

AVAILABLE
+/- 9.67 AC Land For Sale
 NEC Miller Rd. & Southern Ave | Buckeye, AZ



Overview

SALE PRICE Contact Broker

LOT SIZE +/- 9.67 Acres
 (+/- 421,225 SF)



Description

- Located in opportunity zone
- Surrounded by existing and planned commercial & residential development
- Vastley underserved trade area
- 2 miles East of Highway 85 & 3 miles South of I-10
- Zoned: C-2 (Community Commercial) Town of Buckeye
- Parcel: 504-40-001S

Nearby Retailers



Demographics

	3 MILE	5 MILES	7 MILES
2020 Population	27,871	46,989	58,882
2025 Population	31,119	51,559	64,548
2020 Average Household Income	\$65,591	\$70,471	\$74,884
2020 Total Daytime Population	23,360	38,540	47,495

Year: 2020 | Source: Esri

Contact

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Traffic Counts

Miller Rd	12,274 VPD
Southern Ave	1,939 VPD

Year: 2020 | Source: MPSI



TO 10 ↑
2.5 Miles

N.A.P.

SITE

FUTURE RESIDENTIAL

Miller Road
12,274 VPD '20

Southern Avenue
1,939 VPD '20

CVS
pharmacy
PLANNED

Walgreens

Auto Zone
NOW OPEN

FUTURE COMMERCIAL

Miller Road
3,760 VPD '20

Southern Avenue
1,737 VPD '20

Pleasant Lane

Lynne Lane

Nancy Lane

252nd Drive

Hidalgo Drive

Jessica Lane

Huntington Drive

Jessica Lane

Kowalsky Lane

249th Drive

248th Lane



