

**LAND
AVAILABLE
FOR SALE
BUCKEYE, AZ**

**NWC JACKRABBIT TRL & VAN BUREN ST
BUCKEYE, AZ**



PROPERTY INFORMATION

FEATURES:

- HARD CORNER AT THE ENTRANCE OF BLUE HORIZONS PLANNED COMMUNITY WITH ±1,900 LOTS
- LESS THAN 1 MILE FROM INTERSTATE 10 WITH FULL DIAMOND INTERCHANGE
- HIGH INCOMES
- SIGNALIZED INTERSECTION
- STRONG DEMOGRAPHICS

PROPERTY SIZE:

- ±2.74 ACRES (119,183 SF)

NEIGHBORING TENANTS:



DEMOGRAPHICS ESRI 2021

2021 ESTIMATED POPULATION

1 MILE:	7,977
3 MILE:	38,744
5 MILE:	98,007

2021 ESTIMATED AVG. HH INCOME

1 MILE:	\$83,163
3 MILE:	\$100,565
5 MILE:	\$106,200

2021 ESTIMATED TRAFFIC COUNTS ESRI 2021

N/S ON JACKRABBIT TRAIL: ±4,034 VPD
E/W ON VAN BUREN STREET: ±1,427 VPD

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