

# SUN VALLEY LAND FOR SALE

EXCLUSIVE LISTING | SUN VALLEY PARKWAY | BUCKEYE, ARIZONA



**LOCATION** West and Southwest of the intersection of 291st Ave and Sun Valley Pkwy

**GENERAL PLAN** The new general plan designates the southern property as employment and the northern property at rural residential.

**ACRES** ±950 acres  
Parcel 1: ±475 acres  
Parcel 2: ±475 acres

**PRICE** \$12,000 per acre

**TAXES** \$534.48 (2018)

#### COMMENTS

- Future residential and employment development opportunity along the Sun Valley Parkway.
- Parcel 2 is adjacent to the +/-3,553 acre Trillium masterplan which is currently undergoing planning efforts for a +/-706 lot age restricted community.
- Approximately 3/4 of a mile east of the subject property, Pulte Homes is actively developing Festival Ranch with both age restricted and traditional housing segments. Festival Ranch is currently the top selling age restricted community with home prices averaging \$345,000. Pulte Homes recently broke ground on their newest age restricted phase here, which will include +/-1,119 lots, a nine hole golf course and new clubhouse.

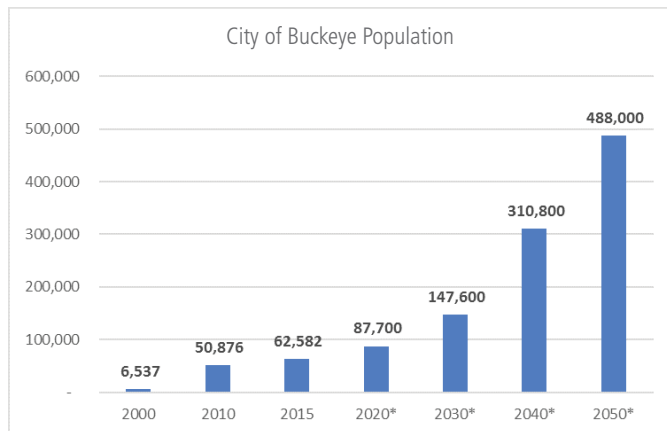
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ORGANIZATION

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](http://www.growbuckeye.com)).

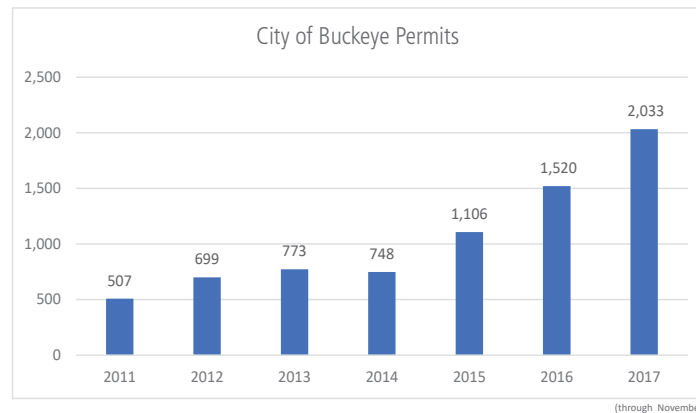
## POPULATION GROWTH CHART



\*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 2018 YTD single family permits, through the end of September, reached 1,685, making Buckeye the third highest permitting city behind Phoenix and Mesa.



## 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

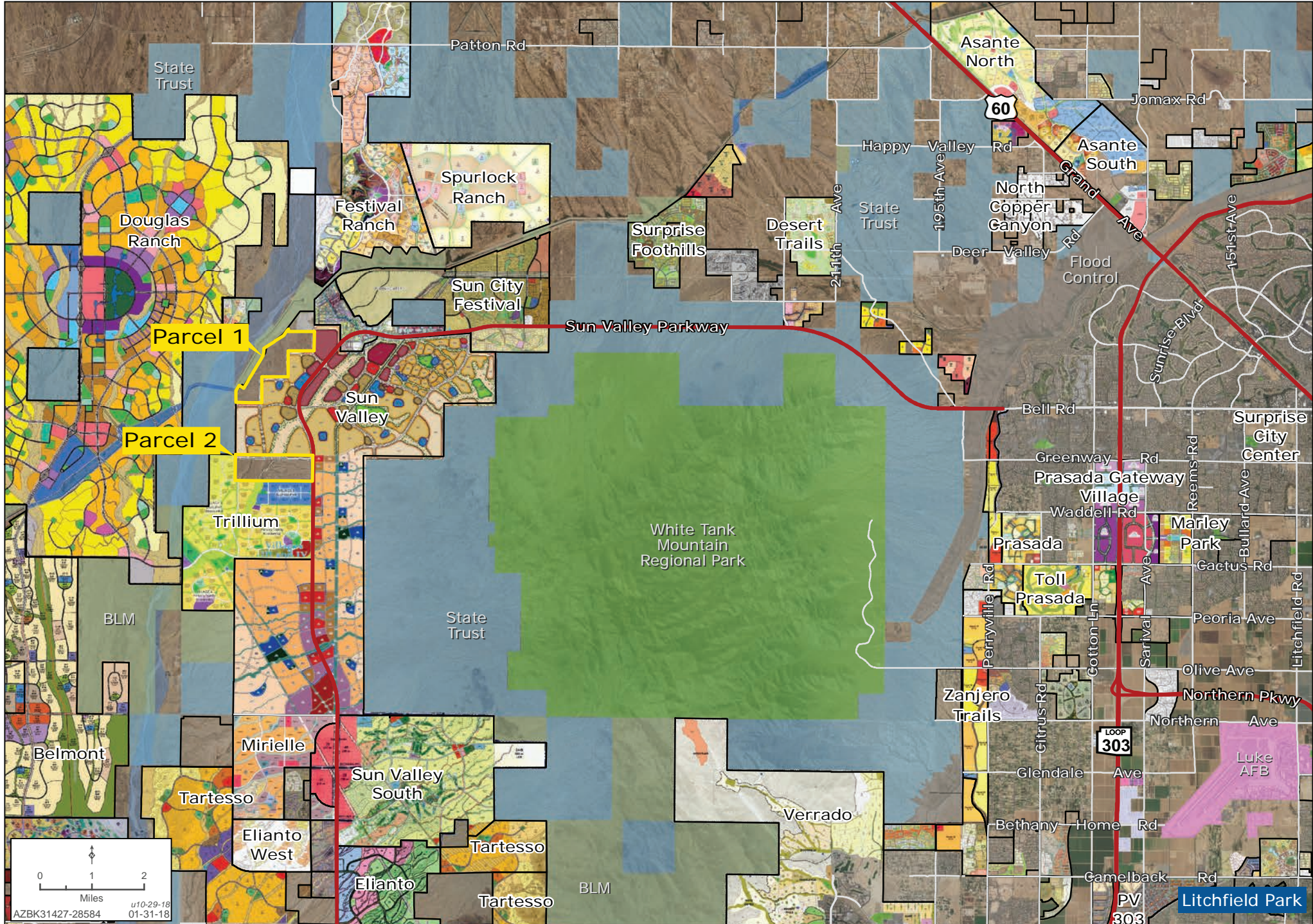
	1 Mile	3 Miles	5 Miles
<b>Est. 2017 Population</b>	±4,417	±30,719	±49,171
<b>Est. 2017 Median HH Income</b>	\$62,181	\$62,568	\$58,743

Source: ESRI



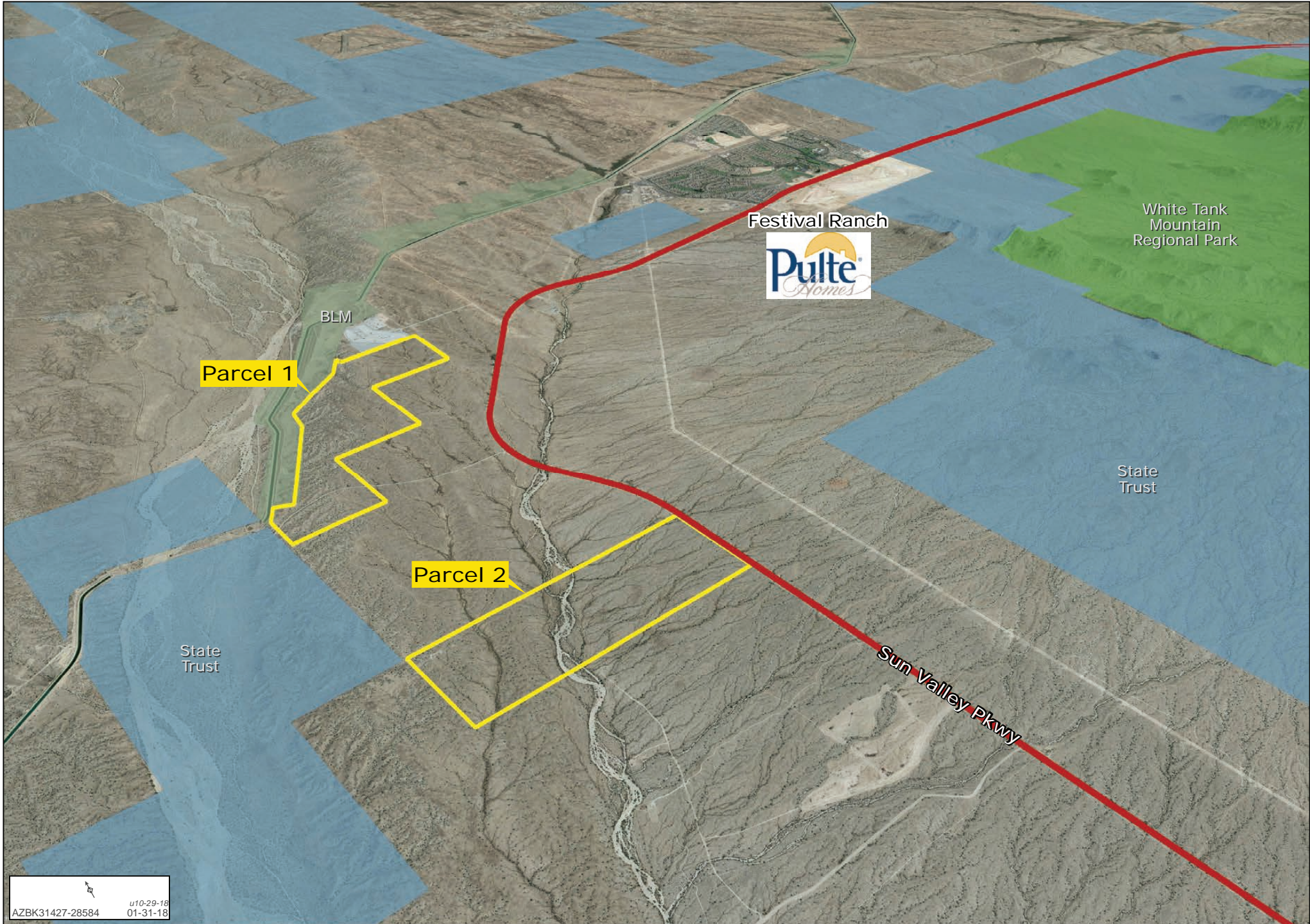
# SURROUNDING AREA MAP

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# OBLIQUE MAP

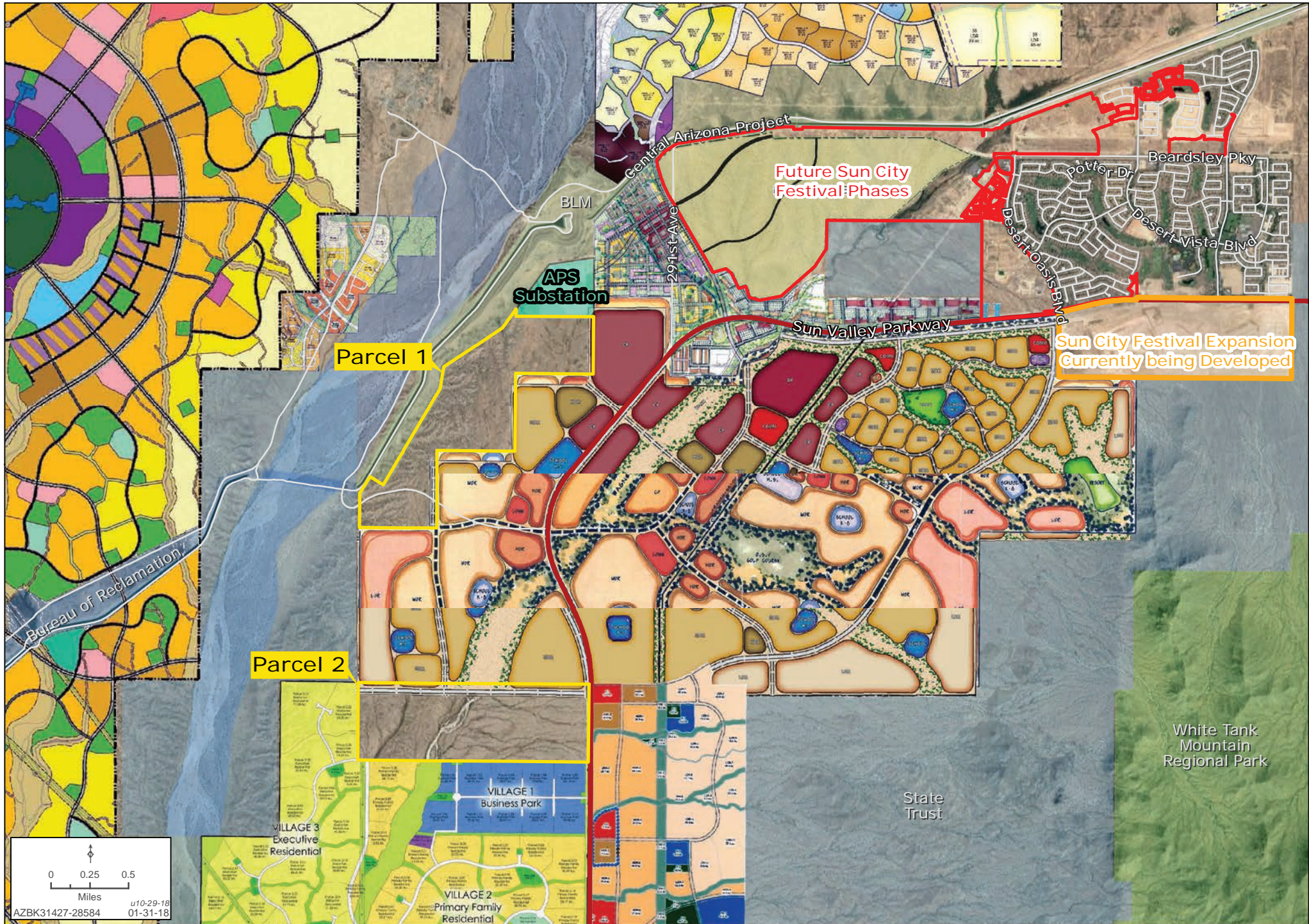
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# PROPERTY DETAIL MAP

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