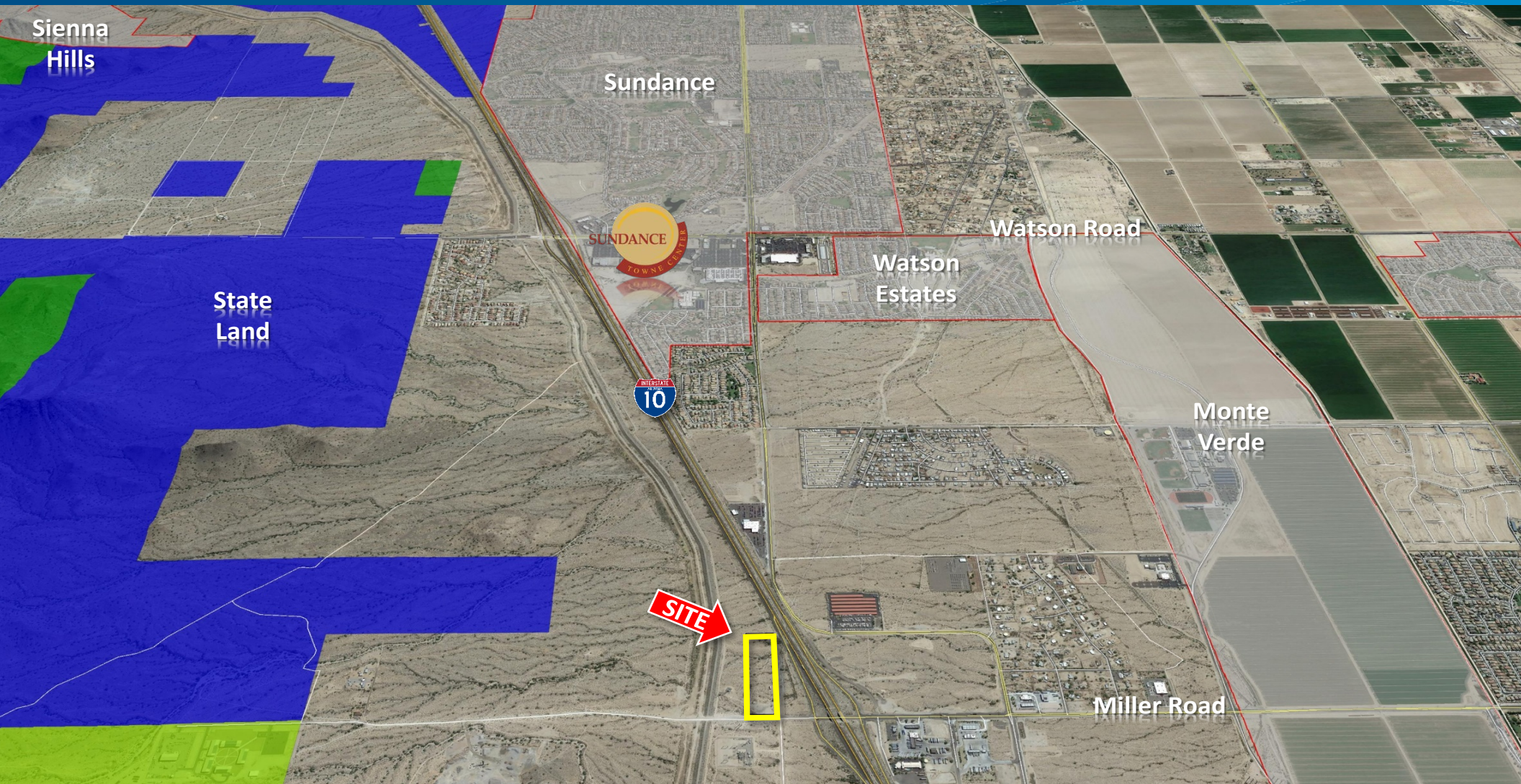


FOR SALE > COMMERCIAL LAND

# FREEWAY FRONTAGE COMMERCIAL LAND



NEC INTERSTATE 10 & MILLER ROAD, BUCKEYE, AZ



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FOR SALE > COMMERCIAL LAND

# FREEWAY FRONTAGE COMMERCIAL LAND

NEC INTERSTATE 10 & MILLER ROAD, BUCKEYE, AZ

Colliers  
INTERNATIONAL

## PROPERTY FEATURES

- Price: \$1,100,000
- Size: +/-8.77 Acres (381,847 SF)
- Parcel: 504-18-014M
- Zoning: C-2 (Maricopa County)
- General Plan: Regional Commercial
- Jurisdiction: Town of Buckeye
- Taxes: \$8,199.04
- Principal Uses:  
Automobile sales and services, furniture stores, hotels and motels, travel trailer parks, restaurants, and some commercial recreation and cultural facilities such as movies and instruction in art and music.

## PROPERTY HIGHLIGHTS

- Property has Interstate 10 frontage for great visibility and is located at a full-diamond interchange, one of two main arterials leading into Downtown Buckeye.
- Buckeye is a fast-growing community that has permitted 1,910 homes in the last 12 months alone.
- Billboard on the property generates +/- \$16,000 in annual income, creating net cash flow for this parcel.



Maximum Height: 40 Feet  
Maximum Lot Coverage: 60%

Population (2017 Estimate)

1 -Mile	3-Mile	5-Mile
866	18,903	42,737

Population (2022 Projection)

1-Mile	3-Mile	5-Mile
971	20,673	46,516

% Growth (2017-2022)

1-Mile	3-Mile	5-Mile
12.12%	9.36%	8.84%

Average Household Income

1-Mile	3-Mile	5-Mile
\$54,663	\$66,234	\$63,096

Median Household Income

1-Mile	3-Mile	5-Mile
\$43,225	\$58,823	\$55,377

SITE

Tonopah Salome Hwy

Yuma Rd



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