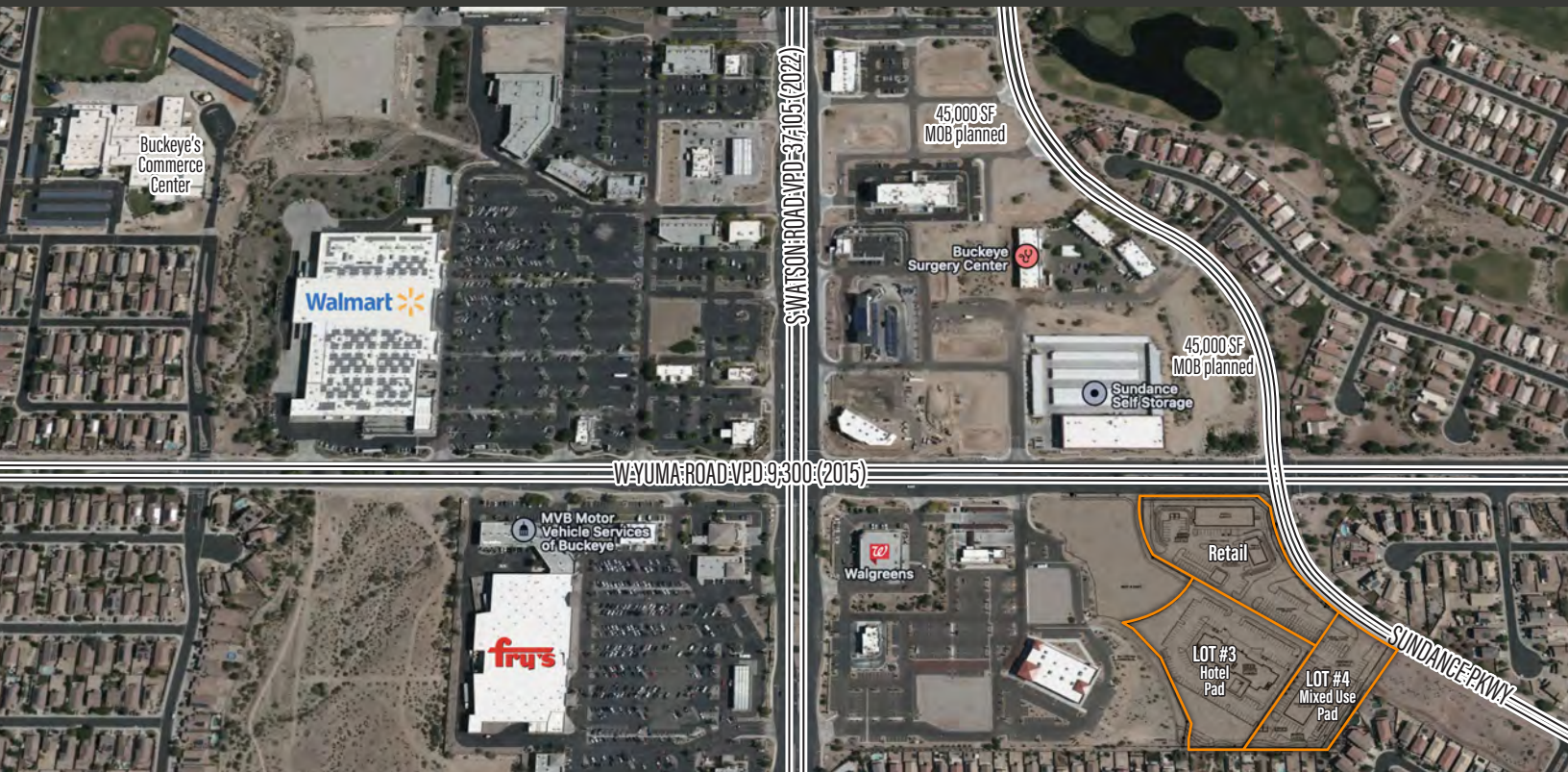




SWC of Yuma Rd & Sundance PKWY

Commercial Pads for Sale in Buckeye AZ

Call for pricing.

Lot #3: +/- 2.67 Acres | Lot #4: +/- 1.53 Acres

www.DavisCREAZ.com



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David Roberson
480.220.7070
drutah@gmail.com

**One of the
fastest growing
cities in the USA!**



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)
- Early development opportunity
- Utilities in place
- Yuma & Sundance Intersection VPD
- Lot 3 - planned Hotel PAD
- Lot 4 - Mixed Use PAD
- Owner will prepare and record final plat prior to close of escrow.



< 1 Mile



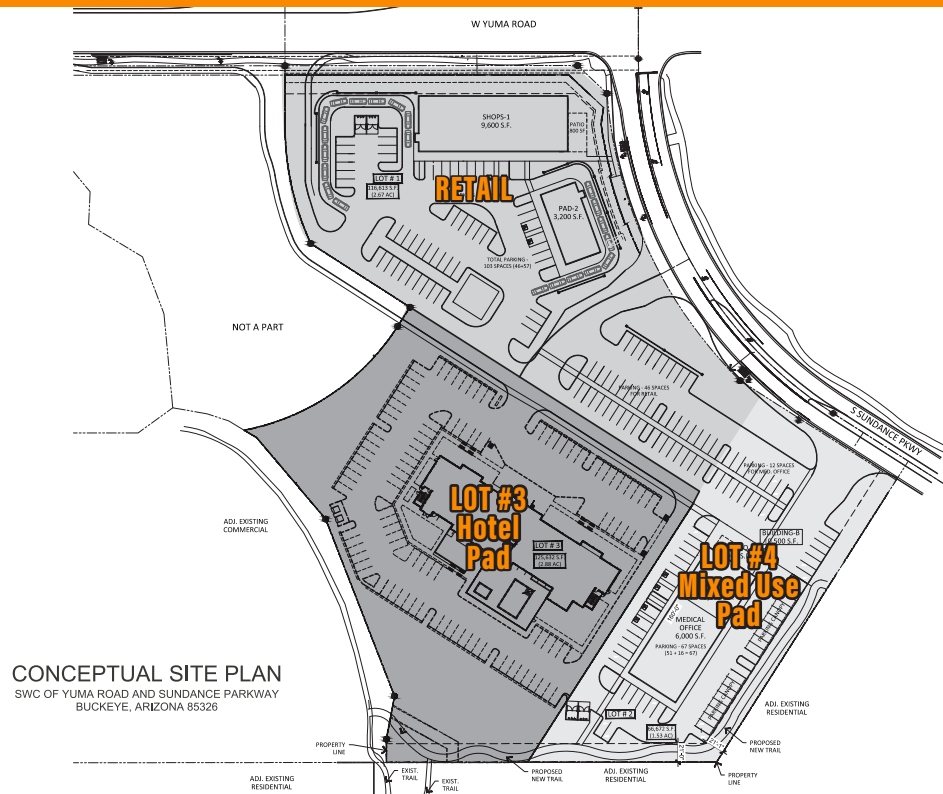
< 1 Mile

2 proposed Medical Hospitals north of site



< 1 Mile

of major retail with anchor tenants



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BUCKEYE DEMOGRAPHICS



104,000

**2021
Population**



\$84,000

**Avg. Household
Income**



33 Years

**Median
Age**



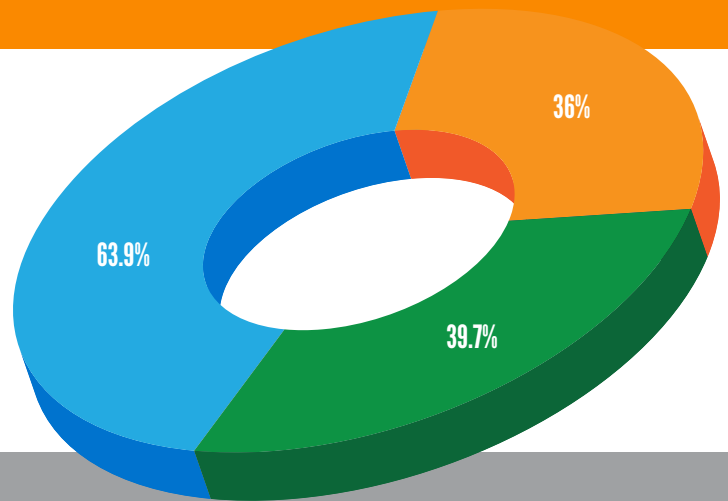
1 Million

**Labor
Force**

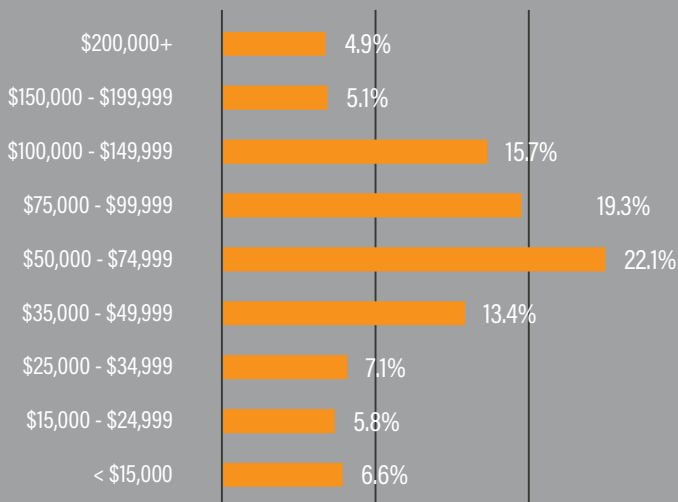
**Buckeye offers a diverse
and growing population**

(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%



480.435.9777 www.DavisCREAZ.com 8160 E. Butherus Dr., Suite 2, Scottsdale, AZ 85260

Davis Commercial AZ is committed to helping our clients realize their commercial real estate vision. Our dedication to clients is the center of everything we do. With more than 70 years of accumulated experience, Davis Commercial personalizes each transaction. We are experts in the varied Phoenix Metropolitan commercial real estate market. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Initial and repeat clients of Davis Commercial gain from our undivided support, attention, and effort.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ's prestigious Office Brokerage top-ten list and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos, and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

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