



DURANGO STREET

247TH AVENUE

S 249TH AVE



6.56 Acres Available  
NEQ S 249th Ave & Durango Street

BUCKEYE, ARIZONA | ZONING: BC

CONFIDENTIAL OFFERING MEMORANDUM



# Executive Summary

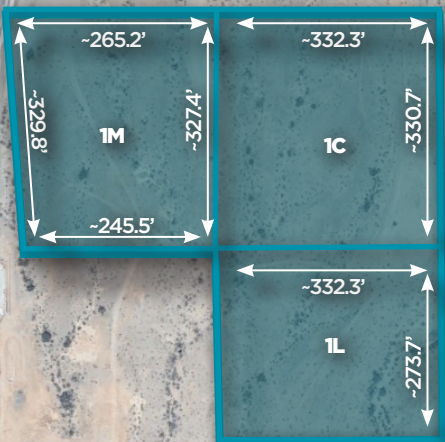
85

Buckeye looks forward to continuing the growth pattern that they have experienced over the past five years, evidenced by over 9,000,000 SF under development in the first quarter of 2026 alone. The goal is to take advantage of the large labor pool, where currently 92% commute out of the City of Buckeye to work. Numerous foreign trade and opportunity zones along with strategically incentivizing major corporations has made Buckeye one of the fastest growing cities in the Nation.

W YUMA ROAD

SOUTH AVE

MILLER ROAD



**±6.56** ACRES

**504-63-001M (1.92 Acres)**

**504-63-001C (2.50 Acres)**

**504-63-001L (2.14 Acres)**

(PARCELS CANNOT BE PURCHASED SEPARATELY)

**BC**  
ZONING

**Immediate Access**

TO MILLER ROAD/HIGHWAY 85 (3 MIN/0.6 MI)  
& INTERSTATE 10 (3 MIN/0.9 MI)





# Corporate Neighbors

SUCCESS STORIES IN BUCKEYE	
Costco	812,394 Land SF
Home Depot	479,160 Land SF
Target	147,000 SF Opening Spring 2026
Sprouts	23,256 SF
Abrazo Office	60,000 SF professional offices
Burlington	2M SF Distribution Center; largest success to date, opening mid 2026



**KENCO**

**BYR**  
PHOENIX GOODYEAR AIRPORT

**LOWE'S**

**JONES BUCKEYE**

INTERSTATE  
**10**

**Purely Storage**

**YOUNGER ROUGHERIDERS**  
High School

**85**

**Days Inn**  
BY WYNDHAM

**Loves**

**QT**

**SUPER STAR CAR WASH**

**MILLER ROAD**

**five BELOW**

**Funko**

**DURANGO STREET**

**BUCKEYE, AZ**  
Municipal Airport  
8.6 Miles / 12 Minutes  
From Subject Sites

INTERSTATE  
**10**

**KENCO**

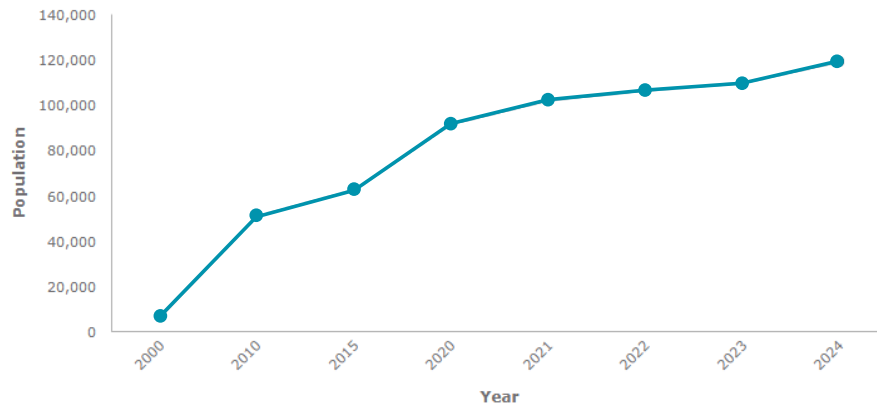
# Market Overview



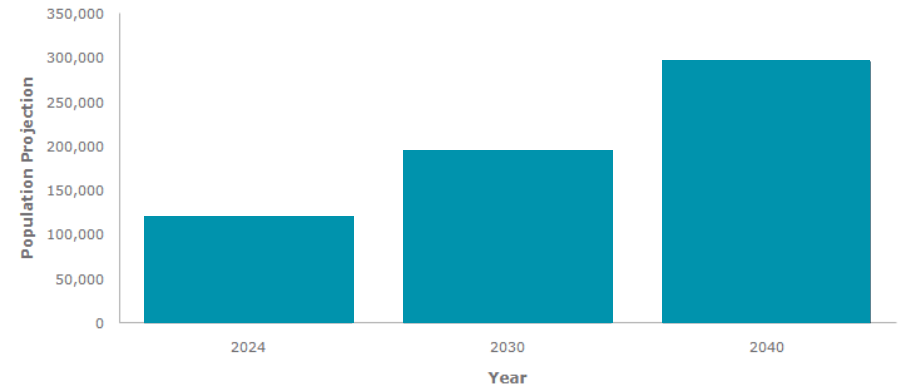
## A Population on the Rise

Since 2000, Buckeye’s population has grown from a mere 6,537 to the thriving community of 125,000 residents today. Buckeye continues to be one of the fastest growing cities in the country and is only 16.7% built out today. At full buildout, Buckeye will be more than 1 million in population.

### Buckeye Population Growth



### Buckeye Population Projections (Maricopa Association of Governments)



**#1**

FASTEST GROWING CITY IN U.S.  
(OVER THE LAST FIVE YEARS)



**125,000**

CITY ESTIMATED POPULATION  
(JULY 2025)



**193,600**

MAG 2030 ESTIMATE



**295,400**

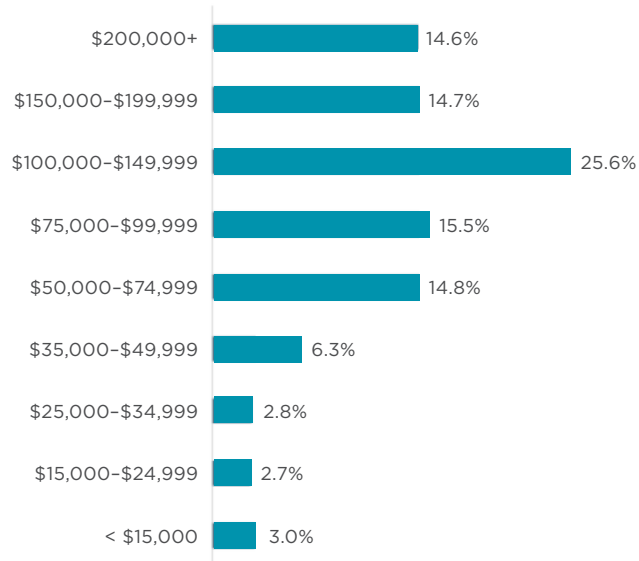
MAG 2040 ESTIMATE

Source: [www.growbuckeye.com](http://www.growbuckeye.com)

# Market Overview

## Income

85.2% of residents have a household income over \$50,000



**#6 Best**

BEST PLACE TO LIVE IN THE U.S.  
(ELITE PERSONAL FINANCE)



**Parkland**

MOST PARKLAND PER CAPITA OF ANY  
CITY IN METRO PHOENIX  
(AZ REPUBLIC)



**Housing**

ONE OF THE BEST PLACES FOR  
HOME OWNERSHIP  
(NERD WALLET)



**#1 city in AZ**

FOR INCOME EQUALITY  
(HOMEAREA.COM)

Source: [www.growbuckeye.com](http://www.growbuckeye.com)

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