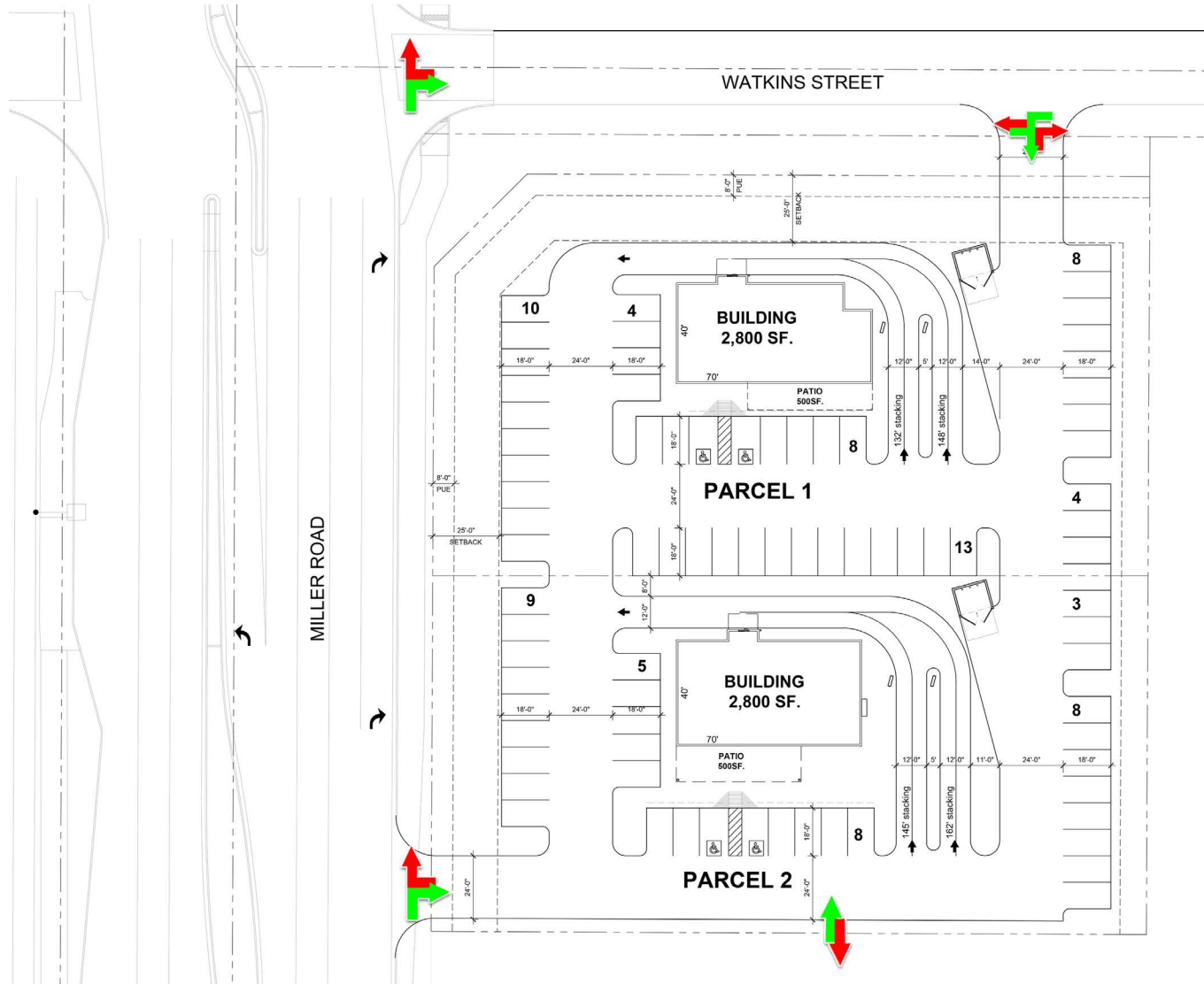
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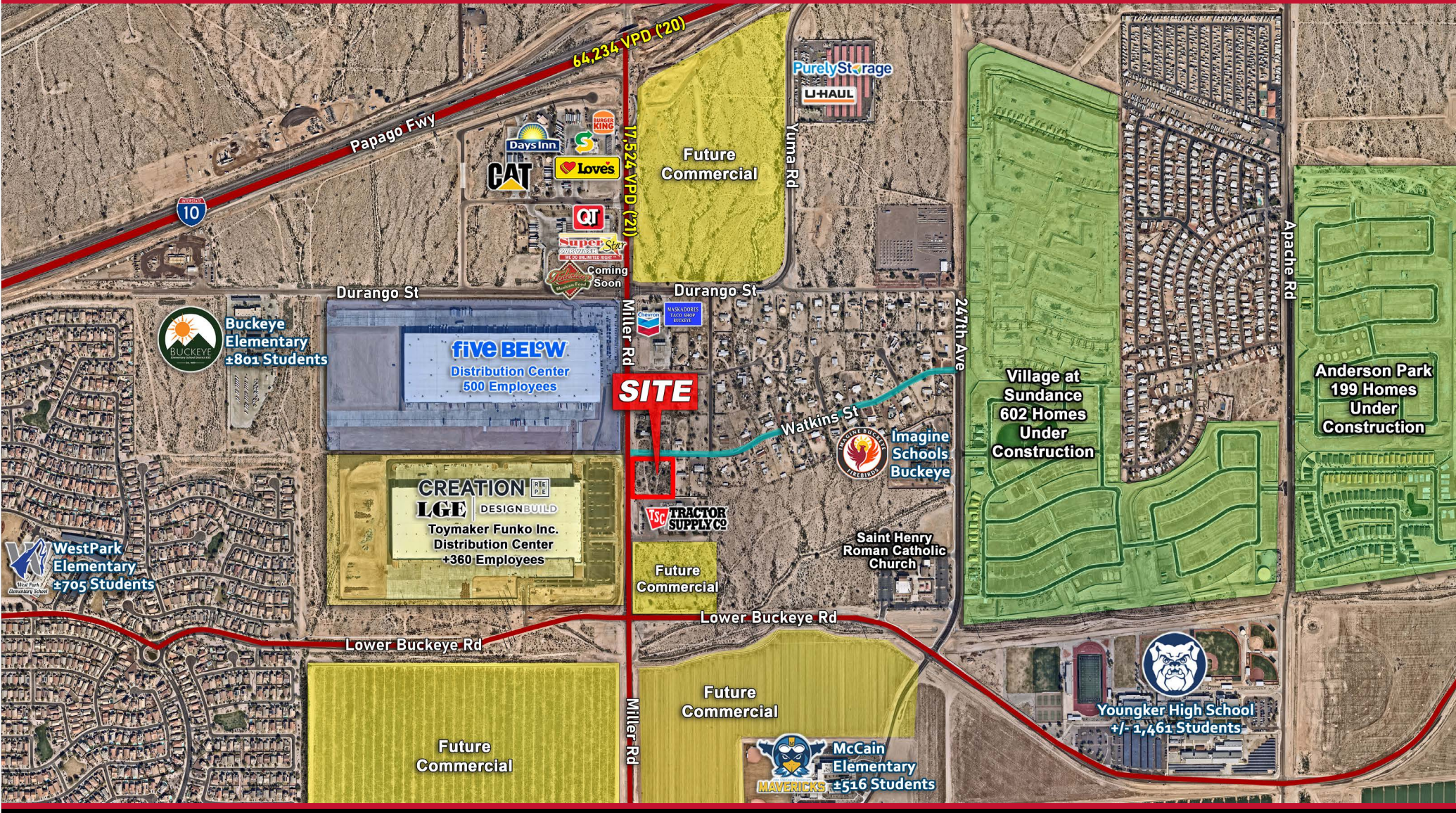
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CORNER PAD OPPORTUNITY ON MILLER RD



DEMOGRAPHIC REPORT

Latitude: 33.42454
Longitude: -112.59090

	1 mile	3 miles	5 miles
POPULATION SUMMARY			
2000 Total Population	581	3,027	10,780
2010 Total Population	3,000	20,275	38,894
2021 Total Population	3,303	27,458	49,937
2026 Total Population	3,567	30,447	54,725
2019-2024 Annual Rate	1.55%	2.09%	1.85%
2021 Total Daytime Population	2,938	22,244	40,052
Workers	1,078	6,902	12,120
Residents	1,860	15,342	27,932
HOUSEHOLD SUMMARY			
2000 Households	211	1,001	3,072
2010 Households	986	6,152	11,823
2021 Households	1,091	8,192	15,128
2026 Households	1,182	9,057	16,528
2021 HOUSING UNIT SUMMARY			
Owner Occupied Housing Units	64.4%	71.4%	68.3%
Renter Occupied Housing Units	14.3%	13.9%	18.0%
2021 HOUSEHOLD INCOME & HOME VALUE			
Average Household Income	\$72,334	\$77,292	\$74,449
Average Home Value	\$291,573	\$316,167	\$315,753
2021 POPULATION BY RACE/ETHNICITY			
Total	3,304	27,459	49,937
White Alone	60.7%	60.4%	59.6%
Black Alone	8.6%	8.1%	7.9%
American Indian Alone	1.1%	1.7%	1.7%
Asian Alone	2.1%	2.2%	2.0%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	21.8%	21.7%	23.5%
Two or More Races	5.4%	5.6%	5.2%
Hispanic Origin	42.4%	45.7%	47.8%
Diversity Index	80.7	81.3	81.9
2021 POPULATION BY AGE			
Total	3,302	27,460	49,937
0 - 4	8.7%	9.3%	9.3%
5 - 9	8.9%	9.2%	9.1%
10 - 14	8.3%	8.4%	8.4%
15 - 24	12.9%	13.4%	13.6%
25 - 34	15.1%	15.7%	15.7%
35 - 44	16.1%	15.5%	14.8%
45 - 54	11.8%	10.4%	10.5%
55 - 64	8.5%	8.4%	8.7%
65 - 74	6.8%	6.6%	6.8%
75 - 84	2.6%	2.5%	2.6%
85 +	0.4%	0.5%	0.5%
18 +	70.0%	68.7%	68.9%
2021 Median Age	32.2	31.1	31.0
2021 POPULATION AGE 25+ BY EDUCATIONAL ATTAINMENT			
Total	2,023	16,388	29,764
Some College, No Degree	27.4%	28.1%	27.2%
Associate Degree	11.0%	10.0%	10.0%
Bachelor's Degree	15.6%	12.7%	12.9%
Graduate/Professional Degree	2.0%	4.4%	3.9%