

SWC of Yuma Rd & Sundance PKWY

Commercial Pad for Sale in Buckeye AZ

Call for pricing.

+/- 2.88 Acres

www.DavisCREAZ.com



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One of the fastest growing cities in the USA!



VPD 105,460 (2020)



Property Location

- APN: 504-22-004P
- SWC of Yuma Rd and Sundance PKWY
- In the heart of Buckeye expansion
- Major surrounding residential area
- Large-scale retail area
- Yuma and Sundance estimated VPD total 46,405 (2022)

Property Details

- Zoned PC (planned community)
- Zoning includes retail, office, medical, hotels and more
- Early development opportunity
- Utilities in place
- Yuma & Sundance Intersection VPD
- Owner will prepare and record final plat prior to close of escrow.



< 1 Mile



< 1 Mile

2 proposed Medical Hospitals north of site

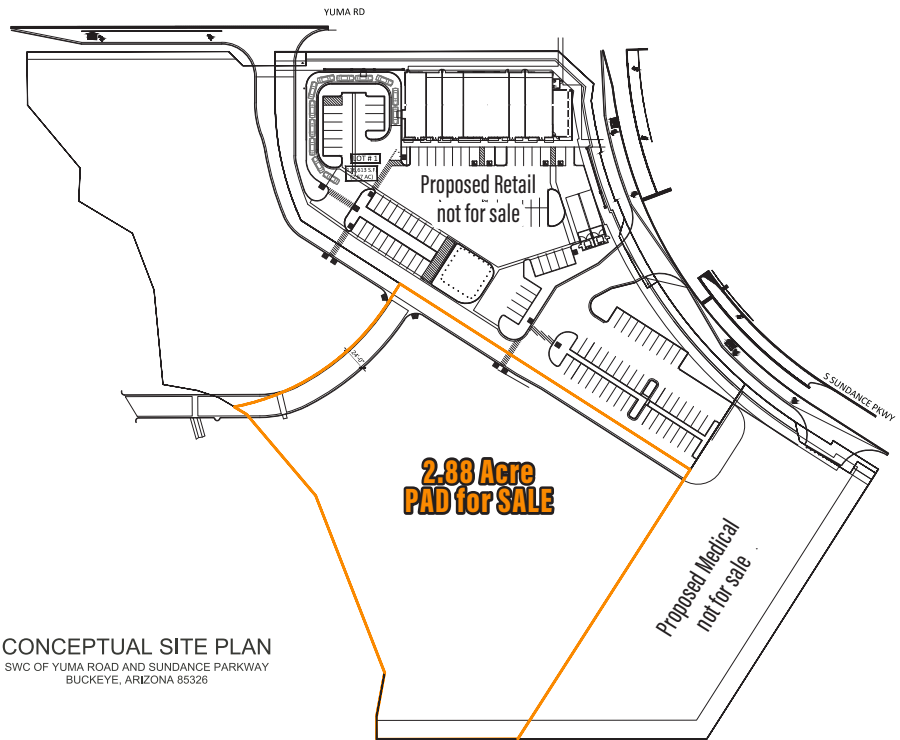
Walmart

LOWE'S

FRY'S

< 1 Mile

of major retail with anchor tenants



CONCEPTUAL SITE PLAN
SWC OF YUMA ROAD AND SUNDANCE PARKWAY
BUCKEYE, ARIZONA 85326



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BUCKEYE DEMOGRAPHICS



104,000

**2021
Population**



\$84,000

**Avg. Household
Income**



33 Years

**Median
Age**



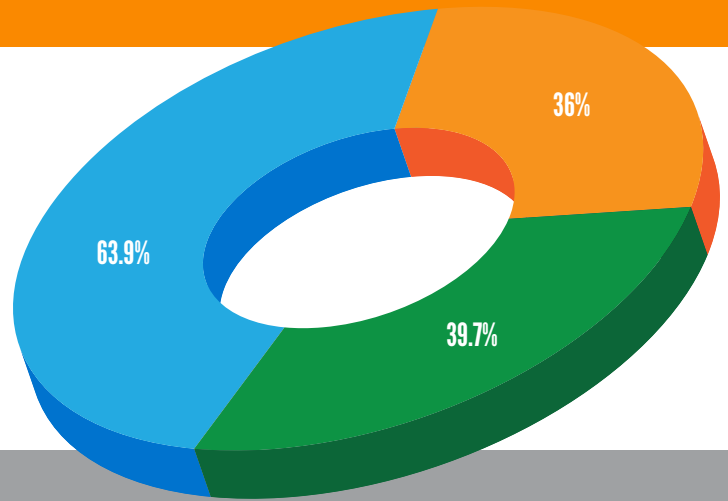
1 Million

**Labor
Force**

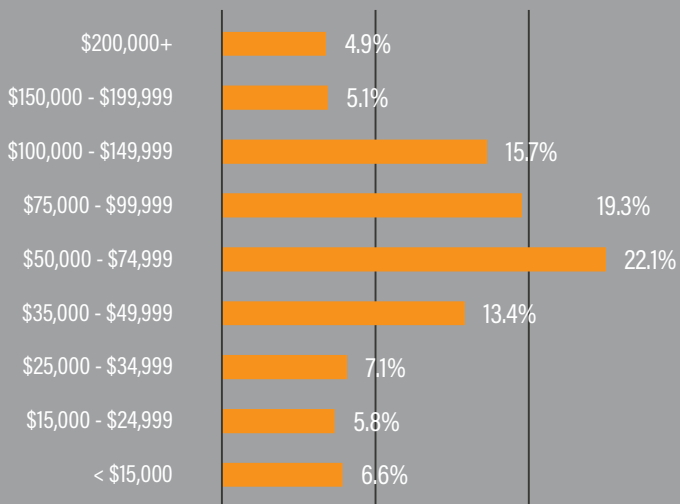
Buckeye offers a diverse and growing population

(within 5-Mile radius)

● White
 ● Hispanic
 ● All Other



57.1% of residents have a household income between \$50,000 - \$150,000



59.2% of residents have some college or a college degree.

	% of Educated
Some High School	14.8%
Highschool Degree	26.0%
Some College	30.8%
College Degree	28.4%



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Davis Commercial AZ is dedicated to helping you realize your commercial real estate vision. Founded in the Scottsdale Airpark and contributing to the communities of the greater Metropolitan Phoenix area for decades, our local roots have run deep. This expertise, combined with over 70 years of accumulated experience, allows us to personalize each transaction. We assure that every client receives our undivided support and achieves maximum value by capturing all possible incentives in their deal. Choose Davis Commercial AZ for a partner committed to your success and the growth of our local market.

Davis Commercial AZ was founded by Andrea Davis, an innovative and respected industry leader. She is acknowledged in Commercial AZ's prestigious Office Brokerage top ten list and recognized by commercial influencers for her thought leadership. Andrea's commitment to education helps clients feel secure in moving forward with real estate endeavors. She writes monthly blogs, shoots educational videos, is a respected speaker on numerous industry panels, and will be launching her new educational podcast in 2026.

Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

Sign up for news and updates at www.daviscreeaz.com.



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