

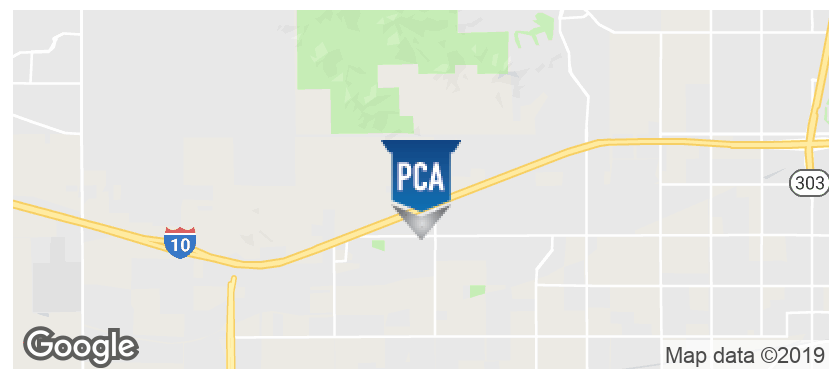
# ±10.58 ACRES LAND FOR SALE

W/SWC Watson Rd & Yuma Rd | Buckeye, AZ



## PROPERTY HIGHLIGHTS

- Adjacent to highly-trafficked Fry's Marketplace-anchored neighborhood center.
- Across the street from Sundance Towne Center, a ±620,000-square-foot power center anchored by Walmart, Lowe's, PetSmart, Bealls Outlet, and Dollar Tree.
- The site is located just over a half-mile south of the full-diamond interchange of Watson Road and Interstate 10.
- Youngker High School is located 2 driving miles to the southwest and has an enrollment of 1,543 students.
- New housing is planned in the trade area.
- Zoning: CC, City of Buckeye



## TRAFFIC COUNTS

N	±19,893 VPD (NB & SB)
S	±17,005 VPD (NB & SB)
E	±10,000 VPD (EB & WB)
W	±3,884 VPD (EB & WB)

\*ADOT 2017, 2006

## DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
2019 Population	8,236	32,506	60,110
2024 Population	9,122	36,479	68,292
2019 Median HH Income	\$59,304	\$61,674	\$64,838

\*ESRI 2019 Estimates

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