



23460 W BROADWAY RD BUCKEYE, AZ 85326

OFFERING
MEMORANDUM

Beth Jo Zeitzer
CEO - Designated Broker
602.319.1326
bjz@roiproperties.com

Jake Vice
Vice President
480.273.0212
jvice@roiproperties.com

Tommy Moore
Commercial Associate
602.397.4886
tmoore@roiproperties.com



3333 E. CAMELBACK RD
SUITE 252
PHOENIX, AZ 85018

FOR MORE INFORMATION VISIT
WWW.ROIPROPERTIES.COM

2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.

EXECUTIVE SUMMARY 3
PROPERTY OVERVIEW 4
ADDITIONAL IMAGES 5
ADDITIONAL IMAGES 6
DEMOGRAPHIC REPORT 7
CONTACT US 8



2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.

EXECUTIVE SUMMARY

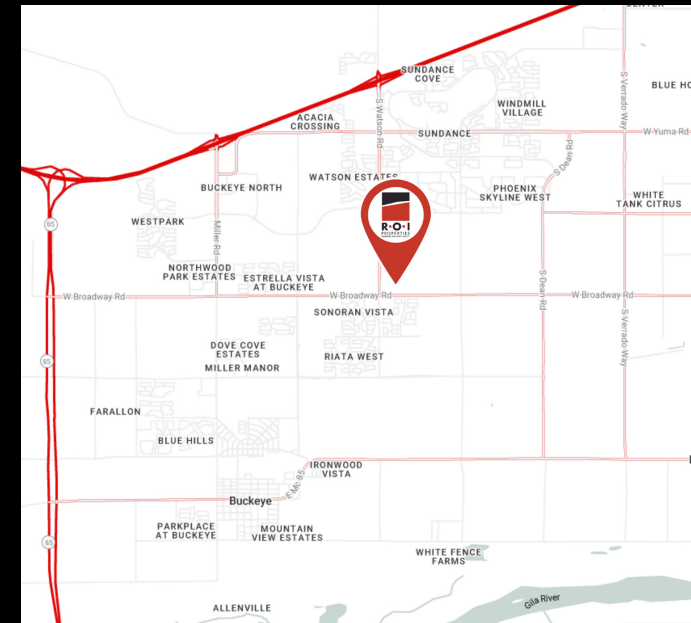
ADDRESS:	23460 W Broadway Rd
SALE PRICE:	\$3,500,000
PRICE / SF:	\$9.18
LOT SIZE (SF):	381,150 SF
LOT SIZE (AC):	8.75 Acres
ZONING:	R-43 / NC
APN:	504-22-020

The subject property is an ±8.75-acre (381,150 SF) mixed-use rural residential site in Buckeye, Arizona. The parcel is primarily undeveloped, with a ±3,687 SF detached single-family residence in fair condition.

Zoned R-43 and designated as Neighborhood Community (NC) under the City of Buckeye's General Plan, the property is not located within a flood zone. It offers strong accessibility to I-10, State Route 85, W Broadway Road, and the future I-11 corridor, along with prominent frontage on South Watson Road.

The property is located within a rapidly growing corridor surrounded by several large-scale planned residential and industrial developments. This positioning supports strong long-term development potential and investment appeal.

- Zoned R-43 with Neighborhood Community (NC) designation
- Strong frontage along South Watson Road with corner location
- Excellent access to I-10, Highway 85, W Broadway Road, and future I-11 corridor
- Located in a high-growth corridor between Buckeye and Tonopah



PROPERTY OVERVIEW

The subject property is an ±8.75-acre (381,150 SF) mixed-use rural residential site in Buckeye, Arizona. The parcel is primarily undeveloped, with a ±3,687 SF detached single-family residence in fair condition.

Zoned R-43 and designated as Neighborhood Community (NC) under the City of Buckeye's General Plan, the property is not located within a flood zone. The NC designation is intended to support a balanced mix of residential and neighborhood-serving uses, including single-family and multifamily housing, along with supporting commercial such as small-scale retail, dining, personal services, and community amenities like parks, schools, and open space. This designation promotes walkable, integrated communities that serve surrounding residential populations. The site also offers strong accessibility to I-10, State Route 85, W Broadway Road, and the future I-11 corridor, along with prominent frontage on South Watson Road.

The property is located within a rapidly growing corridor surrounded by several large-scale planned residential and industrial developments, supporting strong long-term development potential and investment appeal.

SUBMARKET OVERVIEW

The subject property is located in the rapidly growing West I-10 submarket of the Phoenix MSA, within the South Buckeye corridor near Broadway Road and Watson Road. This area has emerged as a key expansion zone due to its proximity to major transportation routes, including I-10 and State Route 85, along with the planned I-11 corridor, providing strong regional connectivity.

Buckeye continues to experience significant population and housing growth, driving demand for new residential, retail, and employment developments. The surrounding area is seeing increased activity from large-scale master-planned communities and industrial projects, positioning the corridor as a major hub for future development. Overall, the submarket is characterized by strong growth fundamentals, increasing investment interest, and long-term development potential.



AERIAL OBLIQUE – NORTH FACING



AERIAL OBLIQUE – SOUTH FACING



LENNAR
Ventana Ranch North
455 Lots

ROSS
Distribution Center

Walmart
Distribution Center

Future Commercial Development



W BROADWAY RD



**FUTURE
LIGHTED
INTERSECTION**

SWATSON RD

Pulte **taylor morrison**
HOMES *Homes Inspired By You*
San Madera - 564 Lots

Future Retail Pad Development

To Phoenix
44 Mins, 32 Miles

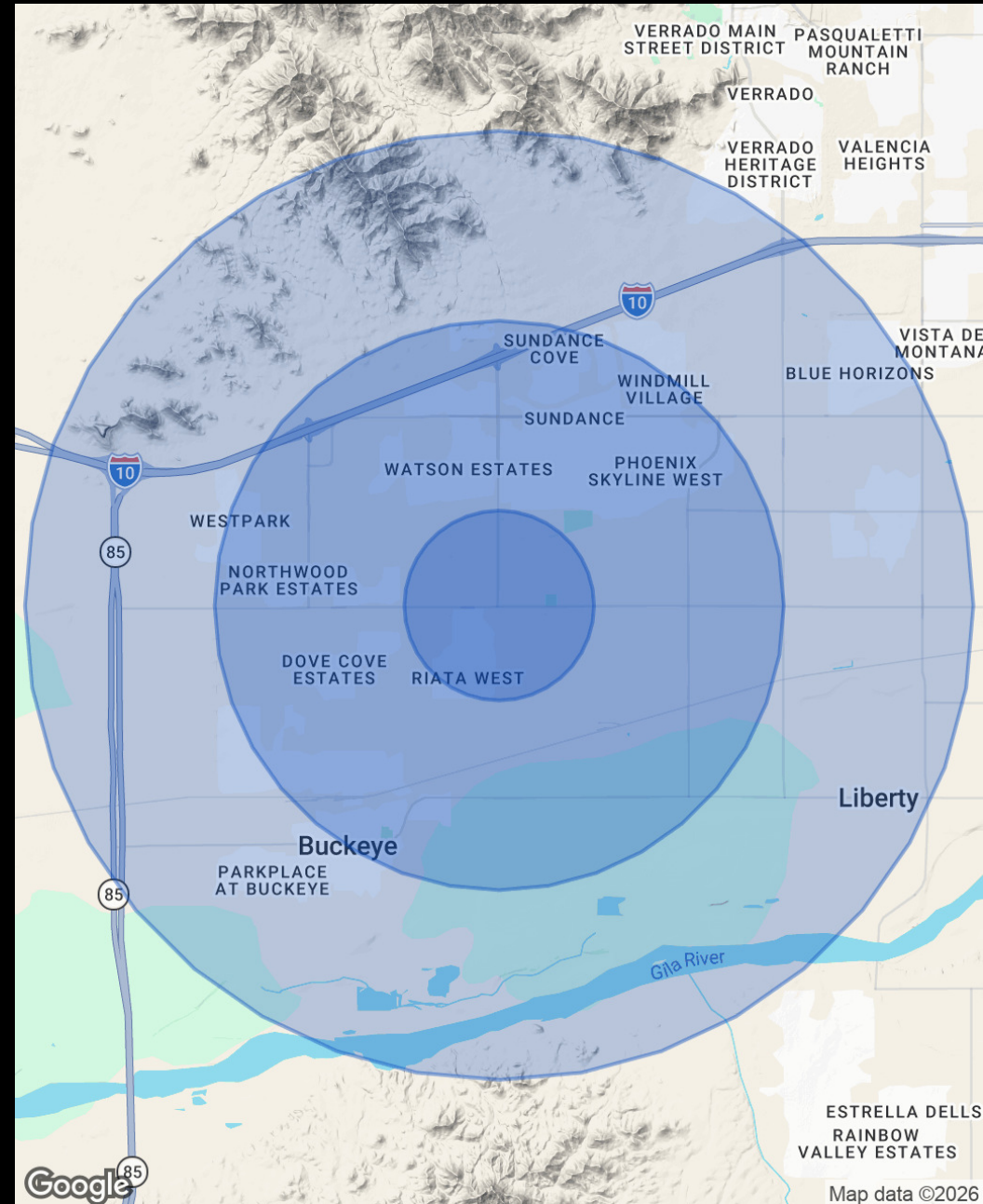
KHovnanian
Homes
Monroe Ranch



DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,415	36,550	56,168
Average Age	32.4	34.8	33.3
Average Age (Male)	30.0	33.3	31.8
Average Age (Female)	33.0	35.0	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,163	11,216	17,303
# of Persons per HH	3.8	3.3	3.2
Average HH Income	\$104,674	\$100,116	\$98,928
Average House Value	\$336,397	\$366,286	\$370,700





3333 E. CAMELBACK RD, SUITE 252
PHOENIX, AZ 85018

FOR MORE INFORMATION VISIT
WWW.ROIPROPERTIES.COM



Beth Jo Zeitzer
CEO - Designated Broker
602.319.1326
bjz@roiproperties.com



Jake Vice
Vice President
480.273.0212
jvice@roiproperties.com

AZ #SA697209000



Tommy Moore
Commercial Associate
602.397.4886
tmoore@roiproperties.com