



Property/City Highlights:

- **TOTAL DEVELOPMENT: ±3.47 NET ACRES**
- **ZONED: CC**
- **TRAFFIC AT INTERSECTION: ±16,000 VPD**
- **2ND FASTEST GROWING CITY IN AMERICA**
- **POP PROJECTED TO EXCEED 100,000 BY JULY 2021**
- **CURRENTLY ESTIMATING 3,300 SINGLE FAMILY BUILDING PERMITS IN 2020.**

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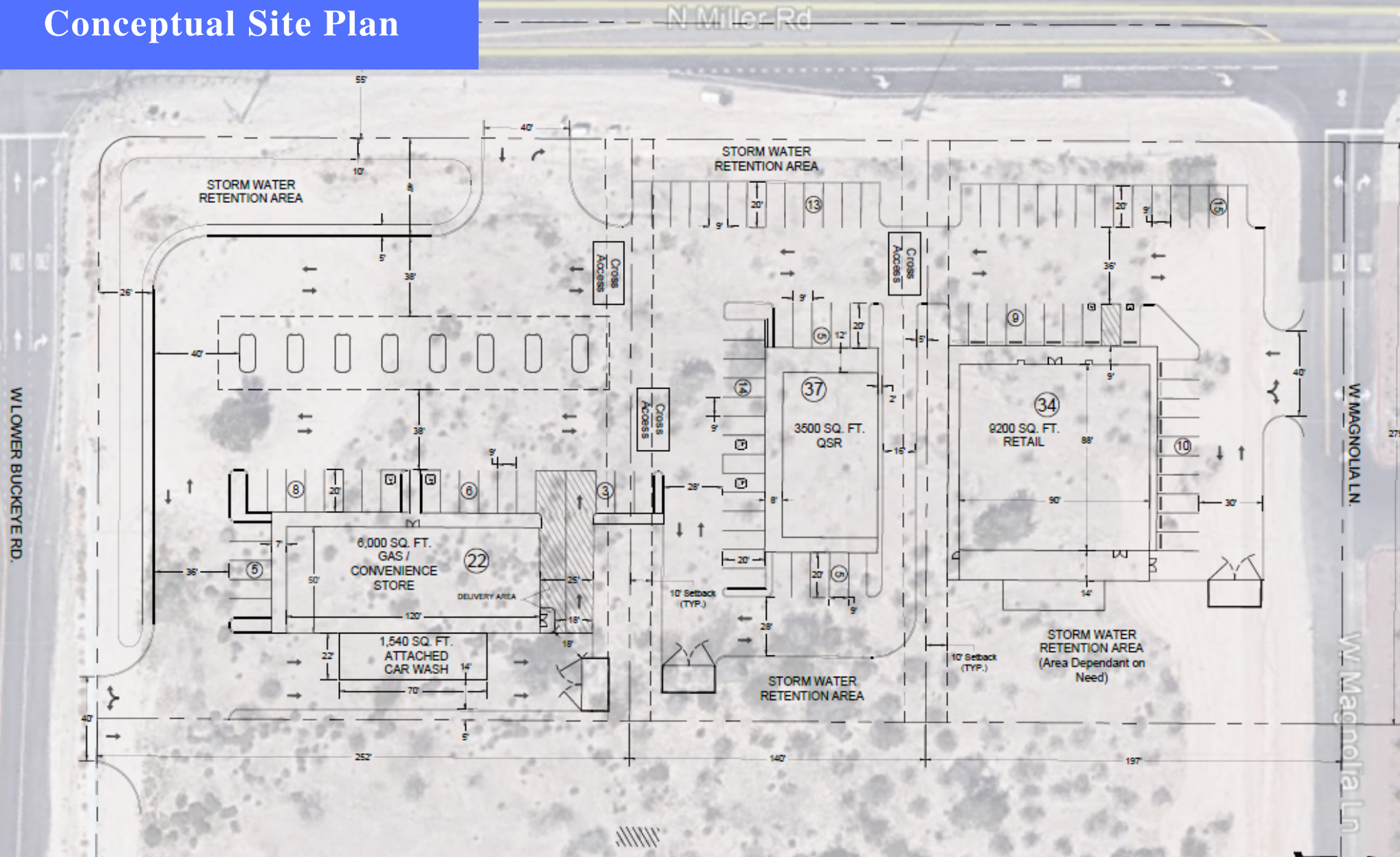
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Conceptual Site Plan



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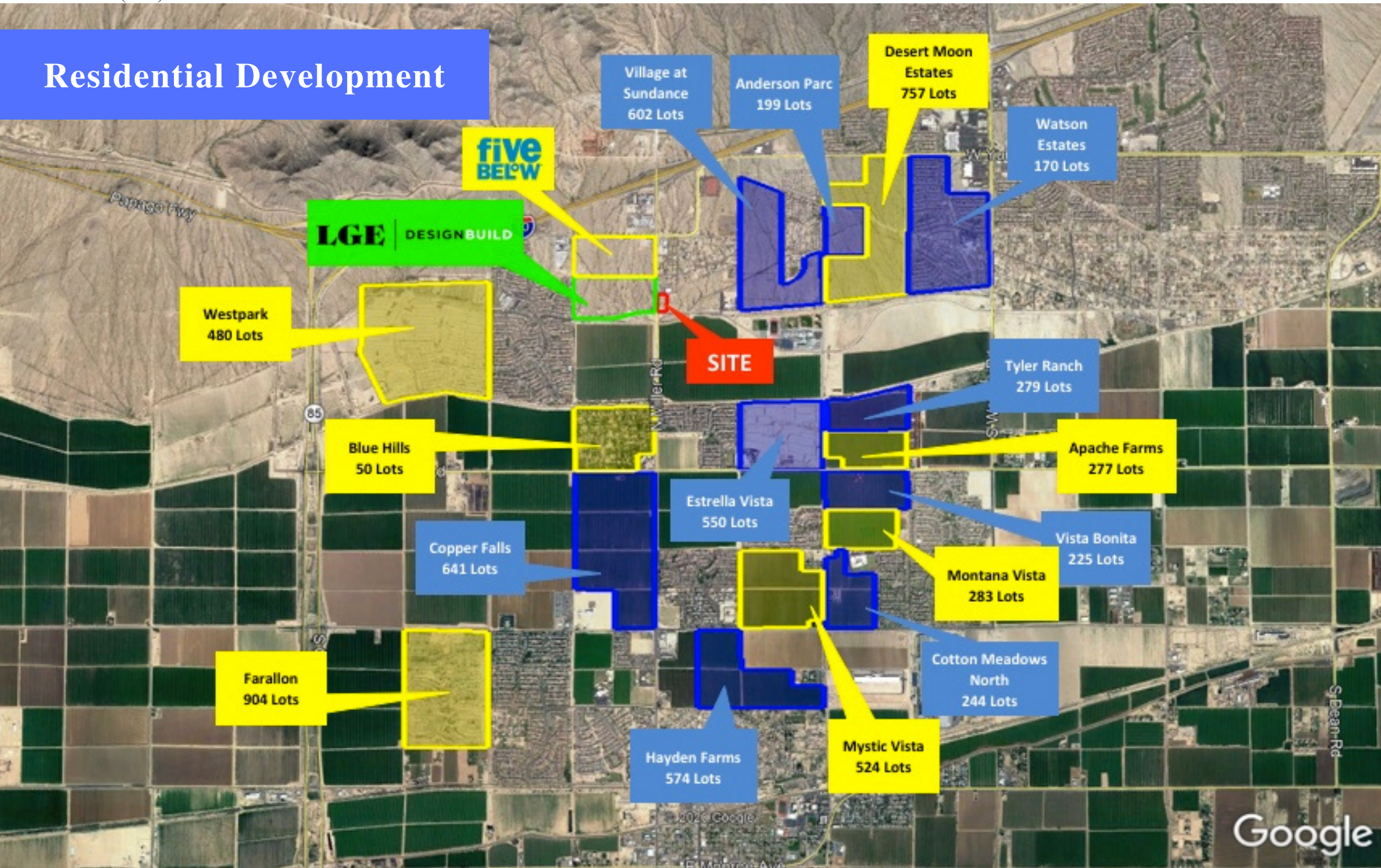
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Residential Development



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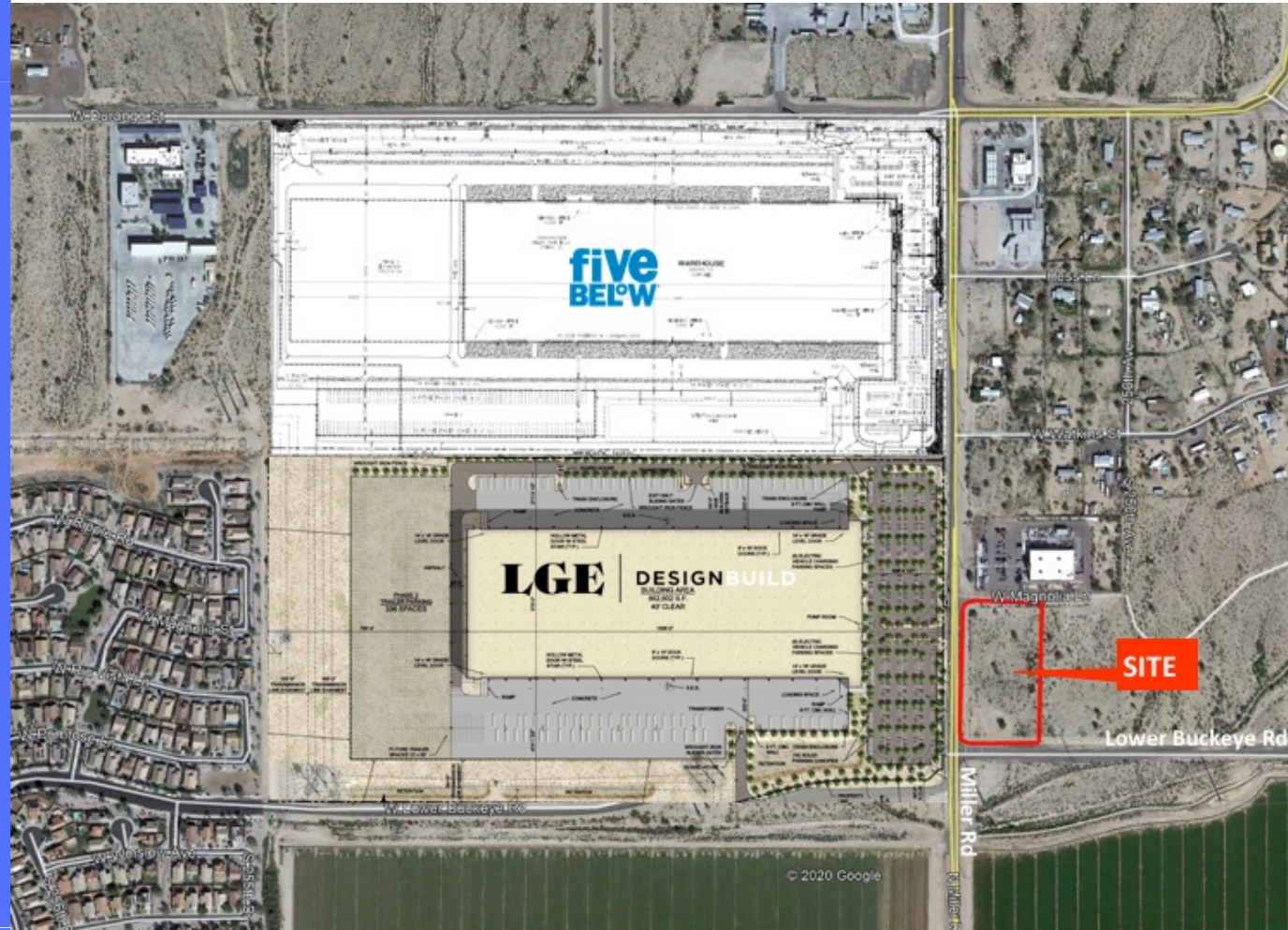
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Five Below & LGE

NEC Miller Rd & Lower Buckeye Rd

Five Below is building an 850,000 square foot distribution center on the southwest corner of Miller Road & Durango Street. The project is estimated to cost \$75 million and will be finished in 2021. The center is projected to create 150 new jobs with plans to increase to 290 jobs in five years.

LGE Design Build's proposed 10 West Commerce Park will be constructed on 76+ acres located on the NWC of Miller Road & Lower Buckeye Road. The project is proposed to have a total building area of 862,602 SF. LGE is a premier design-build construction firm with an industry leading reputation based in Phoenix.



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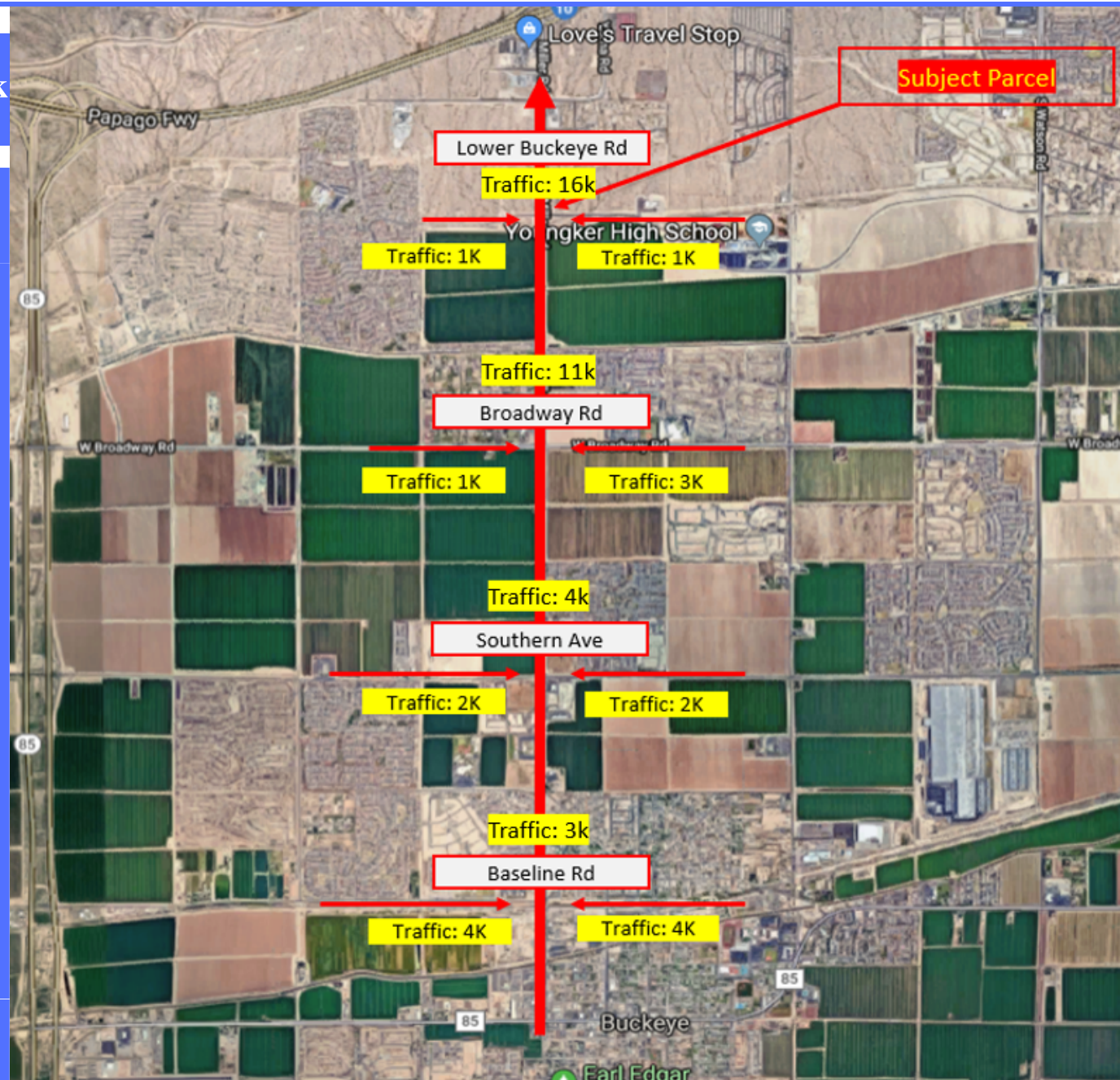
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Traffic Flow & Projected Road Work

Miller Road is the only North/South route from I-10 that goes directly to downtown Buckeye. As the arrows indicate, most of the "going to work traffic" in the general area converges on Miller Road and heads North to the subject parcel.

ADOT is planning to begin widening of I-10 through Buckeye starting in early 2021; as part of that they will be totally rebuilding the Miller Rd. interchange to make it a 6 lane diverging diamond intersection.

The City of Buckeye has money in their current budget and will be designing an expansion of Miller Rd into a 6 lane arterial with a median & turn lanes. The City is also adding traffic signals on Miller at Broadway, Southern, and Baseline during the next fiscal year



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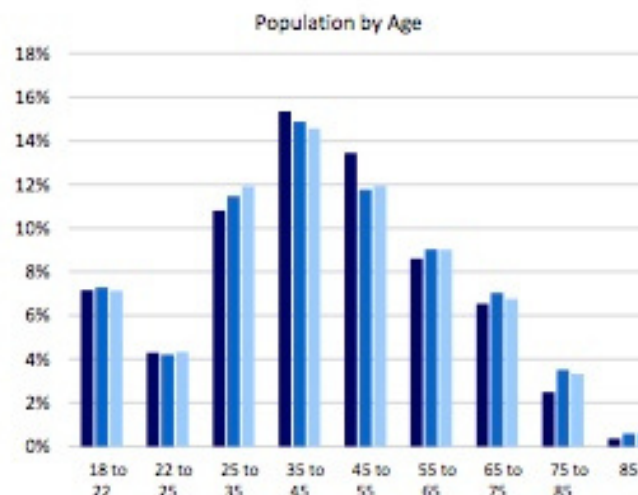
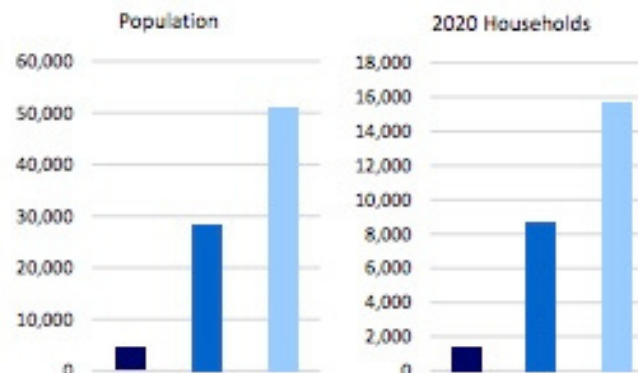
Miller Rd & Lower Buckeye Rd
W Lower Buckeye Rd | Buckeye AZ



Consumer Profile Report

STI: PopStats, 2020 Q2

	1 Mile		3 Miles		5 Miles	
Current						
2020 Population	4,443	---	28,269	---	51,225	---
2025 Projected Population	5,127	---	33,241	---	60,105	---
Pop Growth (%)	15.4%	---	17.6%	---	17.3%	---
2020 Households	1,382	---	8,746	---	15,705	---
2025 Projected Households	1,595	---	10,296	---	18,433	---
HH Growth (%)	15.4%	---	17.7%	---	17.4%	---
Census Year						
2000 Population	298	---	3,872	---	10,839	---
2010 Population	3,458	---	20,614	---	37,653	---
Pop Growth (%)	1060.2%	---	432.3%	---	247.4%	---
2000 Households	96	---	1,272	---	3,044	---
2010 Households	1,074	---	6,350	---	11,532	---
HH Growth (%)	1020.4%	---	399.4%	---	278.6%	---
Total Population by Age						
Average Age (2020)	33.3		34.1		33.8	
Children (2020)						
0 - 4 Years	355		2,227		4,057	
5 - 9 Years	401		2,421		4,402	
10-13 Years	298		1,852		3,352	
14-17 Years	320		2,050		3,773	
Adults (2020)						
18 to 22	318	7.2%	2,058	7.3%	3,657	7.1%
22 to 25	191	4.3%	1,189	4.2%	2,218	4.3%
25 to 35	480	10.8%	3,240	11.5%	6,108	11.9%
35 to 45	682	15.4%	4,207	14.9%	7,461	14.6%
45 to 55	598	13.5%	3,327	11.8%	6,115	11.9%
55 to 65	382	8.6%	2,551	9.0%	4,616	9.0%
65 to 75	290	6.5%	1,988	7.0%	3,462	6.8%
75 to 85	111	2.5%	993	3.5%	1,700	3.3%
85 +	16	0.4%	166	0.6%	306	0.6%



Miller Rd & Lower Buckeye Rd W Lower Buckeye Rd | Buckeye AZ



Consumer Profile Report

STI: PopStats, 2020 Q2

	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2020)						
White, Non-Hispanic	2,075	46.7%	13,324	47.1%	23,266	45.4%
Hispanic	1,824	41.0%	11,525	40.8%	21,976	42.9%
African American	217	4.9%	1,795	6.3%	3,462	6.8%
Asian	117	2.6%	622	2.2%	874	1.7%
Language at Home (2020)						
Spanish	1,246	30.5%	7,457	28.6%	14,101	29.9%
Asian Language	150	3.7%	292	1.1%	336	0.7%
Ancestry (2020)						
American Indian (ancestry)	32	0.7%	255	0.9%	443	0.9%
Hawaiin (ancestry)	14	0.3%	54	0.2%	93	0.2%
Household Income (2020)						
Per Capita Income	\$21,224	---	\$21,686	---	\$20,870	---
Average HH Income	\$68,228	---	\$70,097	---	\$68,068	---
Median HH Income	\$63,885	---	\$59,530	---	\$58,145	---
Less than \$25,000	138	10.0%	1,370	15.7%	2,597	16.5%
\$25,000 - \$34,999	182	13.1%	771	8.8%	1,351	8.6%
\$35,000 - \$49,999	162	11.8%	1,185	13.5%	2,170	13.8%
\$50,000 - \$74,999	325	23.5%	2,367	27.1%	4,300	27.4%
\$75,000 - \$99,999	348	25.2%	1,362	15.6%	2,450	15.6%
\$100,000 - \$149,999	199	14.4%	1,274	14.6%	2,114	13.5%
\$150,000 - \$199,999	26	1.9%	336	3.8%	598	3.8%
\$200,000+	3	0.2%	81	0.9%	125	0.8%
Education (2020)						
Less than 9th Grade	192	7.5%	1,321	8.0%	2,356	7.9%
Some High School	219	8.5%	1,585	9.6%	3,196	10.7%
High School Grad	712	27.8%	4,470	27.1%	8,323	28.0%
Some College	815	31.8%	4,840	29.4%	8,191	27.5%
Associate Degree	231	9.0%	1,617	9.8%	2,960	9.9%
Bachelors Degree	341	13.3%	1,949	11.8%	3,700	12.4%
Graduate Degree	31	1.2%	444	2.7%	716	2.4%

