

±2 ACRES MILLER ROAD & BASELINE ROAD

EXCLUSIVE LISTING | BUCKEYE, ARIZONA

LOCATION

±2 Acres Miller Road & Baseline Road

SIZE ±2 Acres

PRICE \$260,053.20

JURISDICTION Buckeye

PARCELS 504-40-025H

ZONING CC

TAXES \$5,355.50 (2018)

UTILITIES

Electricity: APS

Gas: Southwest Gas

Water: Arizona Water Company

COMMENTS

- Property is located just north of the Union Pacific Rail
- Property is within the FEMA designated floodplain
- About 2 miles east of the SR-85 & Baseline Road



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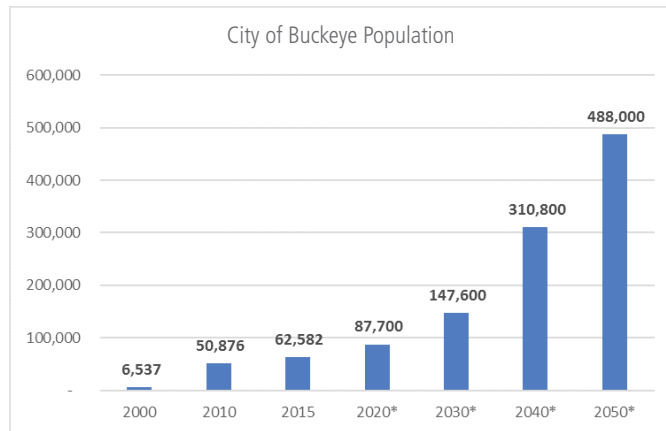
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BUCKEYE OVERVIEW

The City of Buckeye has put forth a tremendous amount of effort to create a multidecade development vision that will be able to accommodate the large amount of anticipated growth. Planning efforts have included generating an assured 100 year water supply, continuously analyzing and reviewing the general plan, creating business incentives, building a sense of community, and providing need infrastructure improvements throughout the city. The City of Buckeye has seen tremendous growth during the past decade with the population projected to continue growing at exponential rates. Additional information about the future of Buckeye's growth can be found on the Grow Buckeye website (www.growbuckeye.com).

[Click Here to Watch: City of Buckeye "Why Buckeye?" Video](#)

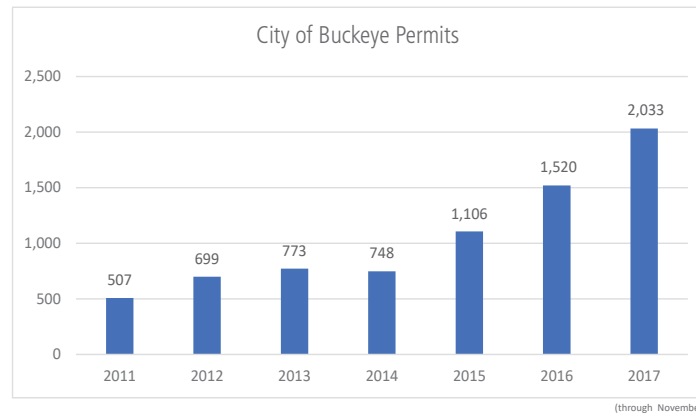
POPULATION GROWTH CHART



*Estimated population

PERMIT GROWTH

In recent years, the number of active developments in Buckeye significantly rebounded from the past recession. The improved development and homebuilding environment is demonstrated by recent single family housing permits growth of 44% in 2017 (2,195 permits up from 1,520 in 2016). Current YTD through April 747 permits up 14% from last year. DR Horton and LGI Homes continue to be the top producing homebuilders throughout the Buckeye Submarket with additional national builders, including Meritage Homes, entering the market.



BUCKEYE EMPLOYMENT

The City of Buckeye's employment sectors primarily consist of service and wholesale trade based jobs. In recent months the city has had several new employers entering the market including a glass manufacturer, a new U-Haul Mini Storage, and a new car dealership. With Buckeye's location as the front door to Phoenix we anticipate continued job growth to be seen in trade sectors and service industries. The table below shows some of Buckeye's top employers.

Employer	Employees	Industry
State of Arizona	1,130	Government
Walmart	1,000	Retail
City of Buckeye	430	Government
Litchfield Elementary School District 33	400	Education
Buckeye Elementary School District 33	320	Education
Clayton Homes	300	Manufacturing
Liberty Elementary School District	230	Education
Fry's Food Stores	220	Retail
Youngker High School	150	Education
Agua Fria Union High School District 216	140	Education

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2017 Population	±4,417	±30,719	±49,171
Est. 2017 Median HH Income	\$62,181	\$62,568	\$58,743

Source: ESRI



±2 ACRES MILLER ROAD & BASELINE ROAD REGIONAL MAP

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±2 ACRES MILLER ROAD & BASELINE ROAD SURROUNDING AREA MAP

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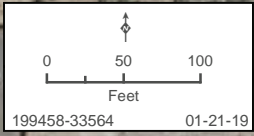
±2 ACRES MILLER ROAD & BASELINE ROAD FLOODPLAIN MAP

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±2 ACRES MILLER ROAD & BASELINE ROAD PROPERTY DETAIL MAP

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0 50 100
Feet

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