

Freeway Pads & Land Available

SOUTHEAST CORNER OF WATSON ROAD & I-10 FREEWAY, BUCKEYE, AZ

Located in an Opportunity Zone



EXCLUSIVELY REPRESENTED BY

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Freeway Pads & Land Available

SOUTHEAST CORNER OF WATSON ROAD & I-10 FREEWAY, BUCKEYE, AZ



AVAILABILITY

- 10.9 ACRES-475,280 SF
- HUGE FREEWAY SIGN

BENEFITS

- APN: 504-20-907
- Zoning: PC

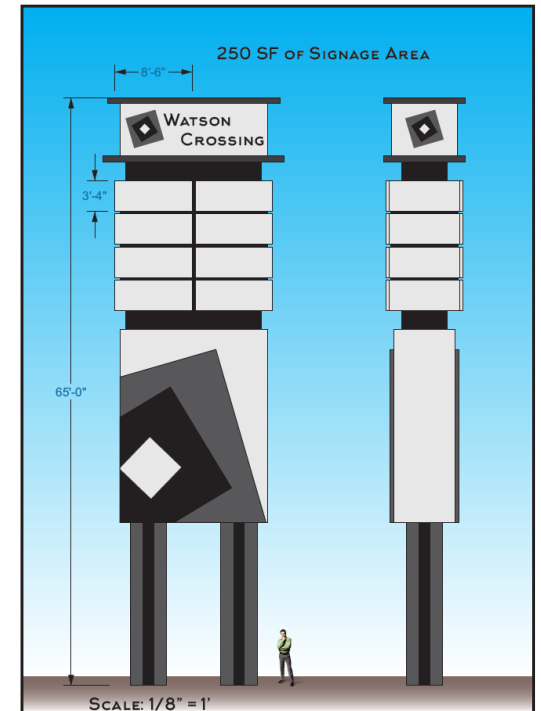
TRAFFIC COUNTS

Watson Rd. (±40,000 VPD)
I-10 Freeway (±80,000 VPD)

NOTABLE TENANTS IN TRADE AREA



2018 Demographics	3 MILE	5 MILE	7 MILE
Estimated Population	30,050	51,289	65,240
Avg Household Income	\$67,750	\$71,087	\$72,856
Daytime Employment	2,997	6,525	8,072



EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4369/-112.5604

RF5

1060 S Watson Rd Buckeye, AZ 85326	3 mi radius	5 mi radius	7 mi radius
Population			
Estimated Population (2017)	30,050	51,289	65,420
Projected Population (2022)	33,959	57,681	73,123
Census Population (2010)	25,588	41,069	52,808
Census Population (2000)	3,115	9,130	17,408
Projected Annual Growth (2017 to 2022)	3,909 2.6%	6,392 2.5%	7,702 2.4%
Historical Annual Growth (2010 to 2017)	4,462 2.5%	10,220 3.6%	12,612 3.4%
Historical Annual Growth (2000 to 2010)	22,474 72.2%	31,939 35.0%	35,400 20.3%
Estimated Population Density (2017)	1,063 <i>psm</i>	653 <i>psm</i>	425 <i>psm</i>
Trade Area Size	28.27 <i>sq mi</i>	78.51 <i>sq mi</i>	153.88 <i>sq mi</i>
Households			
Estimated Households (2017)	9,242	16,015	20,023
Projected Households (2022)	10,140	17,480	21,775
Census Households (2010)	7,723	12,565	15,851
Census Households (2000)	1,032	2,958	4,575
Estimated Households with Children (2017)	4,469 48.4%	7,580 47.3%	9,423 47.1%
Estimated Average Household Size (2017)	3.25	3.20	3.19
Average Household Income			
Estimated Average Household Income (2017)	\$67,750	\$71,087	\$72,856
Projected Average Household Income (2022)	\$79,979	\$84,705	\$87,308
Estimated Average Family Income (2017)	\$72,615	\$77,566	\$79,374
Median Household Income			
Estimated Median Household Income (2017)	\$61,485	\$62,763	\$63,288
Projected Median Household Income (2022)	\$71,840	\$73,480	\$74,215
Estimated Median Family Income (2017)	\$68,533	\$70,626	\$71,339
Per Capita Income			
Estimated Per Capita Income (2017)	\$20,838	\$22,201	\$22,684
Projected Per Capita Income (2022)	\$23,882	\$25,674	\$26,344
Estimated Per Capita Income 5 Year Growth	\$3,044 14.6%	\$3,473 15.6%	\$3,660 16.1%
Estimated Average Household Net Worth (2017)	\$527,146	\$645,366	\$694,083
Daytime Demos (2017)			
Total Businesses	317	684	877
Total Employees	2,997	6,525	8,072
Company Headquarter Businesses	-	-	-
Company Headquarter Employees	-	-	-
Employee Population per Business	9.4	9.5	9.2
Residential Population per Business	94.7	74.9	74.6

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1060 S Watson Rd		3 mi radius		5 mi radius		7 mi radius	
Buckeye, AZ 85326							
Race & Ethnicity							
White (2017)	19,648	65.4%	34,269	66.8%	44,050	67.3%	
Black or African American (2017)	2,142	7.1%	3,222	6.3%	4,059	6.2%	
American Indian or Alaska Native (2017)	401	1.3%	678	1.3%	907	1.4%	
Asian (2017)	847	2.8%	1,343	2.6%	1,686	2.6%	
Hawaiian or Pacific Islander (2017)	59	0.2%	84	0.2%	105	0.2%	
Other Race (2017)	5,599	18.6%	9,421	18.4%	11,869	18.1%	
Two or More Races (2017)	1,355	4.5%	2,273	4.4%	2,744	4.2%	
Not Hispanic or Latino Population (2017)	18,530	61.7%	31,550	61.5%	40,776	62.3%	
Hispanic or Latino Population (2017)	11,520	38.3%	19,739	38.5%	24,644	37.7%	
Not Hispanic or Latino Population (2022)	20,438	60.2%	34,584	60.0%	44,424	60.8%	
Hispanic or Latino Population (2022)	13,521	39.8%	23,098	40.0%	28,699	39.2%	
Not Hispanic or Latino Population (2010)	15,506	60.6%	24,517	59.7%	32,136	60.9%	
Hispanic or Latino Population (2010)	10,082	39.4%	16,553	40.3%	20,672	39.1%	
Not Hispanic or Latino Population (2000)	2,555	82.0%	6,095	66.8%	11,932	68.5%	
Hispanic or Latino Population (2000)	560	18.0%	3,035	33.2%	5,476	31.5%	
Projected Hispanic Annual Growth (2017 to 2022)	2,002	3.5%	3,359	3.4%	4,055	3.3%	
Historic Hispanic Annual Growth (2000 to 2017)	10,960	115.2	16,704	32.4%	19,168	20.6%	
Age Distribution (2017)							
Age Under 5	2,478	8.2%	4,178	8.1%	5,153	7.9%	
Age 5 to 9 Years	2,622	8.7%	4,412	8.6%	5,435	8.3%	
Age 10 to 14 Years	2,672	8.9%	4,531	8.8%	5,609	8.6%	
Age 15 to 19 Years	2,261	7.5%	3,796	7.4%	4,952	7.6%	
Age 20 to 24 Years	1,744	5.8%	2,900	5.7%	3,917	6.0%	
Age 25 to 29 Years	2,213	7.4%	3,653	7.1%	4,658	7.1%	
Age 30 to 34 Years	2,506	8.3%	4,197	8.2%	5,297	8.1%	
Age 35 to 39 Years	2,246	7.5%	3,828	7.5%	4,874	7.5%	
Age 40 to 44 Years	1,952	6.5%	3,422	6.7%	4,431	6.8%	
Age 45 to 49 Years	1,730	5.8%	3,076	6.0%	4,036	6.2%	
Age 50 to 54 Years	1,633	5.4%	2,927	5.7%	3,853	5.9%	
Age 55 to 59 Years	1,630	5.4%	2,886	5.6%	3,649	5.6%	
Age 60 to 64 Years	1,346	4.5%	2,347	4.6%	2,973	4.5%	
Age 65 to 74 Years	2,139	7.1%	3,534	6.9%	4,477	6.8%	
Age 75 to 84 Years	657	2.2%	1,156	2.3%	1,515	2.3%	
Age 85 Years or Over	222	0.7%	446	0.9%	590	0.9%	
Median Age	31.5		32.0		32.3		
Gender Age Distribution (2017)							
Female Population	15,215	50.6%	25,927	50.5%	33,767	51.6%	
Age 0 to 19 Years	4,862	32.0%	8,283	31.9%	10,485	31.0%	
Age 20 to 64 Years	8,723	57.3%	14,867	57.3%	19,737	58.5%	
Age 65 Years or Over	1,630	10.7%	2,777	10.7%	3,545	10.5%	
Female Median Age	32.0		32.2		32.3		
Male Population	14,835	49.4%	25,363	49.5%	31,653	48.4%	
Age 0 to 19 Years	5,170	34.9%	8,634	34.0%	10,665	33.7%	
Age 20 to 64 Years	8,277	55.8%	14,369	56.7%	17,951	56.7%	
Age 65 Years or Over	1,388	9.4%	2,360	9.3%	3,037	9.6%	
Male Median Age	31.0		31.7		32.1		

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RF5

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Household Income Distribution (2017)						
HH Income \$200,000 or More	177	1.9%	535	3.3%	764	3.8%
HH Income \$150,000 to \$199,999	269	2.9%	742	4.6%	1,077	5.4%
HH Income \$100,000 to \$149,999	1,177	12.7%	2,041	12.7%	2,647	13.2%
HH Income \$75,000 to \$99,999	1,816	19.6%	2,915	18.2%	3,450	17.2%
HH Income \$50,000 to \$74,999	2,271	24.6%	3,597	22.5%	4,367	21.8%
HH Income \$35,000 to \$49,999	1,580	17.1%	2,367	14.8%	2,908	14.5%
HH Income \$25,000 to \$34,999	803	8.7%	1,339	8.4%	1,689	8.4%
HH Income \$15,000 to \$24,999	644	7.0%	1,165	7.3%	1,414	7.1%
HH Income Under \$15,000	506	5.5%	1,314	8.2%	1,707	8.5%
HH Income \$35,000 or More	7,288	78.9%	12,196	76.2%	15,214	76.0%
HH Income \$75,000 or More	3,438	37.2%	6,233	38.9%	7,938	39.6%
Housing (2017)						
Total Housing Units	10,208		17,520		21,790	
Housing Units Occupied	9,242	90.5%	16,015	91.4%	20,023	91.9%
Housing Units Owner-Occupied	7,563	81.8%	12,752	79.6%	15,981	79.8%
Housing Units, Renter-Occupied	1,679	18.2%	3,262	20.4%	4,042	20.2%
Housing Units, Vacant	966	9.5%	1,506	8.6%	1,767	8.1%
Marital Status (2017)						
Never Married	6,704	30.1%	11,680	30.6%	15,660	31.8%
Currently Married	11,139	50.0%	19,019	49.8%	23,737	48.2%
Separated	1,239	5.6%	1,858	4.9%	2,588	5.3%
Widowed	1,209	5.4%	2,012	5.3%	2,480	5.0%
Divorced	1,987	8.9%	3,600	9.4%	4,758	9.7%
Household Type (2017)						
Population Family	27,630	91.9%	46,831	91.3%	58,315	89.1%
Population Non-Family	2,418	8.0%	4,435	8.6%	5,530	8.5%
Population Group Quarters	2	-	23	-	1,575	2.4%
Family Households	7,459	80.7%	12,749	79.6%	15,963	79.7%
Non-Family Households	1,783	19.3%	3,266	20.4%	4,060	20.3%
Married Couple with Children	3,217	28.9%	5,437	28.6%	6,790	28.6%
Average Family Household Size	3.7		3.7		3.7	
Household Size (2017)						
1 Person Households	1,285	13.9%	2,388	14.9%	2,975	14.9%
2 Person Households	2,698	29.2%	4,691	29.3%	5,933	29.6%
3 Person Households	1,456	15.8%	2,561	16.0%	3,226	16.1%
4 Person Households	1,633	17.7%	2,751	17.2%	3,429	17.1%
5 Person Households	1,178	12.7%	2,001	12.5%	2,472	12.3%
6 or More Person Households	992	10.7%	1,622	10.1%	1,989	9.9%
Household Vehicles (2017)						
Households with 0 Vehicles Available	138	1.5%	432	2.7%	558	2.8%
Households with 1 Vehicles Available	2,789	30.2%	4,573	28.6%	5,389	26.9%
Households with 2 or More Vehicles Available	6,315	68.3%	11,010	68.8%	14,077	70.3%
Total Vehicles Available	18,817		32,609		41,539	
Average Vehicles Per Household	2.0		2.0		2.1	

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1060 S Watson Rd

Buckeye, AZ 85326

3 mi radius 5 mi radius 7 mi radius

Labor Force (2017)

Estimated Labor Population Age 16 Years or Over	21,762		37,301		48,146	
Estimated Civilian Employed	13,510	62.1%	22,669	60.8%	28,044	58.2%
Estimated Civilian Unemployed	827	3.8%	1,129	3.0%	1,476	3.1%
Estimated in Armed Forces	106	0.5%	209	0.6%	238	0.5%
Estimated Not in Labor Force	7,319	33.6%	13,294	35.6%	18,389	38.2%
Unemployment Rate	3.8%		3.0%		3.1%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	14,209		22,281		28,185	
Management, Business, Financial Operations	1,313	9.2%	2,276	10.2%	3,143	11.2%
Professional, Related	2,044	14.4%	3,413	15.3%	4,478	15.9%
Service	2,882	20.3%	4,528	20.3%	5,556	19.7%
Sales, Office	4,336	30.5%	6,384	28.7%	7,815	27.7%
Farming, Fishing, Forestry	103	0.7%	209	0.9%	285	1.0%
Construct, Extraction, Maintenance	1,768	12.4%	2,568	11.5%	3,272	11.6%
Production, Transport Material Moving	1,763	12.4%	2,902	13.0%	3,635	12.9%
White Collar Workers	7,694	54.1%	12,073	54.2%	15,437	54.8%
Blue Collar Workers	6,515	45.9%	10,208	45.8%	12,748	45.2%

Consumer Expenditure (2017)

Total Household Expenditure	\$497 M		\$889 M		\$1.13 B	
Total Non-Retail Expenditure	\$271 M	54.5%	\$484 M	54.5%	\$616 M	54.5%
Total Retail Expenditure	\$226 M	45.5%	\$404 M	45.5%	\$514 M	45.5%
Apparel	\$17.5 M	3.5%	\$31.3 M	3.5%	\$39.8 M	3.5%
Contributions	\$19.7 M	4.0%	\$37.0 M	4.2%	\$47.9 M	4.2%
Education	\$16.5 M	3.3%	\$31.2 M	3.5%	\$40.3 M	3.6%
Entertainment	\$27.9 M	5.6%	\$50.0 M	5.6%	\$63.6 M	5.6%
Food and Beverages	\$74.5 M	15.0%	\$132 M	14.8%	\$167 M	14.8%
Furnishings and Equipment	\$17.0 M	3.4%	\$30.6 M	3.4%	\$38.9 M	3.4%
Gifts	\$11.4 M	2.3%	\$21.0 M	2.4%	\$27.1 M	2.4%
Health Care	\$40.2 M	8.1%	\$70.8 M	8.0%	\$89.8 M	7.9%
Household Operations	\$13.7 M	2.8%	\$25.1 M	2.8%	\$32.2 M	2.8%
Miscellaneous Expenses	\$7.34 M	1.5%	\$13.0 M	1.5%	\$16.5 M	1.5%
Personal Care	\$6.49 M	1.3%	\$11.6 M	1.3%	\$14.7 M	1.3%
Personal Insurance	\$3.51 M	0.7%	\$6.47 M	0.7%	\$8.31 M	0.7%
Reading	\$1.08 M	0.2%	\$1.94 M	0.2%	\$2.47 M	0.2%
Shelter	\$101 M	20.4%	\$182 M	20.5%	\$232 M	20.5%
Tobacco	\$3.23 M	0.6%	\$5.58 M	0.6%	\$7.01 M	0.6%
Transportation	\$97.7 M	19.6%	\$172 M	19.4%	\$218 M	19.3%
Utilities	\$38.2 M	7.7%	\$67.4 M	7.6%	\$85.3 M	7.5%

Educational Attainment (2017)

Adult Population Age 25 Years or Over	18,274		31,472		40,354	
Elementary (Grade Level 0 to 8)	1,123	6.1%	1,879	6.0%	2,383	5.9%
Some High School (Grade Level 9 to 11)	1,521	8.3%	2,705	8.6%	3,521	8.7%
High School Graduate	5,852	32.0%	9,180	29.2%	11,566	28.7%
Some College	5,707	31.2%	9,554	30.4%	12,143	30.1%
Associate Degree Only	1,482	8.1%	2,658	8.4%	3,439	8.5%
Bachelor Degree Only	1,908	10.4%	4,006	12.7%	5,181	12.8%
Graduate Degree	679	3.7%	1,491	4.7%	2,122	5.3%

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Buckeye, AZ 85326

3 mi radius 5 mi radius 7 mi radius

Units In Structure (2010)

	3 mi radius	5 mi radius	7 mi radius
1 Detached Unit	8,927 115.6	14,040 111.7	17,716 111.8
1 Attached Unit	152 2.0%	264 2.1%	324 2.0%
2 to 4 Units	70 0.9%	213 1.7%	308 1.9%
5 to 9 Units	16 0.2%	72 0.6%	106 0.7%
10 to 19 Units	61 0.8%	108 0.9%	168 1.1%
20 to 49 Units	14 0.2%	115 0.9%	154 1.0%
50 or More Units	30 0.4%	139 1.1%	163 1.0%
Mobile Home or Trailer	415 5.4%	779 6.2%	1,193 7.5%
Other Structure	6 0.1%	9 0.1%	18 0.1%

Homes Built By Year (2010)

	3 mi radius	5 mi radius	7 mi radius
Homes Built 2005 or later	93 1.2%	175 1.4%	222 1.4%
Homes Built 2000 to 2004	6,612 85.6%	9,784 77.9%	12,055 76.1%
Homes Built 1990 to 1999	1,037 13.4%	1,717 13.7%	2,312 14.6%
Homes Built 1980 to 1989	457 5.9%	871 6.9%	1,278 8.1%
Homes Built 1970 to 1979	427 5.5%	1,022 8.1%	1,321 8.3%
Homes Built 1960 to 1969	232 3.0%	462 3.7%	592 3.7%
Homes Built 1950 to 1959	177 2.3%	444 3.5%	578 3.6%
Homes Built Before 1949	35 0.5%	291 2.3%	384 2.4%

Home Values (2010)

	3 mi radius	5 mi radius	7 mi radius
Home Values \$1,000,000 or More	55 0.9%	94 1.0%	118 1.0%
Home Values \$500,000 to \$999,999	412 6.8%	700 7.4%	890 7.4%
Home Values \$400,000 to \$499,999	269 4.4%	505 5.3%	783 6.5%
Home Values \$300,000 to \$399,999	744 12.3%	1,363 14.3%	2,135 17.8%
Home Values \$200,000 to \$299,999	1,605 26.5%	2,679 28.2%	3,557 29.6%
Home Values \$150,000 to \$199,999	2,101 34.7%	2,907 30.6%	3,491 29.1%
Home Values \$100,000 to \$149,999	1,725 28.5%	2,487 26.2%	2,959 24.7%
Home Values \$70,000 to \$99,999	544 9.0%	832 8.8%	996 8.3%
Home Values \$50,000 to \$69,999	163 2.7%	312 3.3%	427 3.6%
Home Values \$25,000 to \$49,999	141 2.3%	257 2.7%	294 2.5%
Home Values Under \$25,000	153 2.5%	301 3.2%	340 2.8%
Owner-Occupied Median Home Value	\$178,241	\$185,401	\$195,797
Renter-Occupied Median Rent	\$946	\$874	\$889

Transportation To Work (2010)

	3 mi radius	5 mi radius	7 mi radius
Drive to Work Alone	12,089 83.6%	19,064 82.0%	24,632 81.1%
Drive to Work in Carpool	1,427 9.9%	2,297 9.9%	3,009 9.9%
Travel to Work by Public Transportation	85 0.6%	145 0.6%	189 0.6%
Drive to Work on Motorcycle	104 0.7%	150 0.6%	159 0.5%
Walk or Bicycle to Work	205 1.4%	480 2.1%	568 1.9%
Other Means	44 0.3%	137 0.6%	220 0.7%
Work at Home	501 3.5%	975 4.2%	1,597 5.3%

Travel Time (2010)

	3 mi radius	5 mi radius	7 mi radius
Travel to Work in 14 Minutes or Less	1,986 14.2%	3,560 16.0%	4,256 14.8%
Travel to Work in 15 to 29 Minutes	3,880 27.8%	6,148 27.6%	8,084 28.1%
Travel to Work in 30 to 59 Minutes	6,324 45.3%	9,365 42.0%	11,577 40.2%
Travel to Work in 60 Minutes or More	1,548 11.1%	2,290 10.3%	2,815 9.8%
Average Minutes Travel to Work	31.4	30.1	29.7

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