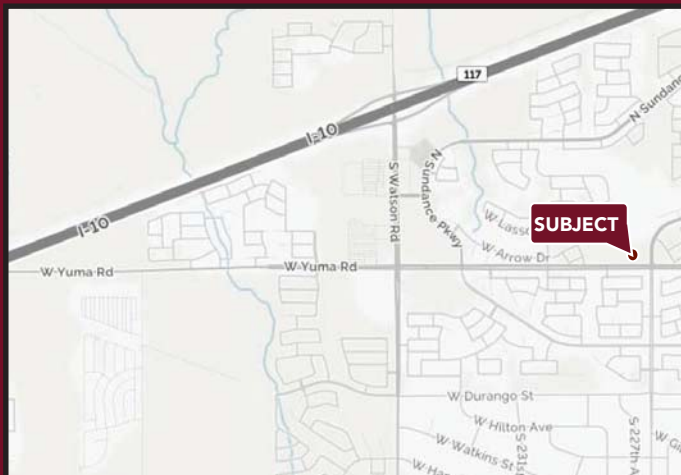
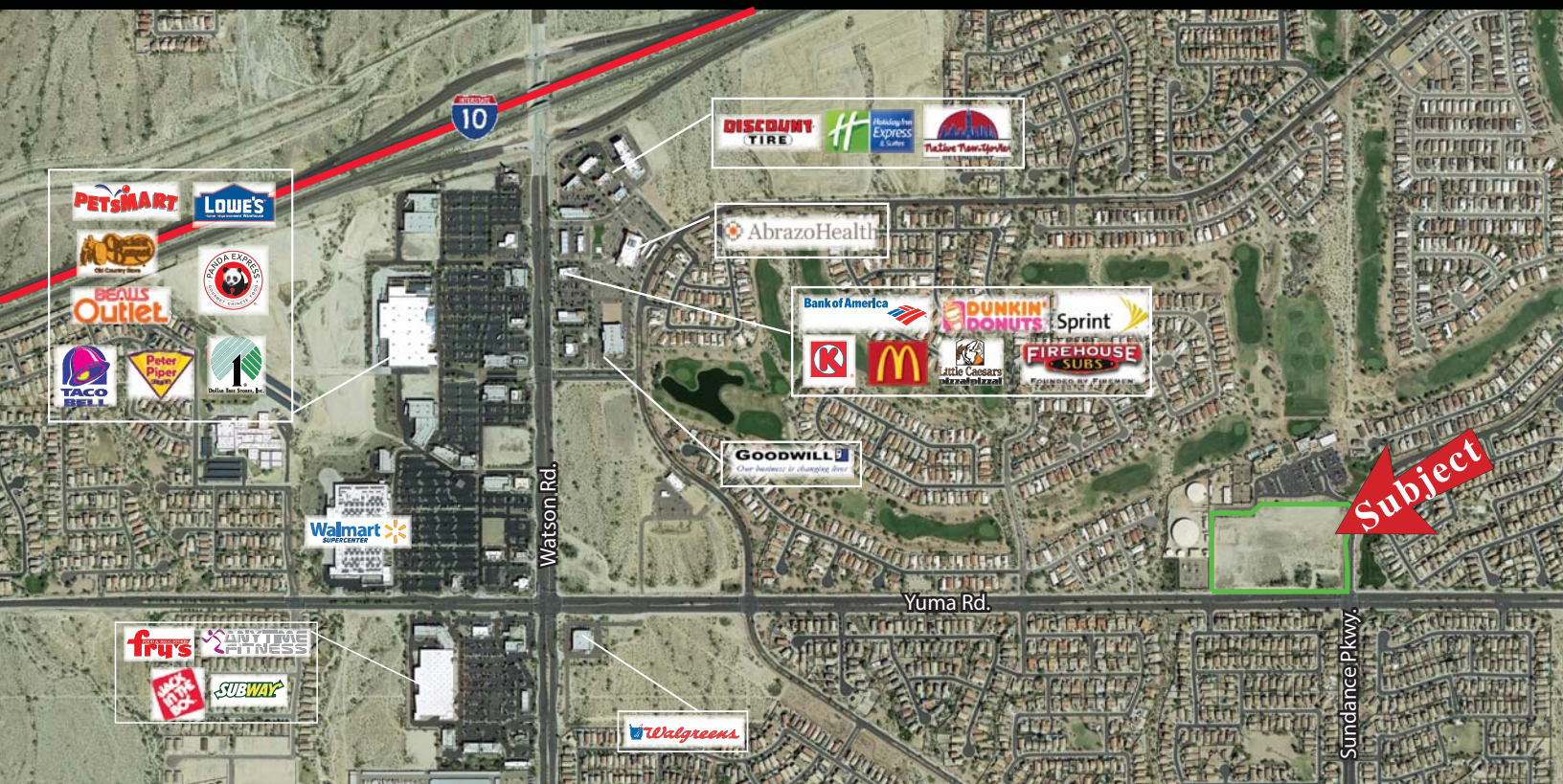




# LAND AVAILABLE FOR SALE

NORTHWEST CORNER OF SUNDANCE PARKWAY. & YUMA RD., BUCKEYE, AZ



## AVAILABILITY

- 11.43 ACRES

## FEATURES

- Zoned: Planned Community - Commercial
- Sewer: City of Buckeye
- Water: City of Buckeye
- Parcel # - 504-19-013-U
- Excellent for Retail, Office or Apartments

## NOTABLE TENANTS



2017 Demographics	3 MILE	5 MILE	7 MILE
Estimated Population	30,050	51,289	65,420
Avg Household Income	\$67,750	\$71,087	\$72,856
Estimated Households	9,242	16,015	20,023

Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



EXCLUSIVELY REPRESENTED BY

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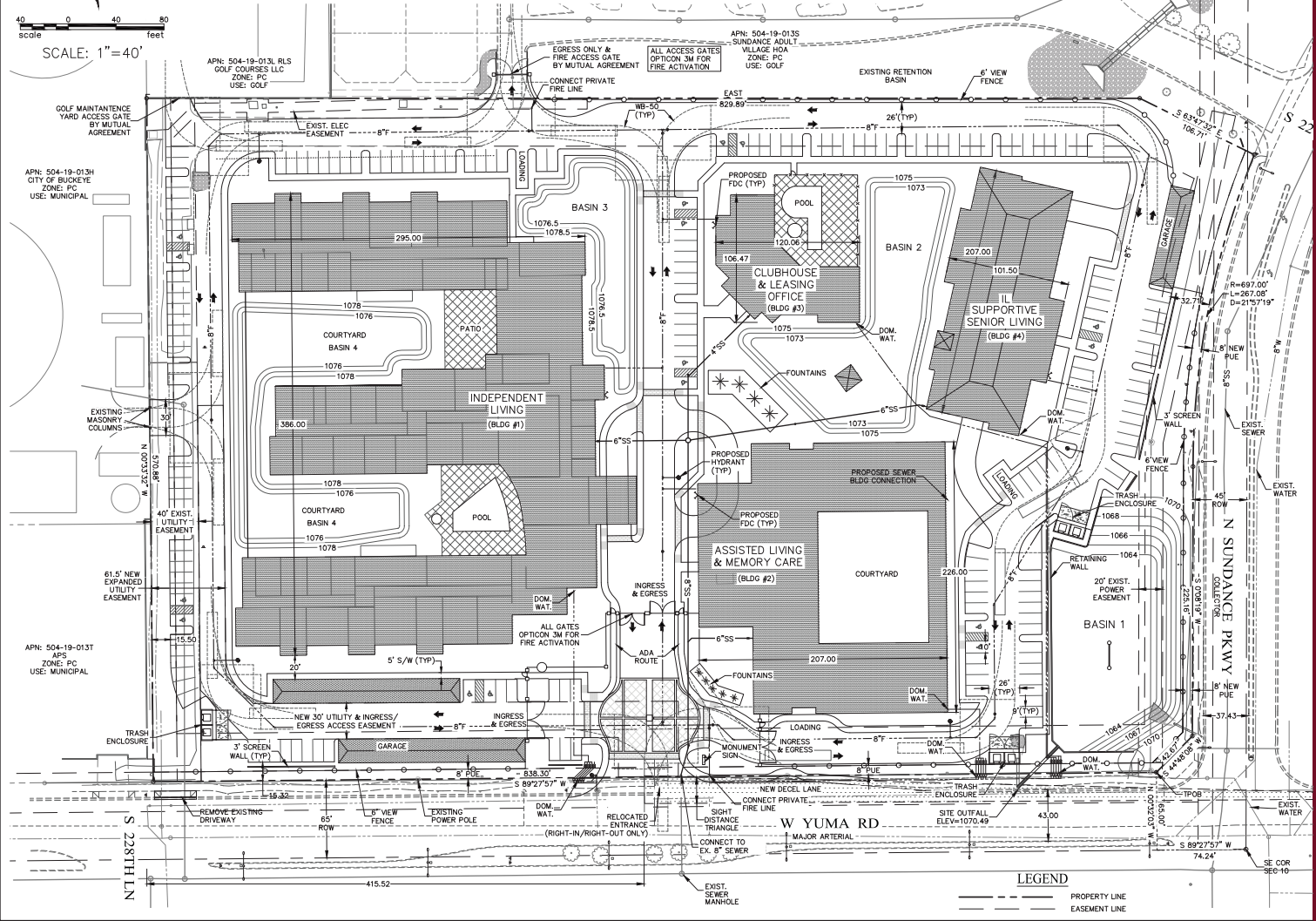
# LAND AVAILABLE FOR SALE

NORTHWEST CORNER OF SUNDANCE PARKWAY & YUMA RD., BUCKEYE, AZ

## SITE PLAN BUCKEYE SENIOR CARE CAMPUS

### LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 10, AND THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SECTION 10, MONUMENTED BY A 1/2 INCH REBAR, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 10, MONUMENTED BY A 1 INCH IRON PIPE BEARS AS A BASIS OF BEARING SOUTH 89 DEGREES 27 MINUTES 57 SECONDS WEST, A DISTANCE OF 2626.67 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 57 SECONDS WEST, ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 10, A DISTANCE OF 74.24 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 03 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT LING ON THE NORTHERLY RIGHT OF WAY LINE OF YUMA ROAD AS SHOWN ON SUNDANCE PHASE 1 MAP OF DEDICATION, AS RECORDED IN BOOK 990 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDER'S OFFICE, MARICOPA COUNTY, ARIZONA AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 27 MINUTES 57 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 838.30 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 32 SECONDS WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 570.88 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 829.89 FEET; THENCE SOUTH 63 DEGREES 47 MINUTES 32 SECONDS EAST, A DISTANCE OF 106.71 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF NORTH SUNDANCE PARKWAY AS SHOWN ON SAID SUNDANCE PHASE 1 MAP OF DEDICATION, THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 67 DEGREES 54 MINUTES 22 SECONDS EAST, A DISTANCE OF 697.00 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 21 DEGREES 57 MINUTES 19 SECONDS, AN ARC DISTANCE OF 267.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 08 MINUTES 19 SECONDS WEST, CONTINUING ALONG WITH WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 225.16 FEET; THENCE SOUTH 44 DEGREES 48 MINUTES 08 SECONDS WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 42.67 FEET TO THE POINT OF BEGINNING.



SCALE: 1" = 40'  
0 40 80  
feet

LEGEND  
--- PROPERTY LINE  
--- EASEMENT LINE



# STRATEGIC

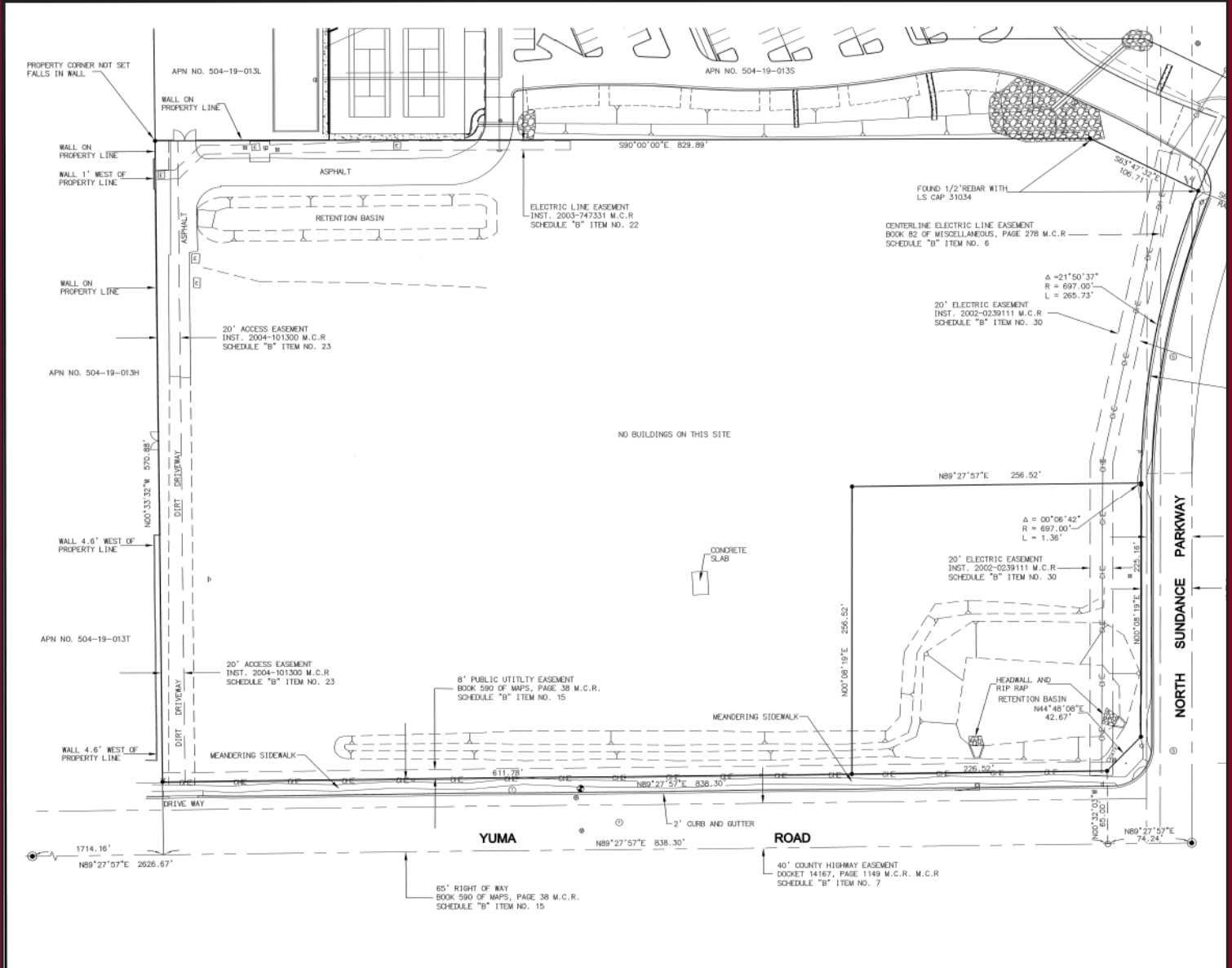
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# EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4356/-112.5389

RF5

<b>S Yuma Rd &amp; N Sundance Pkwy</b>		1 mi radius		3 mi radius		5 mi radius	
<b>Buckeye, AZ 85326</b>							
<b>Population</b>							
Estimated Population (2017)		12,678		24,664		53,116	
Projected Population (2022)		14,322		27,775		59,572	
Census Population (2010)		11,675		20,151		41,986	
Census Population (2000)		996		2,831		9,385	
Projected Annual Growth (2017 to 2022)		1,643	2.6%	3,111	2.5%	6,456	2.4%
Historical Annual Growth (2010 to 2017)		1,003	1.2%	4,513	3.2%	11,130	3.8%
Historical Annual Growth (2000 to 2010)		10,679	107.2%	17,320	61.2%	32,601	34.7%
Estimated Population Density (2017)		4,037	psm	873	psm	677	psm
Trade Area Size		3.14	sq mi	28.26	sq mi	78.50	sq mi
<b>Households</b>							
Estimated Households (2017)		3,948		7,624		16,549	
Projected Households (2022)		4,330		8,337		18,014	
Census Households (2010)		3,582		6,107		12,804	
Census Households (2000)		323		927		2,903	
Estimated Households with Children (2017)		1,762	44.6%	3,591	47.1%	7,809	47.2%
Estimated Average Household Size (2017)		3.21		3.23		3.21	
<b>Average Household Income</b>							
Estimated Average Household Income (2017)		\$63,559		\$68,674		\$74,078	
Projected Average Household Income (2022)		\$74,626		\$81,279		\$88,772	
Estimated Average Family Income (2017)		\$67,008		\$74,294		\$80,484	
<b>Median Household Income</b>							
Estimated Median Household Income (2017)		\$57,179		\$61,864		\$64,786	
Projected Median Household Income (2022)		\$66,800		\$72,238		\$75,957	
Estimated Median Family Income (2017)		\$63,539		\$70,469		\$72,521	
<b>Per Capita Income</b>							
Estimated Per Capita Income (2017)		\$19,793		\$21,229		\$23,084	
Projected Per Capita Income (2022)		\$22,563		\$24,399		\$26,848	
Estimated Per Capita Income 5 Year Growth		\$2,771	14.0%	\$3,170	14.9%	\$3,764	16.3%
Estimated Average Household Net Worth (2017)		\$497,112		\$558,446		\$706,627	
<b>Daytime Demos (2017)</b>							
Total Businesses		90		303		650	
Total Employees		567		2,634		6,282	
Company Headquarter Businesses		-	-	-	-	-	-
Company Headquarter Employees		-	-	-	-	-	-
Employee Population per Business		6.3		8.7		9.7	
Residential Population per Business		140.2		81.3		81.8	

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RFS

## S Yuma Rd & N Sundance Pkwy

Buckeye, AZ 85326

1 mi radius      3 mi radius      5 mi radius

### Race & Ethnicity

White (2017)	8,476	66.9%	16,429	66.6%	35,988	67.8%
Black or African American (2017)	916	7.2%	1,671	6.8%	3,206	6.0%
American Indian or Alaska Native (2017)	161	1.3%	337	1.4%	665	1.3%
Asian (2017)	334	2.6%	669	2.7%	1,426	2.7%
Hawaiian or Pacific Islander (2017)	15	0.1%	44	0.2%	86	0.2%
Other Race (2017)	2,220	17.5%	4,439	18.0%	9,467	17.8%
Two or More Races (2017)	556	4.4%	1,076	4.4%	2,278	4.3%
Not Hispanic or Latino Population (2017)	8,088	63.8%	15,515	62.9%	33,355	62.8%
Hispanic or Latino Population (2017)	4,590	36.2%	9,149	37.1%	19,761	37.2%
Not Hispanic or Latino Population (2022)	8,914	62.2%	17,050	61.4%	36,454	61.2%
Hispanic or Latino Population (2022)	5,408	37.8%	10,726	38.6%	23,118	38.8%
Not Hispanic or Latino Population (2010)	7,234	62.0%	12,319	61.1%	25,719	61.3%
Hispanic or Latino Population (2010)	4,441	38.0%	7,833	38.9%	16,268	38.7%
Not Hispanic or Latino Population (2000)	815	81.8%	2,318	81.9%	6,580	70.1%
Hispanic or Latino Population (2000)	182	18.2%	513	18.1%	2,806	29.9%
Projected Hispanic Annual Growth (2017 to 2022)	817	3.6%	1,577	3.4%	3,357	3.4%
Historic Hispanic Annual Growth (2000 to 2017)	4,409	142.9	8,635	99.0%	16,956	35.5%

### Age Distribution (2017)

Age Under 5	962	7.6%	1,970	8.0%	4,272	8.0%
Age 5 to 9 Years	1,051	8.3%	2,104	8.5%	4,544	8.6%
Age 10 to 14 Years	1,077	8.5%	2,179	8.8%	4,716	8.9%
Age 15 to 19 Years	919	7.3%	1,828	7.4%	3,918	7.4%
Age 20 to 24 Years	714	5.6%	1,409	5.7%	2,932	5.5%
Age 25 to 29 Years	875	6.9%	1,749	7.1%	3,690	6.9%
Age 30 to 34 Years	975	7.7%	1,990	8.1%	4,310	8.1%
Age 35 to 39 Years	899	7.1%	1,814	7.4%	3,997	7.5%
Age 40 to 44 Years	811	6.4%	1,602	6.5%	3,592	6.8%
Age 45 to 49 Years	688	5.4%	1,418	5.7%	3,214	6.1%
Age 50 to 54 Years	692	5.5%	1,365	5.5%	3,057	5.8%
Age 55 to 59 Years	730	5.8%	1,377	5.6%	3,008	5.7%
Age 60 to 64 Years	647	5.1%	1,155	4.7%	2,473	4.7%
Age 65 to 74 Years	1,175	9.3%	1,902	7.7%	3,698	7.0%
Age 75 to 84 Years	354	2.8%	588	2.4%	1,217	2.3%
Age 85 Years or Over	109	0.9%	216	0.9%	474	0.9%
Median Age	33.5		32.3		32.3	

### Gender Age Distribution (2017)

Female Population	6,497	51.2%	12,516	50.7%	26,834	50.5%
Age 0 to 19 Years	1,986	30.6%	3,936	31.4%	8,554	31.9%
Age 20 to 64 Years	3,628	55.8%	7,115	56.8%	15,375	57.3%
Age 65 Years or Over	884	13.6%	1,466	11.7%	2,905	10.8%
Female Median Age	33.9		32.7		32.5	
Male Population	6,181	48.8%	12,148	49.3%	26,282	49.5%
Age 0 to 19 Years	2,023	32.7%	4,144	34.1%	8,897	33.9%
Age 20 to 64 Years	3,403	55.1%	6,764	55.7%	14,900	56.7%
Age 65 Years or Over	754	12.2%	1,240	10.2%	2,485	9.5%
Male Median Age	33.2		31.8		32.0	

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Lat/Lon: 33.4356/-112.5389

RF5

## S Yuma Rd & N Sundance Pkwy

Buckeye, AZ 85326

1 mi radius      3 mi radius      5 mi radius

### Household Income Distribution (2017)

	1 mi radius	3 mi radius	5 mi radius
HH Income \$200,000 or More	75 1.9%	170 2.2%	669 4.0%
HH Income \$150,000 to \$199,999	103 2.6%	256 3.4%	890 5.4%
HH Income \$100,000 to \$149,999	449 11.4%	1,043 13.7%	2,195 13.3%
HH Income \$75,000 to \$99,999	583 14.8%	1,430 18.8%	2,952 17.8%
HH Income \$50,000 to \$74,999	1,151 29.1%	1,819 23.9%	3,672 22.2%
HH Income \$35,000 to \$49,999	745 18.9%	1,282 16.8%	2,434 14.7%
HH Income \$25,000 to \$34,999	340 8.6%	666 8.7%	1,362 8.2%
HH Income \$15,000 to \$24,999	279 7.1%	529 6.9%	1,096 6.6%
HH Income Under \$15,000	224 5.7%	429 5.6%	1,278 7.7%
HH Income \$35,000 or More	3,106 78.7%	6,000 78.7%	12,812 77.4%
HH Income \$75,000 or More	1,210 30.7%	2,899 38.0%	6,706 40.5%

### Housing (2017)

	1 mi radius	3 mi radius	5 mi radius
Total Housing Units	4,422	8,418	18,068
Housing Units Occupied	3,948 89.3%	7,624 90.6%	16,549 91.6%
Housing Units Owner-Occupied	3,123 79.1%	6,261 82.1%	13,459 81.3%
Housing Units, Renter-Occupied	825 20.9%	1,363 17.9%	3,090 18.7%
Housing Units, Vacant	474 10.7%	795 9.4%	1,519 8.4%

### Marital Status (2017)

	1 mi radius	3 mi radius	5 mi radius
Never Married	2,540 26.5%	5,449 29.6%	12,190 30.8%
Currently Married	5,247 54.7%	9,402 51.1%	19,749 49.9%
Separated	460 4.8%	1,029 5.6%	1,912 4.8%
Widowed	398 4.1%	970 5.3%	2,061 5.2%
Divorced	943 9.8%	1,562 8.5%	3,672 9.3%

### Household Type (2017)

	1 mi radius	3 mi radius	5 mi radius
Population Family	11,677 92.1%	22,646 91.8%	48,581 91.5%
Population Non-Family	1,000 7.9%	2,012 8.2%	4,512 8.5%
Population Group Quarters	1 -	6 -	23 -
Family Households	3,196 80.9%	6,137 80.5%	13,265 80.2%
Non-Family Households	752 19.1%	1,486 19.5%	3,284 19.8%
Married Couple with Children	1,265 24.1%	2,608 27.7%	5,692 28.8%
Average Family Household Size	3.7	3.7	3.7

### Household Size (2017)

	1 mi radius	3 mi radius	5 mi radius
1 Person Households	535 13.5%	1,072 14.1%	2,373 14.3%
2 Person Households	1,260 31.9%	2,269 29.8%	4,930 29.8%
3 Person Households	569 14.4%	1,180 15.5%	2,655 16.0%
4 Person Households	684 17.3%	1,332 17.5%	2,846 17.2%
5 Person Households	490 12.4%	962 12.6%	2,075 12.5%
6 or More Person Households	410 10.4%	808 10.6%	1,671 10.1%

### Household Vehicles (2017)

	1 mi radius	3 mi radius	5 mi radius
Households with 0 Vehicles Available	73 1.8%	129 1.7%	372 2.3%
Households with 1 Vehicles Available	1,309 33.1%	2,342 30.7%	4,527 27.4%
Households with 2 or More Vehicles Available	2,567 65.0%	5,152 67.6%	11,649 70.4%
Total Vehicles Available	7,813	15,479	34,385
Average Vehicles Per Household	2.0	2.0	2.1

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RF5

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Buckeye, AZ 85326

1 mi radius      3 mi radius      5 mi radius

### Labor Force (2017)

Estimated Labor Population Age 16 Years or Over	9,381		18,002		38,688
Estimated Civilian Employed	5,636	60.1%	11,129	61.8%	23,592
Estimated Civilian Unemployed	367	3.9%	738	4.1%	1,228
Estimated in Armed Forces	3	-	71	0.4%	194
Estimated Not in Labor Force	3,376	36.0%	6,063	33.7%	13,675
Unemployment Rate	3.9%		4.1%		3.2%

### Occupation (2015)

Occupation: Population Age 16 Years or Over	5,976		11,442		23,488
Management, Business, Financial Operations	544	9.1%	1,101	9.6%	2,568
Professional, Related	861	14.4%	1,715	15.0%	3,776
Service	1,386	23.2%	2,445	21.4%	4,673
Sales, Office	1,791	30.0%	3,417	29.9%	6,655
Farming, Fishing, Forestry	30	0.5%	50	0.4%	188
Construct, Extraction, Maintenance	700	11.7%	1,352	11.8%	2,702
Production, Transport Material Moving	663	11.1%	1,362	11.9%	2,926
White Collar Workers	3,196	53.5%	6,234	54.5%	12,999
Blue Collar Workers	2,780	46.5%	5,208	45.5%	10,489

### Consumer Expenditure (2017)

Total Household Expenditure	\$203 M		\$414 M		\$946 M
Total Non-Retail Expenditure	\$110 M	54.4%	\$225 M	54.5%	\$516 M
Total Retail Expenditure	\$92.7 M	45.6%	\$188 M	45.5%	\$430 M
Apparel	\$7.14 M	3.5%	\$14.5 M	3.5%	\$33.3 M
Contributions	\$7.99 M	3.9%	\$16.6 M	4.0%	\$40.2 M
Education	\$6.63 M	3.3%	\$14.0 M	3.4%	\$33.7 M
Entertainment	\$11.4 M	5.6%	\$23.2 M	5.6%	\$53.2 M
Food and Beverages	\$30.6 M	15.0%	\$61.8 M	14.9%	\$140 M
Furnishings and Equipment	\$6.86 M	3.4%	\$14.2 M	3.4%	\$32.6 M
Gifts	\$4.63 M	2.3%	\$9.59 M	2.3%	\$22.7 M
Health Care	\$16.5 M	8.1%	\$33.3 M	8.0%	\$74.9 M
Household Operations	\$5.54 M	2.7%	\$11.5 M	2.8%	\$27.0 M
Miscellaneous Expenses	\$3.02 M	1.5%	\$6.09 M	1.5%	\$13.8 M
Personal Care	\$2.65 M	1.3%	\$5.40 M	1.3%	\$12.3 M
Personal Insurance	\$1.42 M	0.7%	\$2.95 M	0.7%	\$6.97 M
Reading	\$442 K	0.2%	\$903 K	0.2%	\$2.07 M
Shelter	\$41.4 M	20.4%	\$84.4 M	20.4%	\$194 M
Tobacco	\$1.34 M	0.7%	\$2.65 M	0.6%	\$5.84 M
Transportation	\$39.9 M	19.7%	\$80.9 M	19.6%	\$182 M
Utilities	\$15.7 M	7.7%	\$31.7 M	7.7%	\$71.2 M

### Educational Attainment (2017)

Adult Population Age 25 Years or Over	7,955		15,174		32,733
Elementary (Grade Level 0 to 8)	578	7.3%	983	6.5%	1,867
Some High School (Grade Level 9 to 11)	755	9.5%	1,337	8.8%	2,668
High School Graduate	2,284	28.7%	4,540	29.9%	9,327
Some College	2,483	31.2%	4,658	30.7%	9,945
Associate Degree Only	670	8.4%	1,274	8.4%	2,819
Bachelor Degree Only	826	10.4%	1,719	11.3%	4,393
Graduate Degree	359	4.5%	664	4.4%	1,716

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RF5

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Buckeye, AZ 85326

### Units In Structure (2015)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,933	109.8	7,137	116.9	14,775	115.4
1 Attached Unit	61	1.7%	122	2.0%	268	2.1%
2 to 4 Units	34	0.9%	62	1.0%	185	1.4%
5 to 9 Units	7	0.2%	14	0.2%	51	0.4%
10 to 19 Units	14	0.4%	57	0.9%	99	0.8%
20 to 49 Units	8	0.2%	11	0.2%	90	0.7%
50 or More Units	14	0.4%	22	0.4%	108	0.8%
Mobile Home or Trailer	82	2.3%	394	6.5%	880	6.9%
Other Structure	2	-	4	0.1%	11	0.1%

### Homes Built By Year (2015)

Homes Built 2010 or later	33	0.9%	85	1.4%	203	1.6%
Homes Built 2000 to 2009	3,116	87.0%	5,283	86.5%	10,255	80.1%
Homes Built 1990 to 1999	302	8.4%	749	12.3%	1,743	13.6%
Homes Built 1980 to 1989	237	6.6%	427	7.0%	872	6.8%
Homes Built 1970 to 1979	133	3.7%	362	5.9%	1,017	7.9%
Homes Built 1960 to 1969	106	3.0%	203	3.3%	473	3.7%
Homes Built 1950 to 1959	67	1.9%	146	2.4%	448	3.5%
Homes Built Before 1949	11	0.3%	30	0.5%	273	2.1%

### Home Values (2015)

Home Values \$1,000,000 or More	18	0.7%	45	0.9%	102	1.0%
Home Values \$500,000 to \$999,999	166	6.0%	370	7.7%	737	7.5%
Home Values \$400,000 to \$499,999	127	4.6%	227	4.8%	620	6.3%
Home Values \$300,000 to \$399,999	357	13.0%	669	14.0%	1,656	16.8%
Home Values \$200,000 to \$299,999	654	23.7%	1,338	28.0%	2,964	30.1%
Home Values \$150,000 to \$199,999	912	33.1%	1,609	33.7%	3,013	30.6%
Home Values \$100,000 to \$149,999	674	24.5%	1,286	26.9%	2,548	25.8%
Home Values \$70,000 to \$99,999	188	6.8%	452	9.5%	808	8.2%
Home Values \$50,000 to \$69,999	96	3.5%	143	3.0%	288	2.9%
Home Values \$25,000 to \$49,999	30	1.1%	116	2.4%	259	2.6%
Home Values Under \$25,000	60	2.2%	129	2.7%	292	3.0%
Owner-Occupied Median Home Value	\$180,922		\$183,408		\$192,915	
Renter-Occupied Median Rent	\$965		\$938		\$917	

### Transportation To Work (2015)

Drive to Work Alone	5,236	85.1%	9,777	84.0%	19,942	81.7%
Drive to Work in Carpool	482	7.8%	1,034	8.9%	2,389	9.8%
Travel to Work by Public Transportation	35	0.6%	68	0.6%	141	0.6%
Drive to Work on Motorcycle	75	1.2%	101	0.9%	147	0.6%
Walk or Bicycle to Work	100	1.6%	212	1.8%	493	2.0%
Other Means	9	0.1%	31	0.3%	119	0.5%
Work at Home	215	3.5%	413	3.5%	1,178	4.8%

### Travel Time (2015)

Travel to Work in 14 Minutes or Less	832	14.0%	1,562	13.9%	3,545	15.3%
Travel to Work in 15 to 29 Minutes	1,647	27.7%	3,237	28.8%	6,660	28.7%
Travel to Work in 30 to 59 Minutes	2,697	45.4%	5,079	45.3%	9,865	42.5%
Travel to Work in 60 Minutes or More	605	10.2%	1,175	10.5%	2,295	9.9%
Average Minutes Travel to Work	32.0		31.7		30.2	

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