



Coming Soon

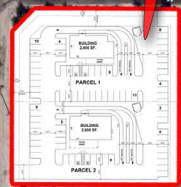
five BELOW
Distribution Center
500 Employees

CREATION RE

LGE DESIGNBUILD

Toymaker Funko Inc.
Distribution Center

SITE



TSC TRACTOR SUPPLY CO

CORNER PAD OPPORTUNITY ON MILLER RD

SEC OF MILLER RD AND WATKINS ST | BUCKEYE, AZ

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PROPERTY HIGHLIGHTS

- ±1.78 Acre Parcel Available
- 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

2023 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **58,309**

DAYTIME POPULATION **40,963**

TRAFFIC COUNTS

STOCKTON HILL RD **23,426 VPD**

(ADOT '22)

KINO AVE **2,716 VPD**

(ADOT '22)

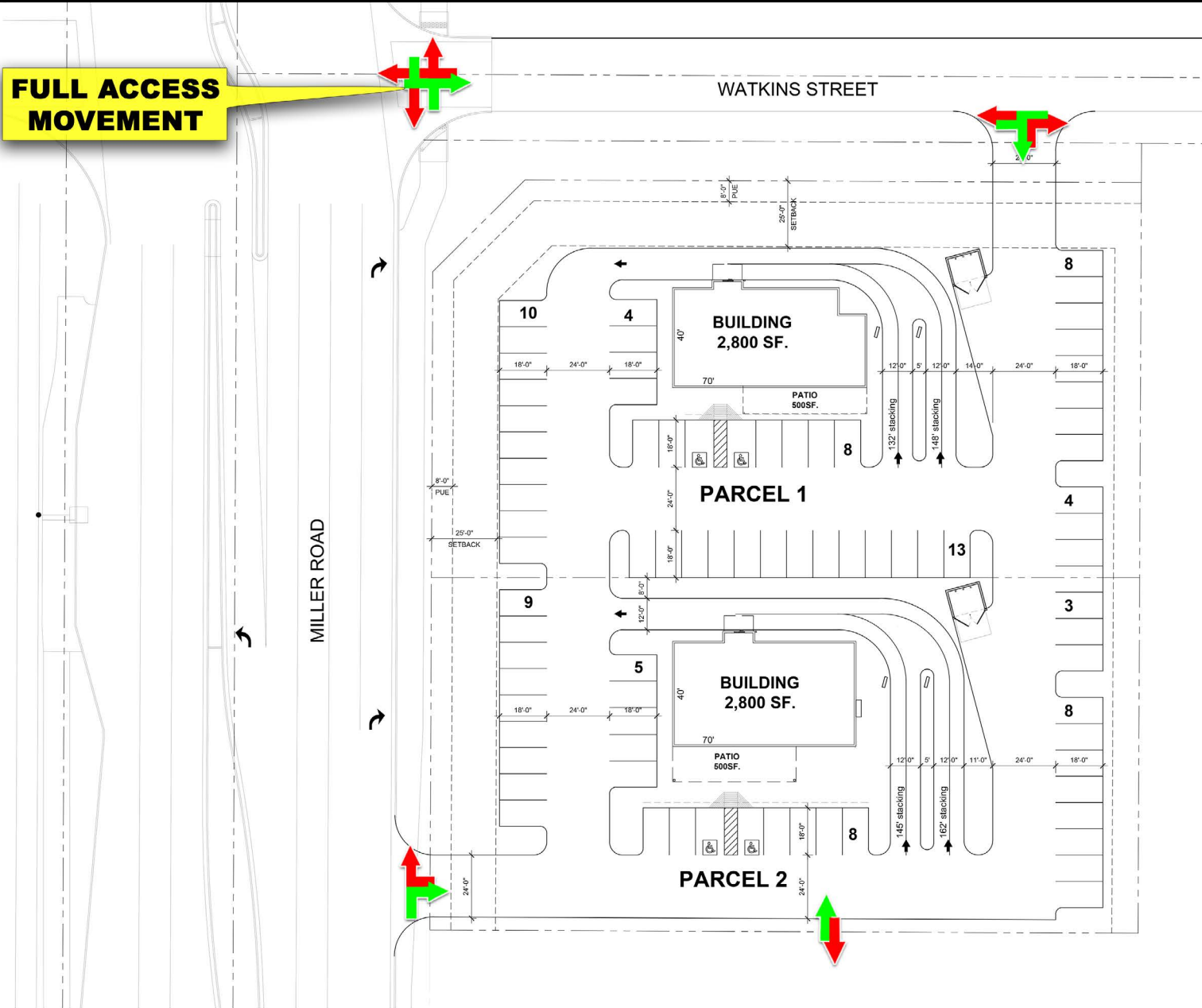
CORNER PAD OPPORTUNITY ON MILLER RD

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SITE PLAN

**FULL ACCESS
MOVEMENT**



CORNER PAD OPPORTUNITY ON MILLER RD

SEC OF MILLER RD AND WATKINS ST | **BUCKEYE, AZ**

DRONE VIEW



Sundance Towne Center Plaza

- Walmart*
- LOWE'S
- ALDI
- Abrazo Health
- Dutch Bros
- DISCOUNT TIRE
- CIRCLE K

Anderson Park
199 Homes
Under Construction

Village at Sundance
602 Homes
Under Construction

SITE

FULL ACCESS MOVEMENT

CREATION REPE
LGE DESIGNBUILD
Toymaker Funko Inc.
Distribution Center
+360 Employees

CORNER PAD OPPORTUNITY ON MILLER RD
SEC OF MILLER RD AND WATKINS ST | **BUCKEYE, AZ**



DRONE VIEW



West Park
480 Homes Under Construction

fruy's
FOOD STORES

CREATION REPE
LGE DESIGNBUILD
Toymaker Funko Inc.
Distribution Center
+360 Employees

five BELOW
Distribution Center
500 Employees

41,938 VPD ('22)

Miller Rd

Miller Rd 18,453 VPD ('22)

**FULL ACCESS
MOVEMENT**

Magnolia Ln

Coming Soon!

**TSC TRACTOR
SUPPLY CO**

SITE

Watkins St



CORNER PAD OPPORTUNITY ON MILLER RD
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DRONE VIEW



Village at Sundance
602 Homes
Under Construction


Youngker High School
+/- 1,461 Students

Tyler Ranch
279 Homes
Under Construction

Apache Farms
277 Homes
Under Construction

Estrella Vista
550 Homes
Under Construction


FOOD STORES
Coming Soon!

Saint Henry
Roman Catholic Church


McCain
Elementary
516 Students

SITE

Lower Buckeye Rd
Future
Commercial

Downtown
Buckeye
±1.5 Miles

Watkins St

 TRACTOR
SUPPLY CO

18,453 VPD ('22)

Miller Rd

**FULL ACCESS
MOVEMENT**

CREATION 
LGE | DESIGNBUILD

Toymaker Funko Inc.
Distribution Center
+360 Employees

Miller Rd

five BELOW
Distribution Center
500 Employees



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SEC OF MILLER RD AND WATKINS ST | **BUCKEYE, AZ**



RESIDENTIAL AERIAL



CORNER PAD OPPORTUNITY ON MILLER RD
 SEC OF MILLER RD AND WATKINS ST | **BUCKEYE, AZ**

DEMOGRAPHIC SNAPSHOT



	1 MILE	3 MILE	5 MILE
2023 Total Population	4,431	32,331	58,309
2028 Total Population	3,418	23,526	40,963



	1 MILE	3 MILE	5 MILE
Average HH Income	\$88,296	\$97,007	\$94,871
Median HH Income	\$78,883	\$76,614	\$75,892



	1 MILE	3 MILE	5 MILE
Daytime Employees	1,023	5,871	9,666
Daytime Residents	2,395	17,655	31,297



	1 MILE	3 MILE	5 MILE
2023 Households	1,352	9,514	17,655
2028 Households	1,621	10,418	18,740



	1 MILE	3 MILE	5 MILE
Owner Occupied Housing	67.2%	71.2%	68.7%
Renter Occupied Housing	27.1%	24.5%	26.4%



	1 MILE	3 MILE	5 MILE
2023 Median Age	33.3	32.2	31.7
2028 Median Age	32.9	31.7	31.2

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