

BUILD TO RENT DEVELOPMENT OPPORTUNITY

±17-30 ACRES



HAZEN & MILLER BTR

NWC HAZEN & MILLER RD - BUCKEYE, AZ 85326

LOCATED IN AN
OPPORTUNITY ZONE



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PROPERTY OVERVIEW

PARCEL: 400-37-005H



- "MR" – mixed residential, City of Buckeye zoning
- BTR Site plan for 174 units approved on 17 acres
- High density apartments for +/- 280 units proposed on 13 acres
- Water, sewer, and Utilities approved
- High demand rental area
- Close to other major Buckeye employers

Lot Sizes: **29.441 Acres**
(Or separately 13 AC & 17 AC)

Zoning: **MR, Buckeye**

Description: **Residential Development Land**

Utilities: **Commitment Letter for Buckeye Water and Electric**

Cross Streets: **Miller Rd & Hazen Rd**

SALE PRICING:

Property can be sold separately or together:

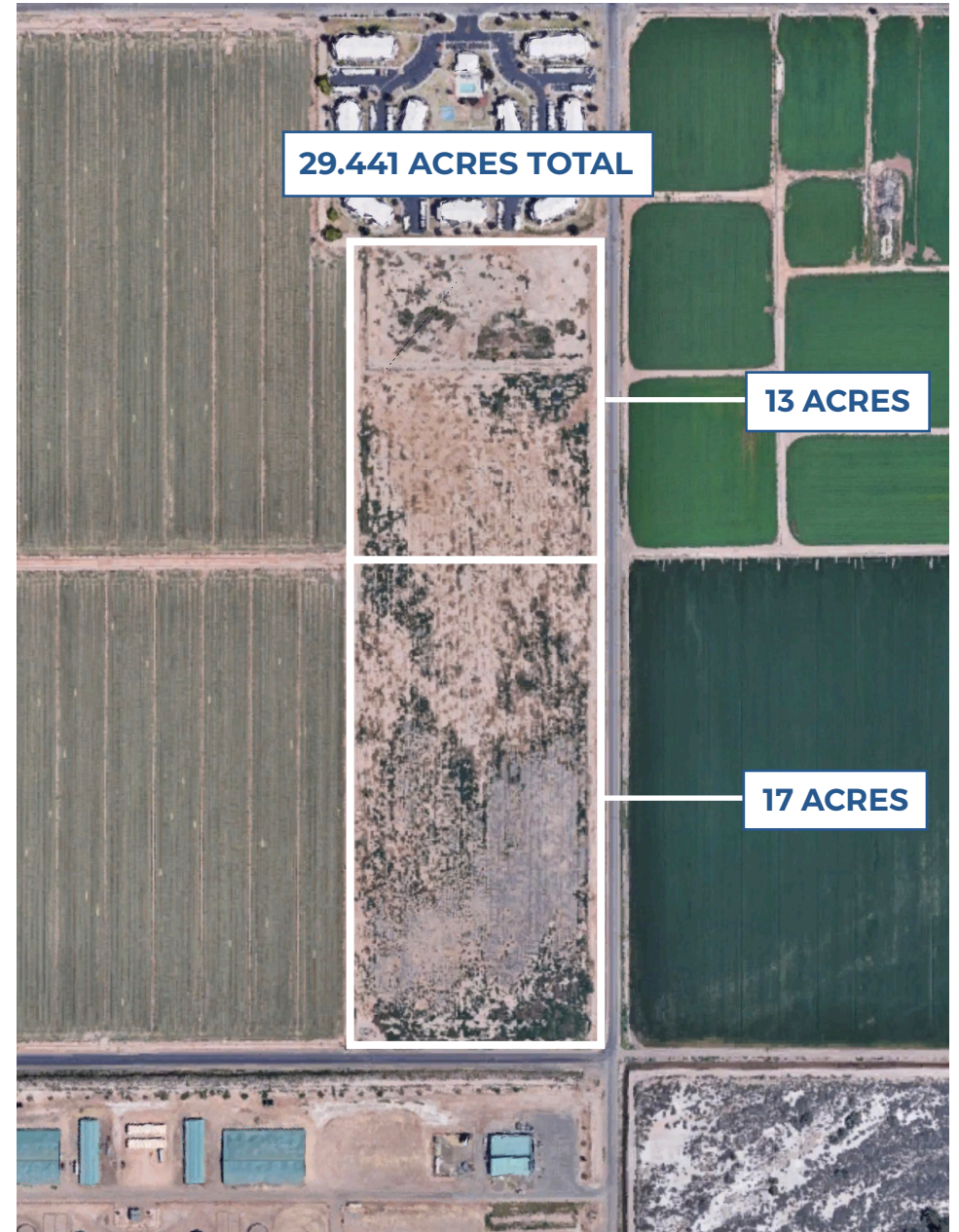
29.441 AC (BOTH PIECES

TOGETHER)

Price-per-acre: **\$370,200**

Price-per-SF: **\$8.50**

\$10,900,000

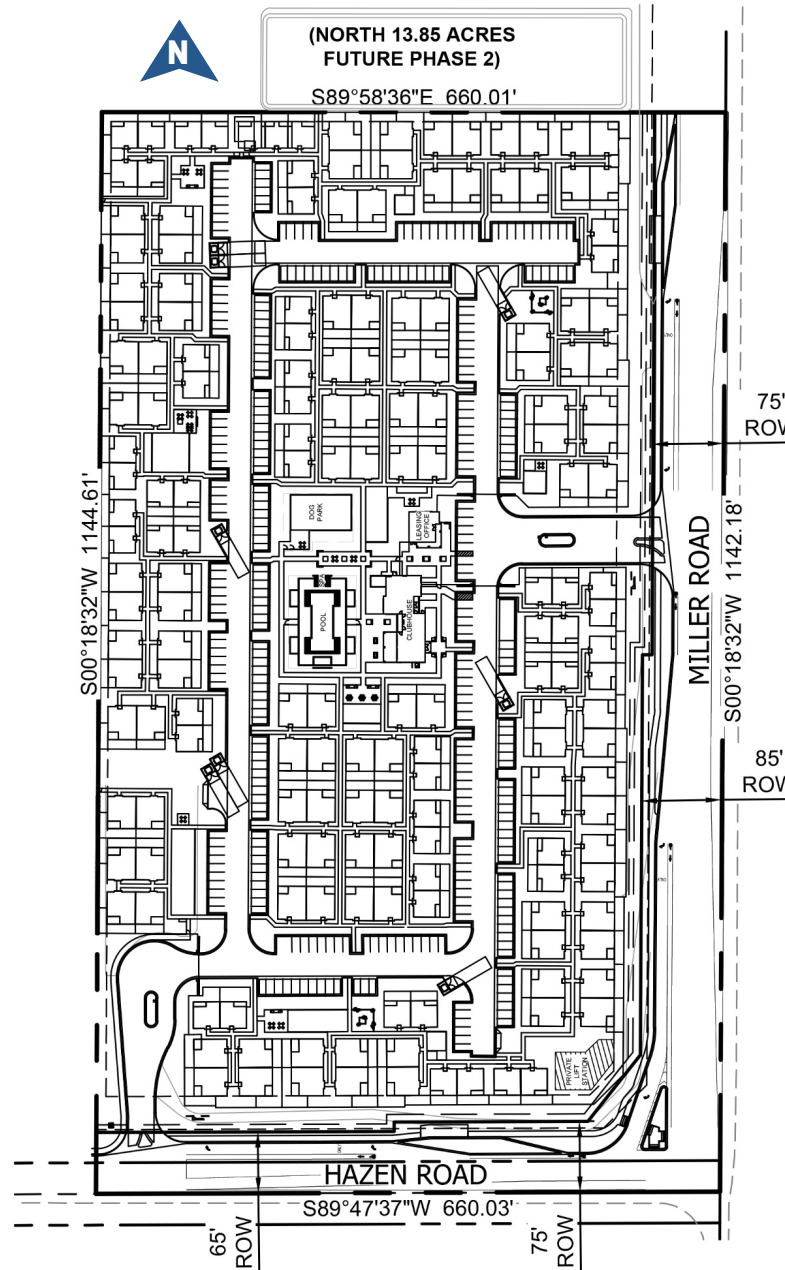
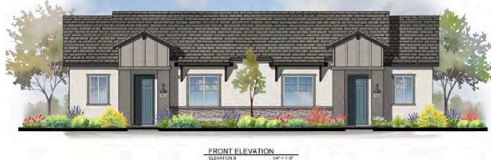


17 ACRES SITE PLAN - 178 UNITS ON 17 ACRES

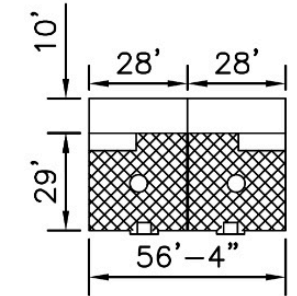
UNIT MIX:

- 1 BEDROOMS - 56 UNITS (792 SF)
- 2 BEDROOMS - 80 UNITS (1,028 SF)
- 3 BEDROOMS - 42 UNITS (1,118 SF)

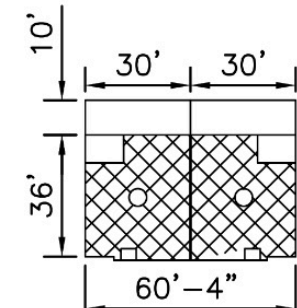
TOTAL 178 UNITS



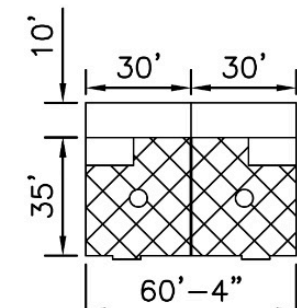
UNIT FOOTPRINTS:



1 BEDROOM



2 BEDROOM



3 BEDROOM

AERIAL MAP



ABOUT BUCKEYE, ARIZONA

Buckeye, Arizona is experiencing significant residential growth, making it one of the fastest-growing cities in the nation. The city's population has increased substantially in recent years, reaching 120,000 residents as of March 2025. This growth is driven by factors like affordable housing, a thriving job market, and its strategic location.

2025 RESIDENTIAL GROWTH

Buckeye continues to see tremendous residential growth throughout the community. The city is projecting 2,900+ SFR & Multi-family units in 2025, which equates to approximately 8,300 new residents added to the community.

20 YEARS OF FUTURE GROWTH

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 Services lands, mountain ranges, etc.) Buckeye's entitled land can support an ultimate build-out population of over 1 million, which would make it the second most populous city in Arizona, after the City of Phoenix.

DEVELOPMENT ON THE RISE

Buckeye continues to see development across the community. With 35 residential developments currently active in Buckeye, an additional 21,000 residential lots to be developed in the coming years.

Source: <https://www.growbuckeye.com/pages/choose-buckeye>



**#1 FASTEST GROWING
CITY IN THE US**

(OVER THE LAST 5 YEARS)



**1M PEOPLE IN THE
LABOR FORCE**

(WITHIN 45 MINUTE COMMUTE)



**2,900 SF & MF
UNIT PROJECTION**

(2025, CITY OF BUCKEYE ESTIMATE)



**1.3M SF ACTIVE
RETAIL/SERVICE
DEVELOPMENT**

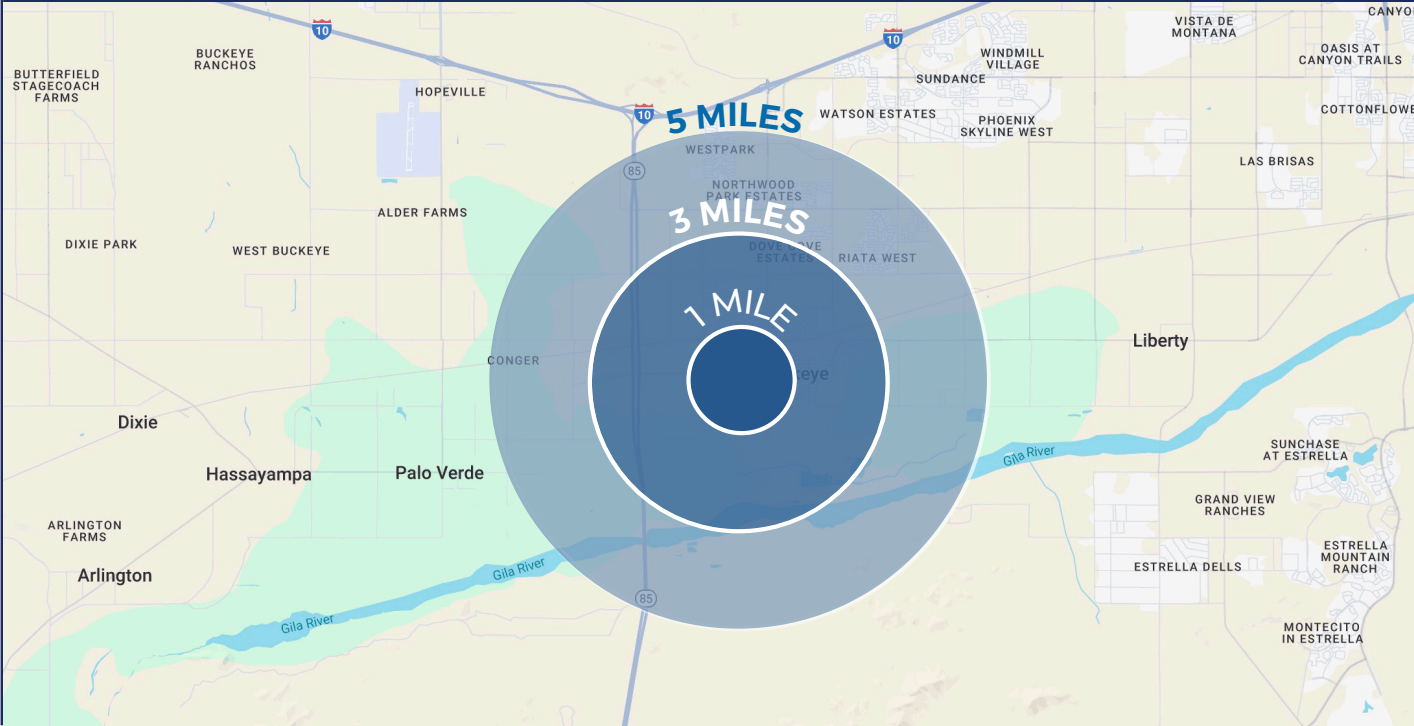
(Q1 2025)



DEMOGRAPHICS



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	3,436	20,644	35,210
Residential Population:	3,107	17,801	31,228
2029 Proj. Residential Population:	3,286	18,156	32,397
Average Household Income:	\$87,873	\$88,753	\$100,679
Total Household Expenditures:	\$105.89 M	\$571.53 M	1.02 B
Median Age:	31.2	31.3	31.3
Average Household Size:	3.0	3.1	3.2
Housing Units:	1,168	6,265	10,411
Total Households:	1,047	5,758	9,622
Total Businesses:	26	343	542





SITE



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.