



**HAUGEN**  
Commercial Real Estate, Inc.

# FOR SALE

**NEC Watson Rd. and Broadway Rd.  
Maricopa County, Arizona 85326**

**APPROXIMATELY 8.75 GROSS ACRES**

**NORTH VIEW**



## PROPERTY HIGHLIGHTS

- Buckeye is one of the fastest growing Cities in Metropolitan Phoenix!
- In the path of development, multiple residential projects planned in the immediate Area!
- Hard Corner with approximately 1,175' of frontage on Watson Road!
- Property is ideally configured for retail pad development!
- Buckeye is planning a new lighted intersection at Broadway & Watson!
- Walmart & Ross Dress for Less (under construction) have huge distribution centers nearby!

**George Haugen**  
Designated Broker

**HAUGEN**  
COMMERCIAL REAL ESTATE, INC.

9096 East Bahia Drive, Suite 108  
Scottsdale, AZ 85260  
(602) 499-6000

George@HaugenCommercial.com  
www.HaugenCommercial.com

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.



**HAUGEN**  
Commercial Real Estate, Inc.

# FOR SALE

**NEC Watson Rd. and Broadway Rd.  
Maricopa County, Arizona 85326**

**APPROXIMATELY 8.75 GROSS ACRES**

**NORTHWEST VIEW**



## PROPERTY DETAILS

<b>Location:</b>	23460 West Broadway Road Buckeye Arizona 85326 (NEC Broadway Road & Watson Road Maricopa County, AZ)
<b>Size:</b>	Approximately 8.75 Gross Acres
<b>APN:</b>	504-22-020
<b>Real Estate Taxes:</b>	\$2,518.60 (2023)
<b>Zoning:</b>	Maricopa County RU-43, Subject to annexation & zoning the Buckeye General Plan map shows Neighborhood zoning which allows Multi-family and Commercial uses
<b>Purchase Price:</b>	Marketing Unpriced (Submit Offer)

**George Haugen**  
Designated Broker



9096 East Bahia Drive, Suite 108  
Scottsdale, AZ 85260  
(602) 499-6000

George@HaugenCommercial.com  
www.HaugenCommercial.com

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.



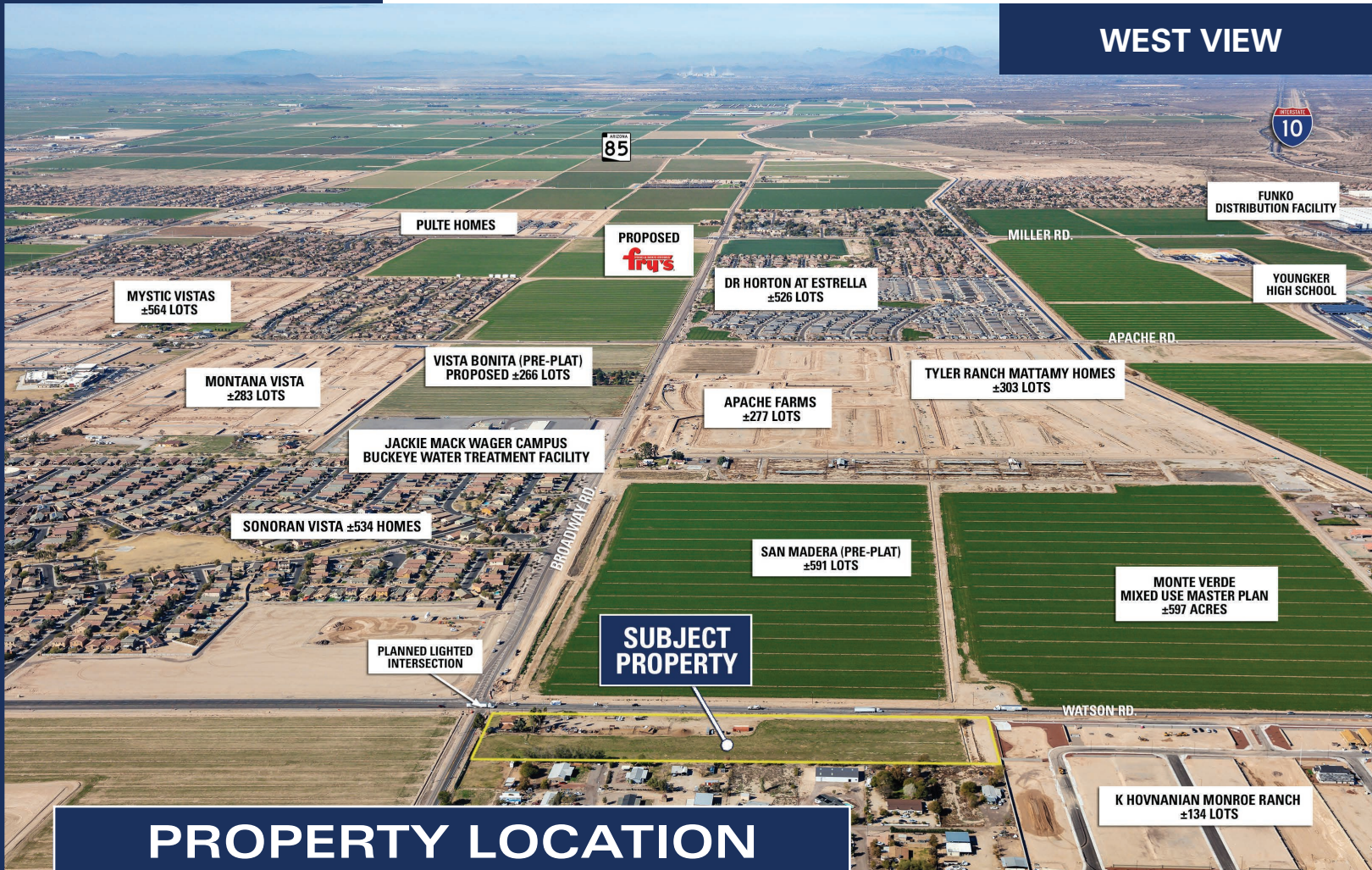
**HAUGEN**  
Commercial Real Estate, Inc.

# FOR SALE

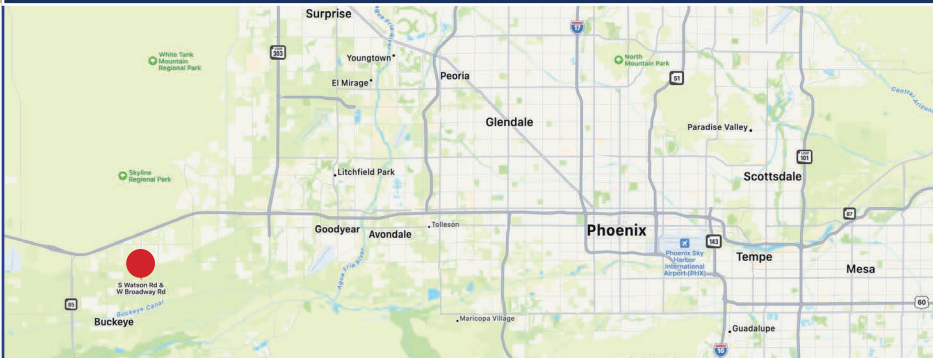
**NEC Watson Rd. and Broadway Rd.  
Maricopa County, Arizona 85326**

**APPROXIMATELY 8.75 GROSS ACRES**

## WEST VIEW



## PROPERTY LOCATION



**George Haugen**  
Designated Broker

**HAUGEN**  
COMMERCIAL REAL ESTATE, INC.

9096 East Bahia Drive, Suite 108  
Scottsdale, AZ 85260  
(602) 499-6000

George@HaugenCommercial.com  
www.HaugenCommercial.com

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.



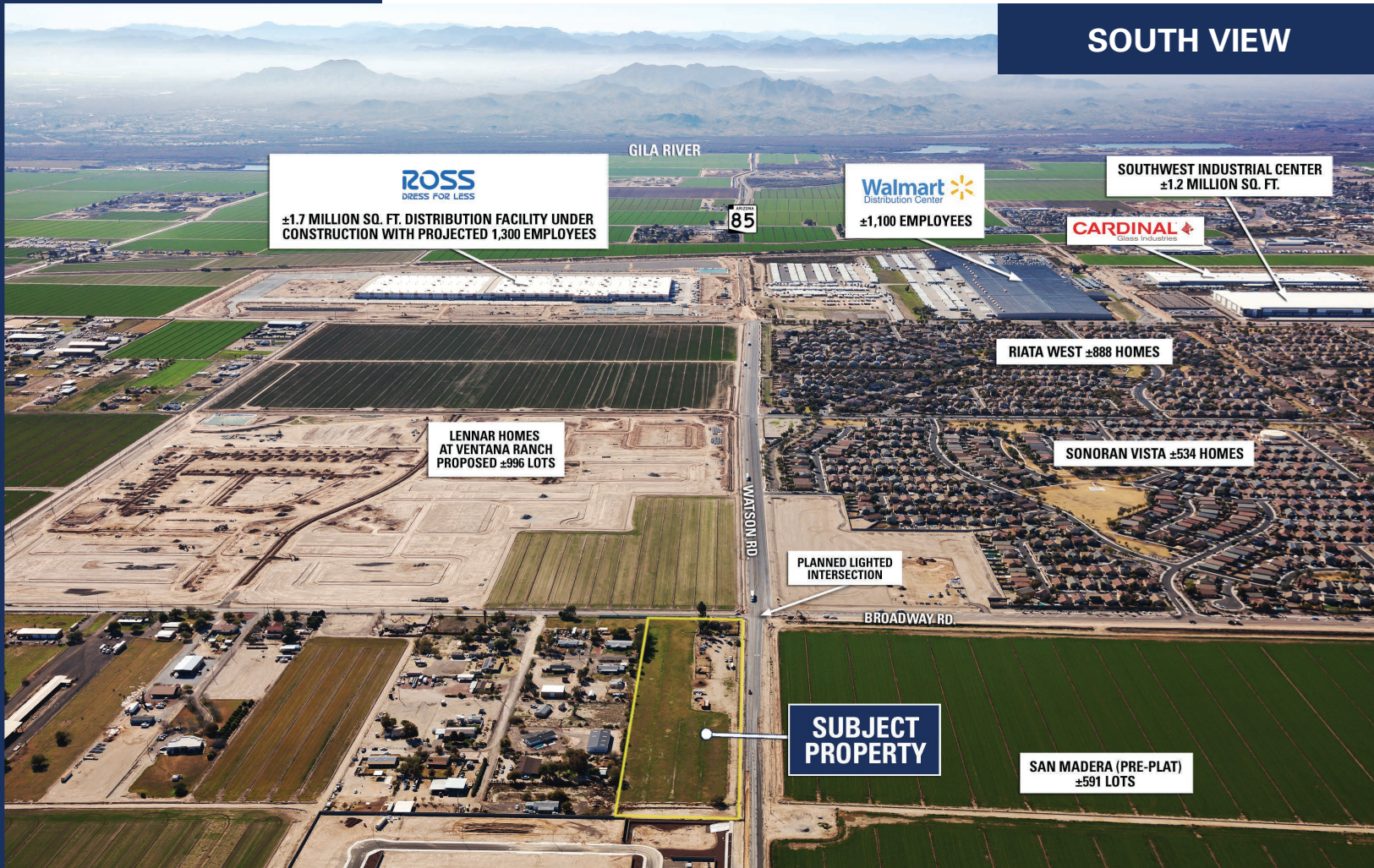
**HAUGEN**  
Commercial Real Estate, Inc.

# FOR SALE

**NEC Watson Rd. and Broadway Rd.  
Maricopa County, Arizona 85326**

**APPROXIMATELY 8.75 GROSS ACRES**

**SOUTH VIEW**



**CITY OF BUCKEYE**

**Office Location:**

530 E. Monroe Ave. • Buckeye, AZ 85326

Phone Number: 623-349-6000

Hours of Operation: Monday – Thursday 7:00 am – 6:00 pm, Closed Fridays

For general questions regarding Planning and Zoning, please email at [planningandzoning@buckeyeaz.gov](mailto:planningandzoning@buckeyeaz.gov)



**George Haugen**  
Designated Broker



9096 East Bahia Drive, Suite 108  
Scottsdale, AZ 85260  
(602) 499-6000

[George@HaugenCommercial.com](mailto:George@HaugenCommercial.com)  
[www.HaugenCommercial.com](http://www.HaugenCommercial.com)

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.

Since 2017, Buckeye has issued over 15,000 SF and MF Unit housing permits and ended 2023 issuing 2,658. The city estimates continuing to see new housing starts and is projecting a combined 2,800 SFR and multi-family units in 2024. With an average of 3.2 persons per SF unit and approximately 2 persons per MF, the city estimates this translating into an increase of approximately 8,060 in future population.

## BUCKEYE PERMITS

### Annual Permits

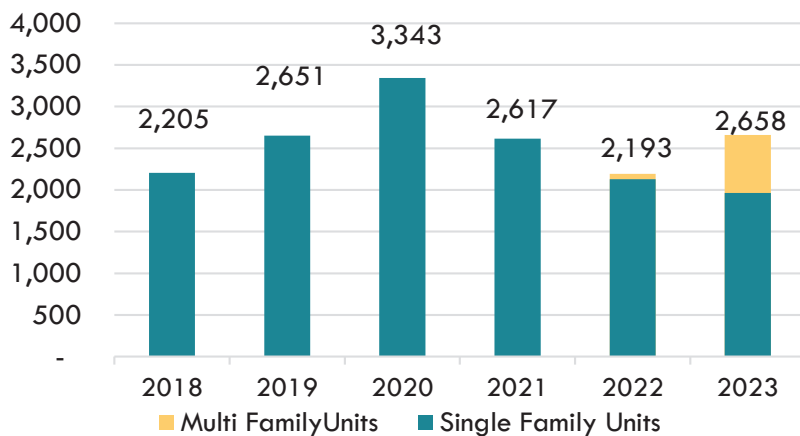
<b>2,193</b> SF & MF 2022	<b>2,658</b> SF & MF 2023	<b>Est. 8,000</b> 2023 Pop. Inc.
------------------------------	------------------------------	-------------------------------------

### YTD SF & MF Units



<b>2,658</b> 2023 Actual	<b>2,500</b> 2023 City Projection
-----------------------------	---

Buckeye SF & MF Units Dec. 2023



## TOP PERFORMING



**Festival Ranch**  
By Del Webb



## FUTURE COMMUNITY ACTIVITY



**16,000+**  
Final Platted Lots

The city is processing over 16,000 final lots which equate to an additional 51,200 in population growth.

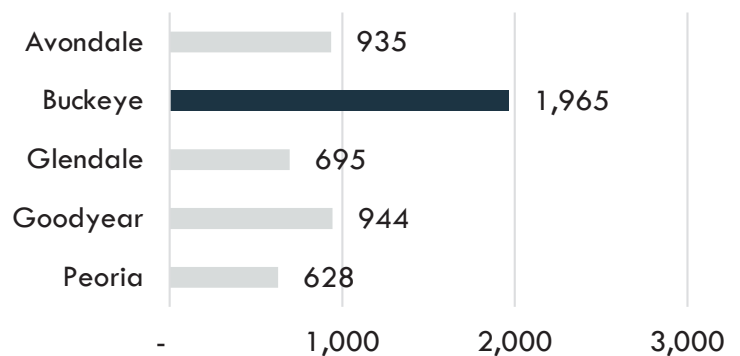
Vacant Platted Lots	10,806
Lots in final plat review	5,379
<b>Final Platted Lots</b>	<b>16,185</b>

Calculated on 1/16/24

## WEST VALLEY PERMITS BY CITY

The city of Buckeye's residential growth is far exceeding other communities in the valley and in December 2023 issued the most single-family residential permits in the West Valley.

West Valley SFR Permits Dec. 2023



The July 1, 2023 city estimate of 114,000 is based on the following methodology:

- Maricopa Association of Governments (MAG) estimates the population for Buckeye as of 7/1/22 is 106,316
- The City issued 2,323 new residential building permits between 10/1/21-10/1/22. Assuming it takes 9 months between permit issuance and occupancy, those units would now be completed and occupied since 7/1/23.
- Average Buckeye household size per U.S. Census figures is 3.2 persons per household
- 2,483 new units with 3.2 persons per unit equals 8,094 new residents for the period
- The new estimated population on 7/1/23 would therefore be: 106,316 (7/1/22 MAG estimate) + 8,094 (growth over past 8 months) = 114,410 estimated population -- rounded to 114,000

## FOUR PEAT



2019 1<sup>st</sup> 2020 1<sup>st</sup> 2021 4<sup>th</sup> 2022 1<sup>st</sup>

Top Five Fastest Growing City in U.S.

Since 2000, Buckeye's population has grown from 6,537 to an estimated 114,000 today, or an increase of over 107,000 people. Growth within Buckeye is expected to increase in the coming years, as other areas within metro Phoenix are built out or are constrained by physical and geopolitical limitations (i.e. Indian communities, U.S. Forest Service lands, mountain ranges, etc.).

Over the past several years, Buckeye has issued approximately 2,400 new residential building permits per year, and we are projecting even faster growth throughout 2023. New residential permits are an indicator to the health and growth of Buckeye's population for years to come.

### POPULATION ON THE RISE



#1 Fastest Growing in U.S.

(Over the last five years)



114,000 2023



295,400 MAG 2040 Est.

Year	Population Growth	Annual Growth Rate	Growth Trends
2000 Census	6,537	--	
2010 Census	50,876	+67.8%	
2015 Census	62,582	+4.6%	15 <sup>th</sup> fastest in U.S.
2016 MAG estimate (July)	65,509	+4.8%	12 <sup>th</sup> fastest in U.S.
2017 MAG estimate (July)	69,947	+6.8%	7 <sup>th</sup> fastest in U.S.
2018 MAG estimate (July)	76,145	+8.9%	5 <sup>th</sup> fastest in U.S.
2019 MAG estimate (July)	81,624	+7.2%	#1 fastest in U.S.
2020 Census	91,502	+12.1%	#1 Fastest in decade
2021 MAG estimate (July)	101,987	+11.5%	#4 Fastest in U.S.
2022 MAG estimate (July)	106,316	+4.2%	#1 Fastest in last five years
<b>2023 current city estimate (July)</b>	<b>114,000</b>	<b>+7.2</b>	

### 20 YEARS OF FUTURE GROWTH

Buckeye's entitled land can support an ultimate buildout population of over 1.1 million, which would make it the second most populous city in Arizona after the City of Phoenix.

109,000 2020

+7.6 % Annual Growth Rate

193,600 2030

+5.3% Annual Growth Rate

295,400 2040



1.1 Million Buildout

The July 1, 2023 city estimate of 114,000 is based on the following methodology:

- Maricopa Association of Governments (MAG) estimates the population for Buckeye as of 7/1/22 is 106,316
- The City issued 2,323 new residential building permits between 10/1/21-10/1/22. Assuming it takes 9 months between permit issuance and occupancy, those units would now be completed and occupied since 7/1/23.
- Average Buckeye household size per U.S. Census figures is 3.2 persons per household
- 2,483 new units with 3.2 persons per unit equals 8,094 new residents for the period
- The new estimated population on 7/1/23 would therefore be: 106,316 (7/1/22 MAG estimate) + 8,094 (growth over past 8 months) = 114,410 estimated population -- rounded to 114,000



Buckeye is a young, family-oriented community. Buckeye residents represent a strong middle-class community with higher than average household income and home values. With a strong education attainment, Buckeye residents represent what you're looking for in your next location.



**114,000**  
July 2023  
Population  
(City Est.)



**\$113,647**  
Avg. HHI



**\$362,826**  
Avg. Home  
Value



**34.5 yrs**  
Median Age



**62.4%**  
Adults some  
College or  
degree



**1 million**  
Labor Force

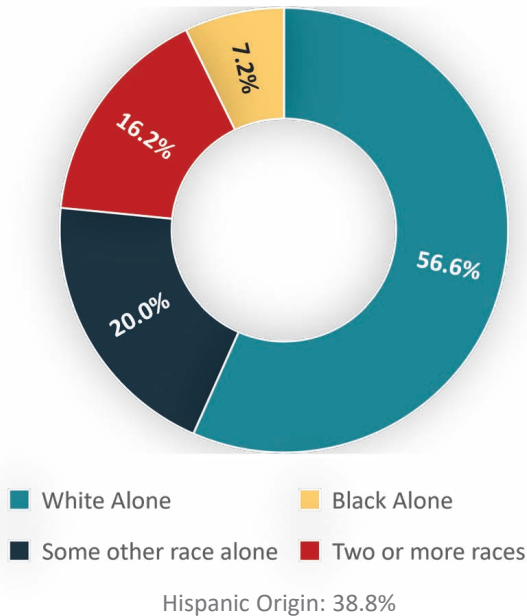
## INCOME

81.1% of residents have a household income over \$50,000



## ETHNICITY

Buckeye offers a diverse and growing population



## EDUCATIONAL ATTAINMENT

62.4% of residents have some college or a college degree.

