

FOR SALE

# Excess Walgreens Parcel - Buckeye, AZ

NWC Broadway Road & Watson Road | Buckeye, AZ



## Overview

**PARCEL SIZE** +/- 1.77 Acres

**PRICE** \$8.00 PSF



## Description

- Broadway Road is designated as the major east-west circulation route for Buckeye, Arizona
- Located 1 mile north of Walmart Distribution Center and 2.5 miles south of Interstate 10 with full freeway access
- Zoned C-C, City of Buckeye

## Demographics

|                     | 1 MILE   | 3 MILES  | 5 MILES  |
|---------------------|----------|----------|----------|
| 2020 Est Population | 4,707    | 39,748   | 55,218   |
| 2025 Est Population | 5,478    | 43,736   | 60,546   |
| Average HH Income   | \$80,373 | \$71,306 | \$74,105 |
| Daytime Population  | 3,362    | 32,296   | 44,527   |

Year: 2020 | Source: Esri

## Contact

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## Traffic Counts

|               |           |
|---------------|-----------|
| Broadway Road | 3,827 VPD |
| Watson Road   | 2,035 VPD |

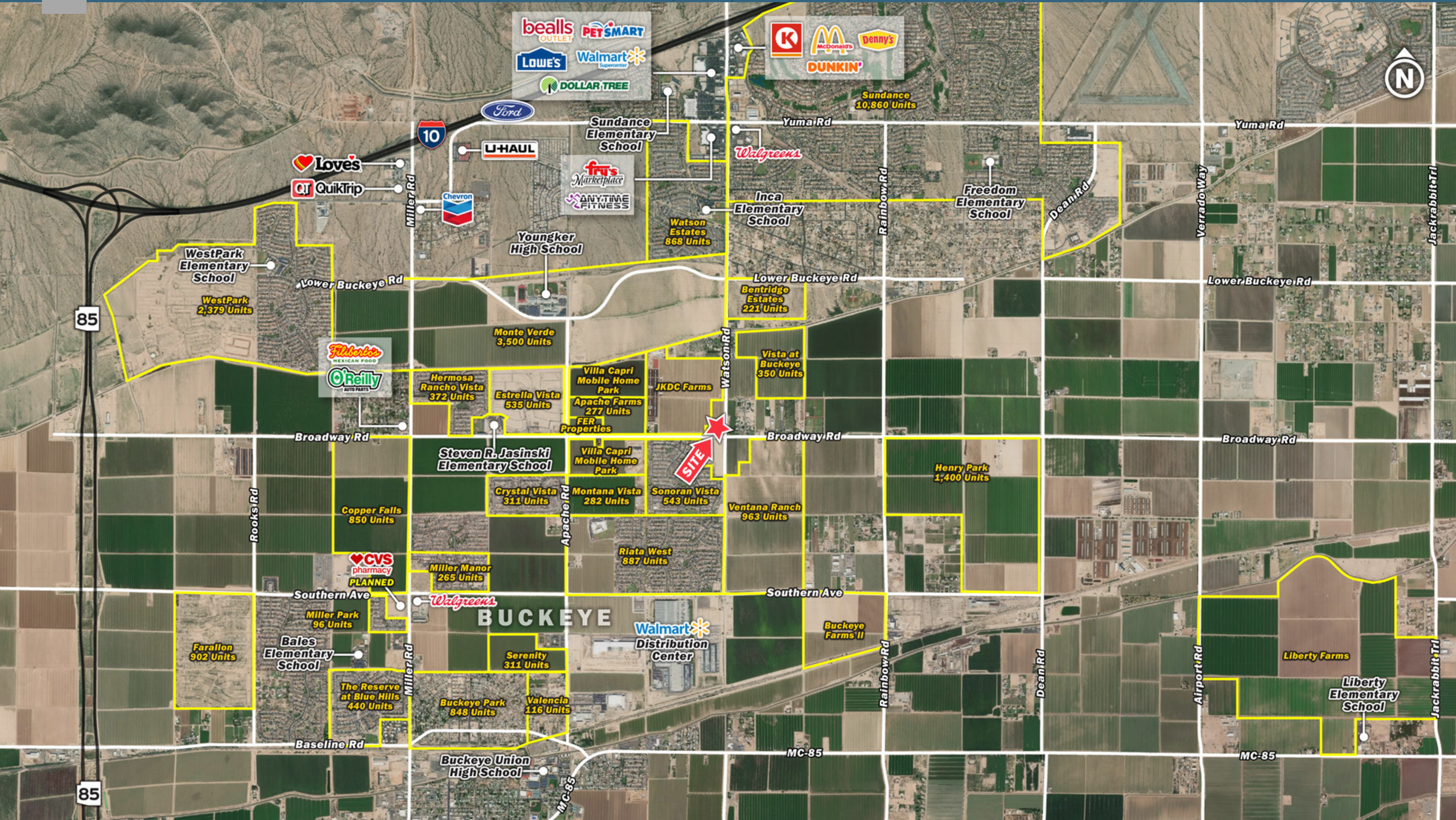
Year: 2020 | Source: MPSI

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|  | 1 mile   | 3 miles  | 5 miles  |
|--|----------|----------|----------|
| <b>Population</b>                                    |          |          |          |
| 2000 Population                                      | 268      | 7,546    | 11,248   |
| 2010 Population                                      | 2,922    | 31,237   | 40,381   |
| 2020 Population                                      | 4,707    | 39,748   | 55,218   |
| 2025 Population                                      | 5,478    | 43,736   | 60,546   |
| 2000-2010 Annual Rate                                | 26.99%   | 15.26%   | 13.63%   |
| 2010-2020 Annual Rate                                | 4.76%    | 2.38%    | 3.10%    |
| 2020-2025 Annual Rate                                | 3.08%    | 1.93%    | 1.86%    |
| 2020 Male Population                                 | 49.8%    | 49.3%    | 49.4%    |
| 2020 Female Population                               | 50.2%    | 50.7%    | 50.6%    |
| 2020 Median Age                                      | 28.2     | 31.4     | 31.2     |
| <b>Households</b>                                    |          |          |          |
| 2000 Households                                      | 92       | 2,460    | 3,320    |
| 2010 Households                                      | 816      | 9,485    | 12,307   |
| 2020 Total Households                                | 1,262    | 12,026   | 16,693   |
| 2025 Total Households                                | 1,452    | 13,212   | 18,259   |
| 2000-2010 Annual Rate                                | 24.39%   | 14.45%   | 14.00%   |
| 2010-2020 Annual Rate                                | 4.35%    | 2.34%    | 3.02%    |
| 2020-2025 Annual Rate                                | 2.84%    | 1.90%    | 1.81%    |
| 2020 Average Household Size                          | 3.73     | 3.30     | 3.31     |
| <b>Housing Units</b>                                 |          |          |          |
| 2020 Total Housing Units                             | 1,349    | 14,070   | 19,272   |
| 2020 Owner Occupied Housing Units                    | 1,143    | 9,515    | 13,292   |
| 2020 Renter Occupied Housing Units                   | 119      | 2,511    | 3,401    |
| 2020 Vacant Housing Units                            | 87       | 2,044    | 2,579    |
| <b>Race and Ethnicity</b>                            |          |          |          |
| 2020 White Alone                                     | 56.1%    | 60.5%    | 60.9%    |
| 2020 Black Alone                                     | 9.6%     | 7.3%     | 7.4%     |
| 2020 American Indian/Alaska Native Alone             | 2.4%     | 1.7%     | 1.6%     |
| 2020 Asian Alone                                     | 2.2%     | 2.1%     | 2.0%     |
| 2020 Pacific Islander Alone                          | 0.4%     | 0.2%     | 0.2%     |
| 2020 Hispanic Origin (Any Race)                      | 50.2%    | 47.0%    | 46.6%    |
| <b>Income</b>  |          |          |          |
| 2020 Median Household Income                         | \$67,987 | \$59,923 | \$62,092 |
| 2020 Average Household Income                        | \$80,373 | \$71,306 | \$74,105 |
| 2020 Per Capita Income                               | \$21,803 | \$21,797 | \$22,599 |
| <b>2019 Population 25+ by Educational Attainment</b> |          |          |          |
| Total  | 2,559    | 23,870   | 33,050   |
| High School Graduate                                 | 20.4%    | 23.7%    | 24.1%    |
| GED/Alternative Credential                           | 4.0%     | 4.1%     | 4.1%     |
| Some College, No Degree                              | 25.9%    | 26.7%    | 27.5%    |
| Associate Degree                                     | 11.6%    | 10.9%    | 10.5%    |
| Bachelor's Degree                                    | 12.1%    | 12.7%    | 13.2%    |
| Graduate/Professional Degree                         | 5.3%     | 4.2%     | 3.8%     |
| <b>Daytime Population</b>                            |          |          |          |
| 2020 Total Daytime Population                        | 3,362    | 32,296   | 44,527   |
| Workers  | 567      | 9,204    | 12,485   |
| Residents  | 2,795    | 23,092   | 32,042   |

Source: Esri, U.S. Census