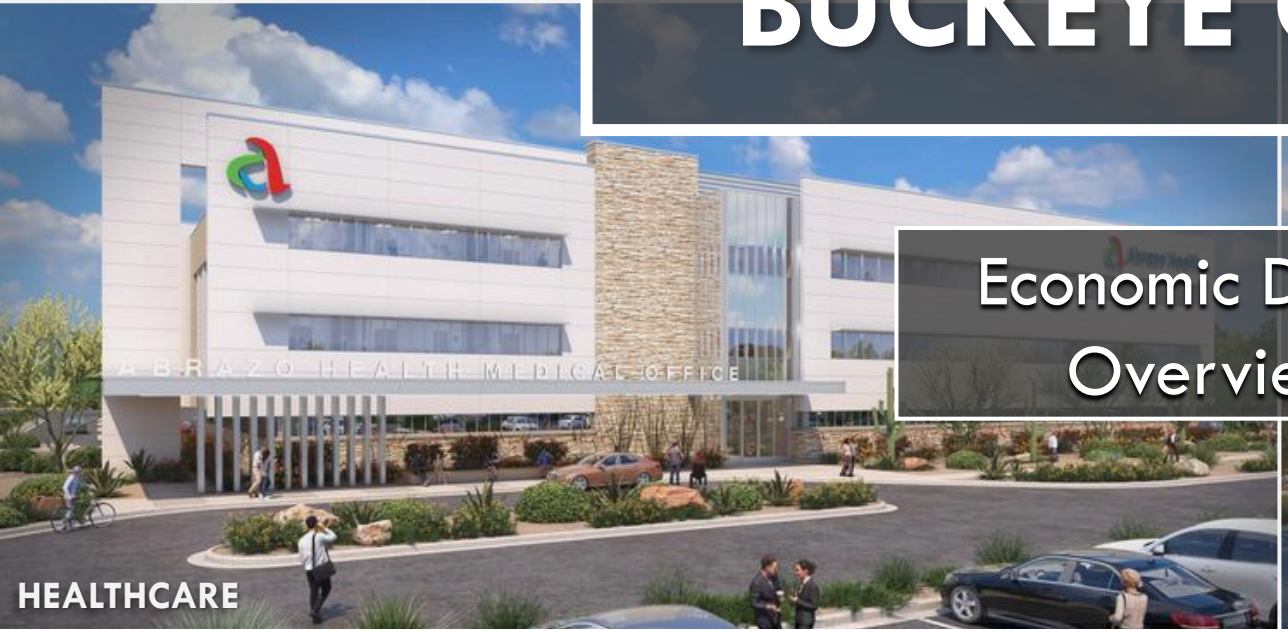




BUCKEYE CONNECTS

Economic Development Overview: 2025





MEET THE ECONOMIC DEVELOPMENT TEAM



Suzie Boyles
Director



Harry Paxton
Deputy Director



Tennille Hiller
Sr Project Manager



Brian Wright
Business Manager



Katherine Hutton
Project Manager



Kelly Halsted
Project Manager



Samuel Peña
Project Manager



Ashley Mazariegos
Coordinator



Maria Riebs
Management Assistant



Tracy Glass
Administrative Assistant

ECONOMIC DEVELOPMENT

LINES OF SERVICE

- Business Attraction
- Business Retention & Expansion
- Entrepreneurship & Small Business Support
- Workforce Development
- Downtown Development / Redevelopment
- Project Management
- Site Selection Services
- Community Marketing
- Data Analytics

KEY INDUSTRIES

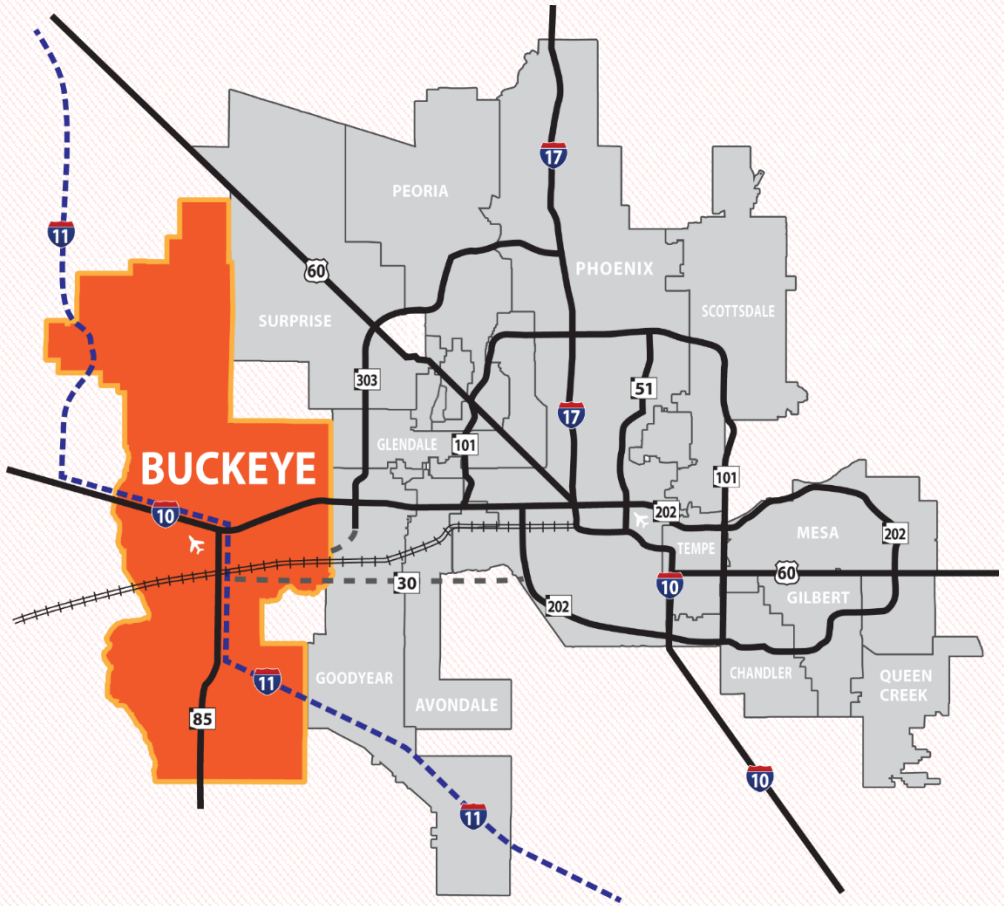
- Healthcare
- Retail and Services
- Advanced Manufacturing
- Distribution and Logistics
- Energy
- Aviation
- Higher Education
- Entrepreneurship

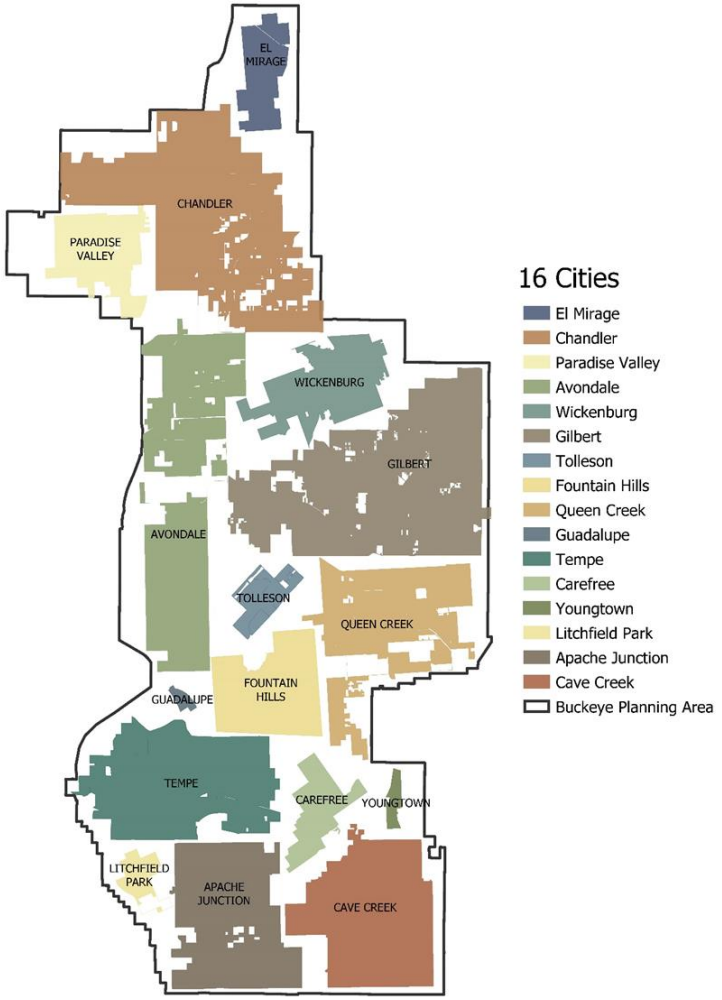


BUCKEYE OVERVIEW

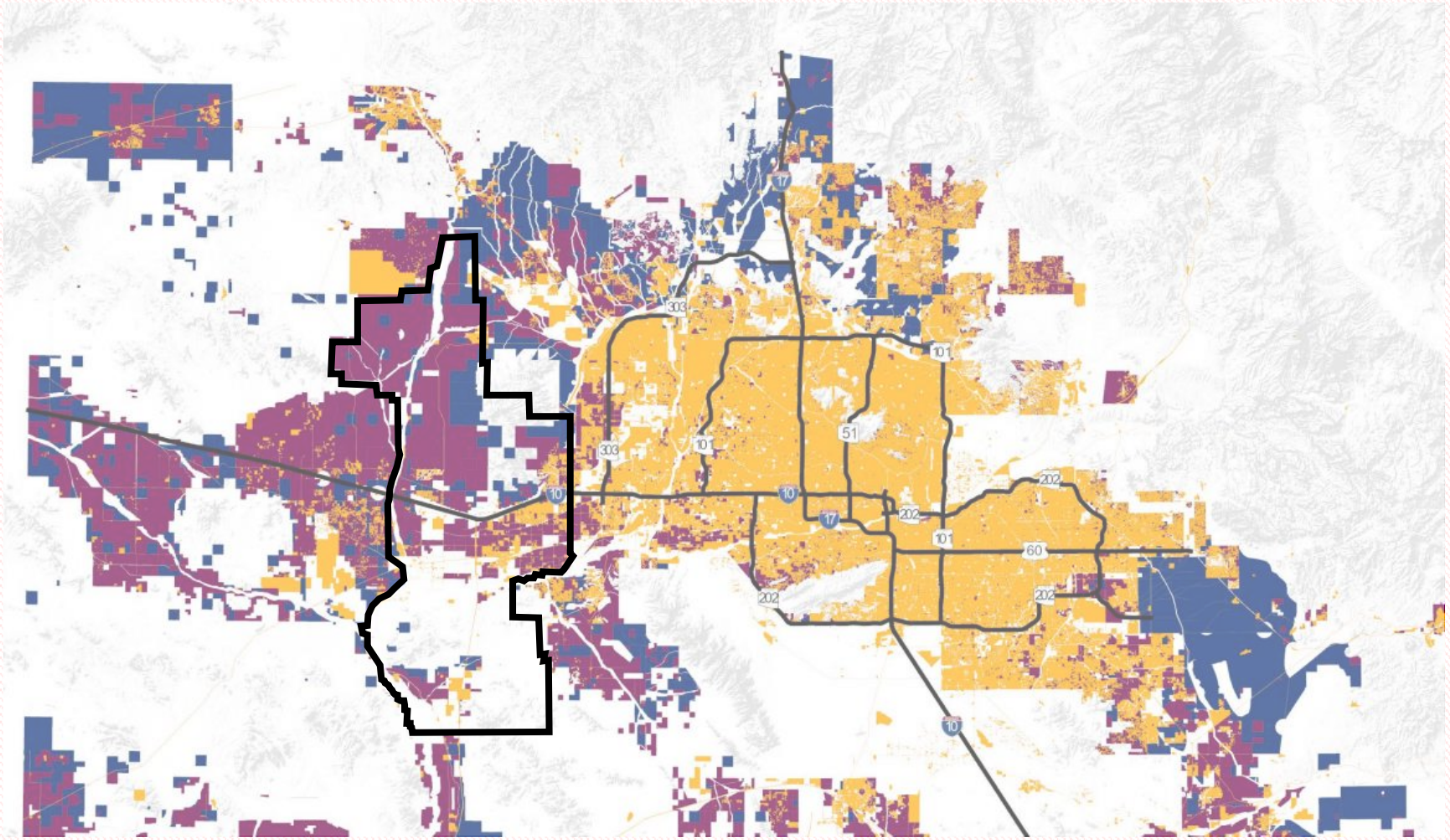
#1 Fastest
Growing in U.S.
(2017-2022)

640
SQUARE MILES
Largest City in Arizona





WHY WILL THE GROWTH CONTINUE?



POPULATION



FIVE YEARS IN A ROW

2018	2019	2020	2021	2022
5th	1st	2nd	4th	1ST



POPULATION ON THE RISE

#1 Fastest
Growing in U.S.
(over the last 5 years)

119,000 Population
City Est. July 2024

Year	Population	Growth Rate	Growth Trends
2018 MAG estimate (July)	76,145	+8.9%	5th fastest in U.S.
2019 MAG estimate (July)	81,624	+7.2%	#1 fastest in U.S.
2020 Census	91,002	+11.5%	#2 Fastest in US
2021 MAG estimate (July)	101,987	+7.4%	#4 fastest in U.S.
2022 MAG estimate (July)	106,316	+4.2%	#1 fastest in U.S. (over the last 5 years)
2023 City estimate (July)	114,000	+7.5%	
Current City Estimate (July 2024)	**119,000**	**+4.4%**	

20 YEARS OF FUTURE GROWTH

193,600
2030

+5.2%
Annual
Growth Rate

295,400
2040

+3.4%
Annual
Growth Rate

397,000
2050

1 Million
Buildout

DEMOGRAPHICS

119,000
July 2024 Pop. (City Est.)

$122,756
Avg. HHI

$493,713
Avg. Home Value

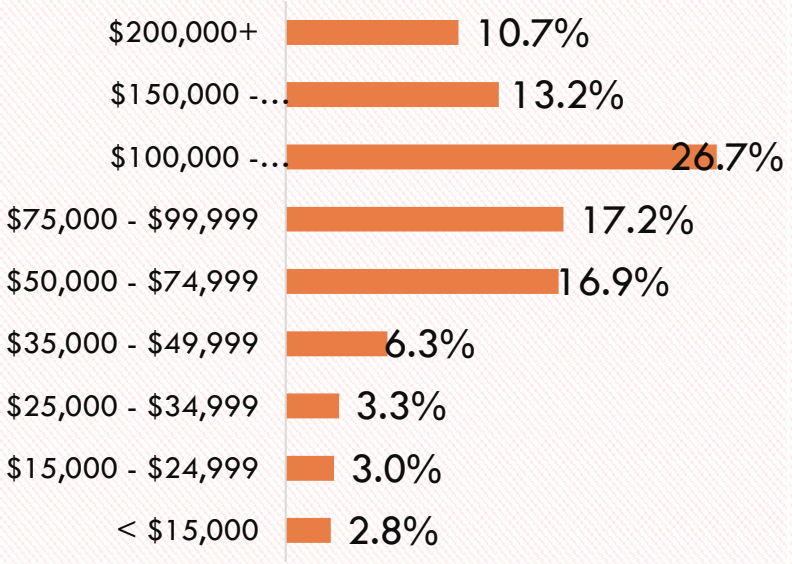
35.8 yrs
Median Age

62.1%
Adults some College or degree

1 million
Labor Force

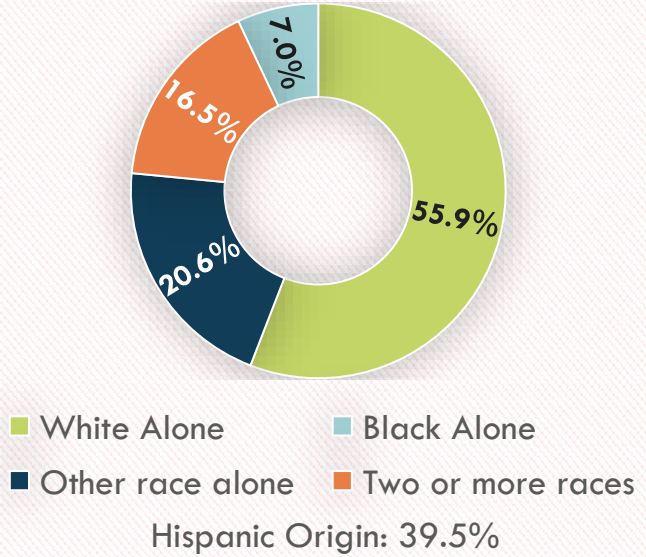
INCOME

84.7% of residents have a household income over $50,000



ETHNICITY

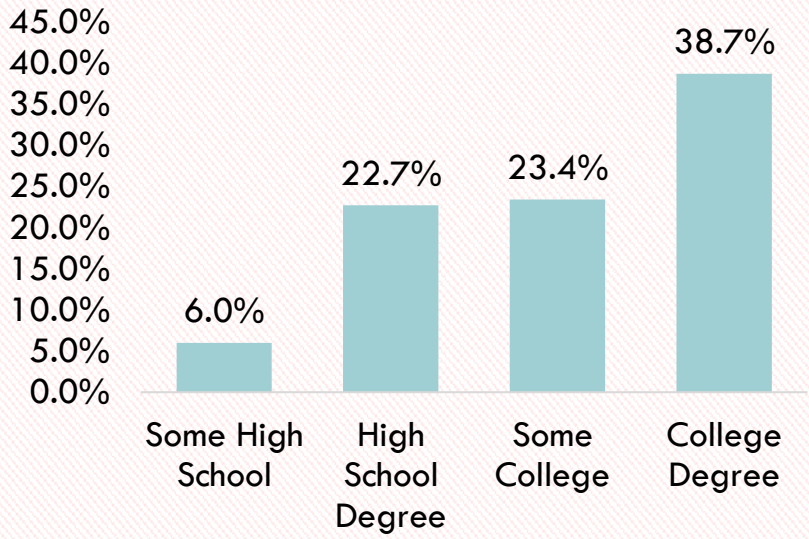
Buckeye offers a diverse and growing population



Hispanic Origin: 39.5%

EDUCATIONAL ATTAINMENT

62.1% of residents have some college or a college degree.

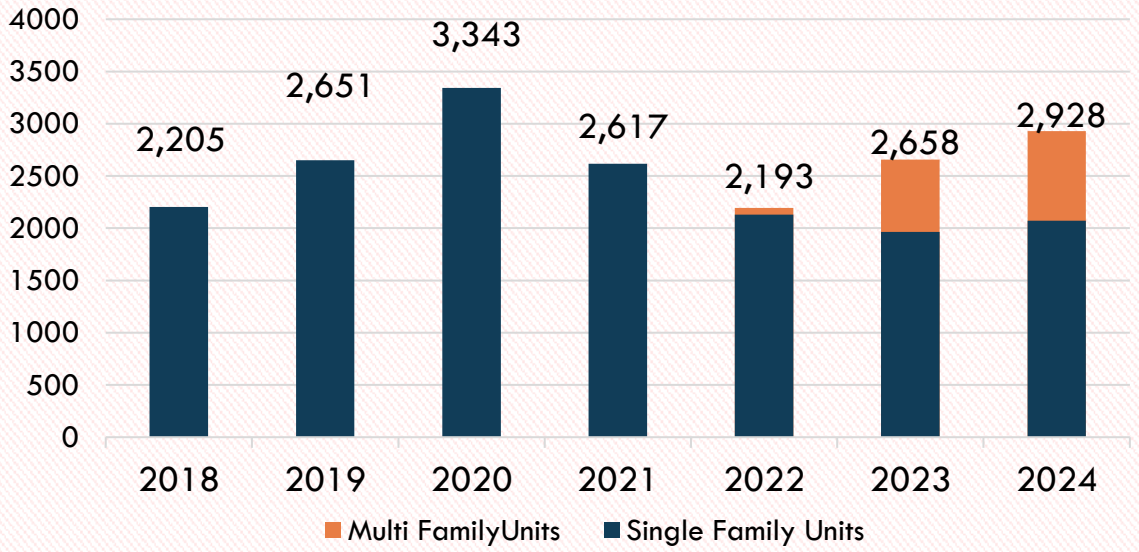


RESIDENTIAL ACTIVITY

ANNUAL PERMITS

YTD SF & MF Units	
2,928 2024 YTD	**2,300** 2024 City Projection

Buckeye SF & MF Units November 2024



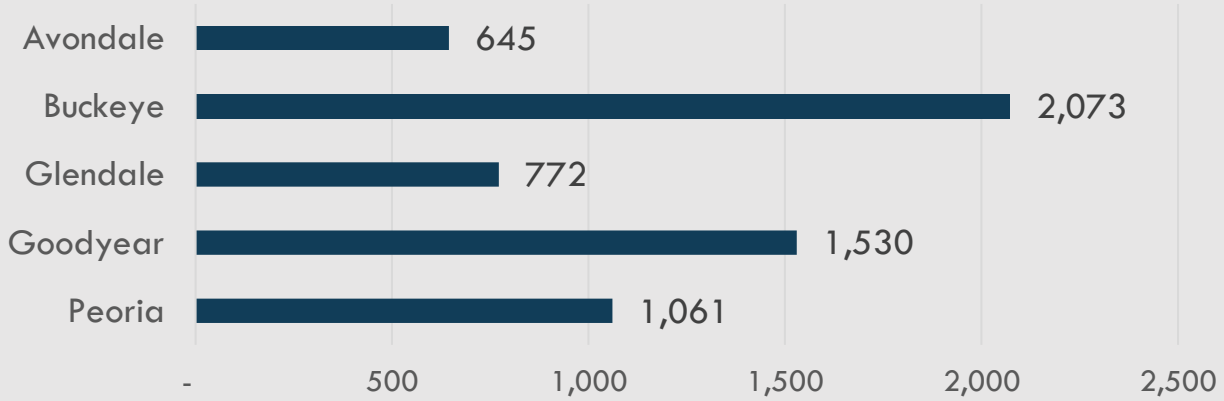
HOUSING OPTIONS

Executive Housing	Verrado	Up to $2 million+
Entry Level Housing	Sundance, Tartesso and Blue Horizons	$300,000* and up

*Zillow - 7/1/24

WEST VALLEY PERMITS BY CITY

West Valley SFR Permits November 2024



RESIDENTIAL PROJECTIONS

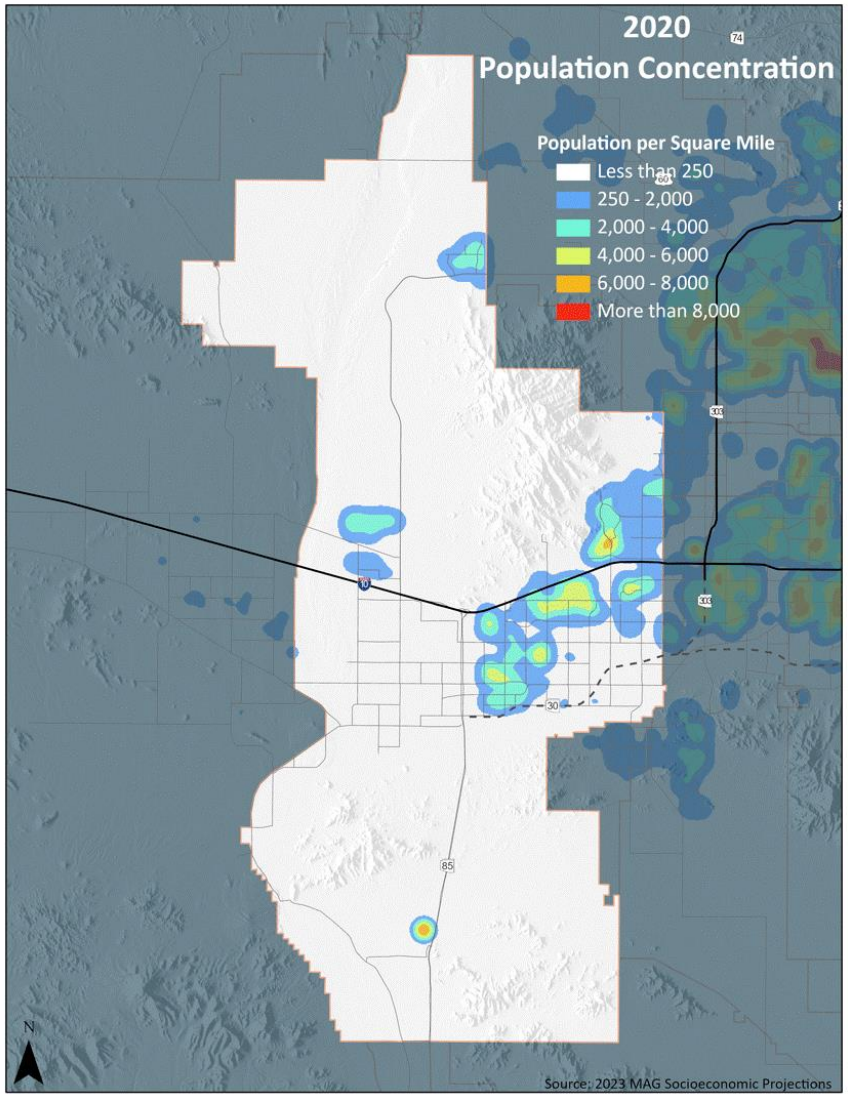
FUTURE GROWTH

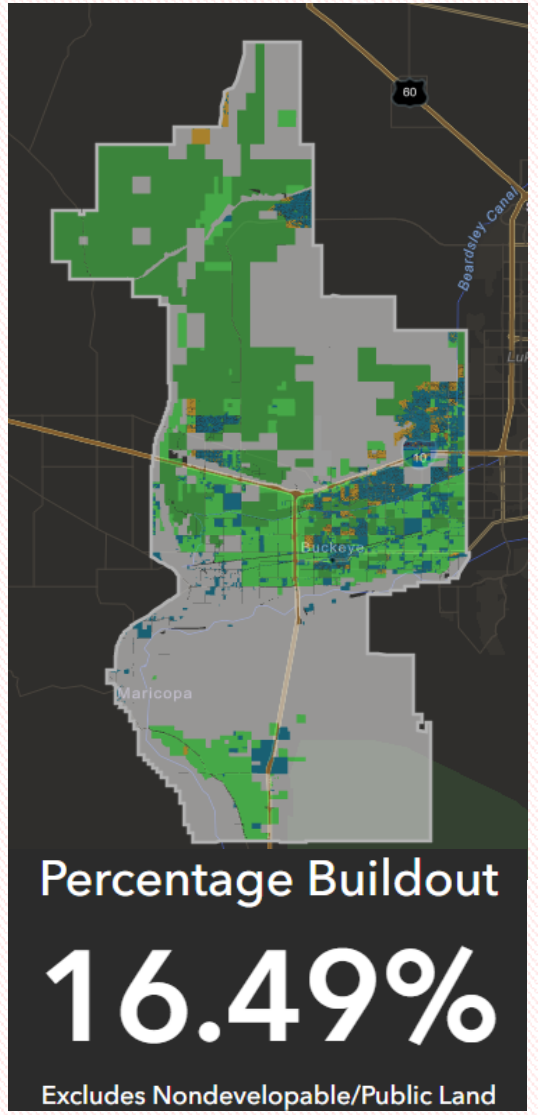
Continue to see new residential activity throughout the community.

Vacant Platted Lots	11,188
Lots in Final Plat Review	5,101
Final Platted Lots	**16,289**

- 104,752 lots in Teravalis
- 6,596 lots planned in Floreo
  - 2 approved preliminary plats that total 1,968 Lots
  - 1 preliminary plat PAC meeting with 986 lots
  - 11 final plats in process that total 855 Lots

Last update: 1/7/25

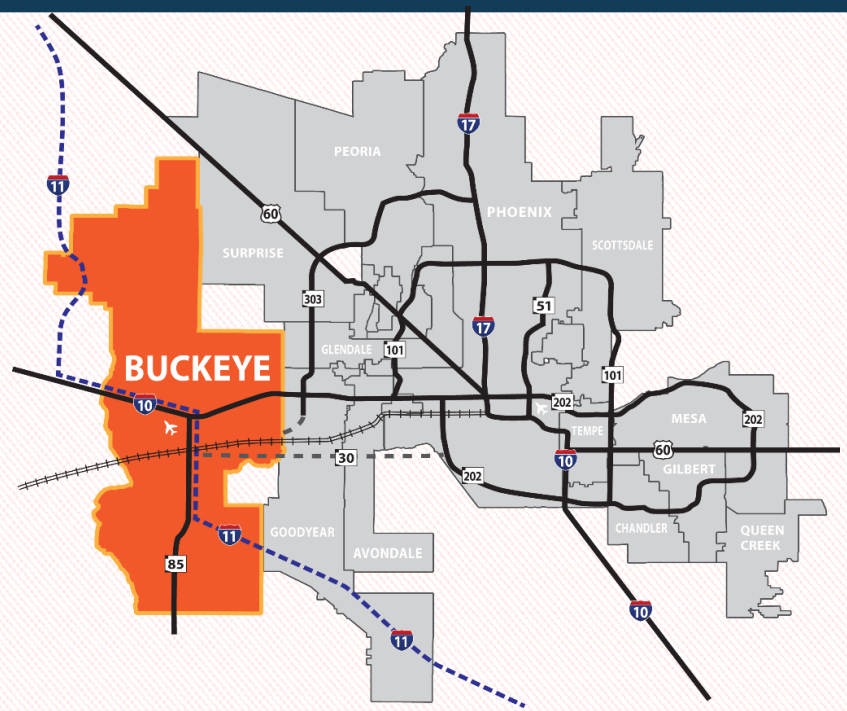




COMPETITIVE ADVANTAGE - EMPLOYMENT

TRANSPORTATION

- Interstate 10
- State Route 85
- Maricopa County 85
- Future Interstate 11
- Future State Route 30
- Interstate 8
- State Route 303
- UPRR (16 miles)
- Buckeye Municipal Airport
- Phoenix-Goodyear Airport
- Sky Harbor International Airport



REDUCED OPERATING COSTS

Sales Tax Exemption for Manufacturers

Foreign Trade Zone No. 277

Downtown Incentive District

Opportunity Zones

TRAINING PROGRAMS

West-MEC Career and Technical Education Center

Estrella Mountain Community College

Palo Verde Energy Education Center

Buckeye Union High School District

SAMPLE BUSINESSES

Cardinal Glass

Parker Fasteners

CanAm Steel

KORE Power (under construction)

2024 RETAIL SURVEY RESULTS

BUCKEYE'S ADVANTAGE

Buckeye offers some of the most premier real estate opportunities for commercial development in the entire West Valley. With the population growth outpacing all other communities, Buckeye is where retailers are going to connect with customers.

SURVEY RESULTS AND UPCOMING RETAIL

Since our last survey in 2020, Buckeye has located and opened one of the top desired retail stores, Costco, and has gained commitments from other top desired retailers, including Target, Ross Dress for Less, the much anticipated Harkins Backlot, and more!



COMMERCIAL GROWTH

8.8 Million
Square Feet in
Projected Activity

ADVANCED MANUFACTURING

DISTRIBUTION & LOGISTICS

ENERGY

RETAIL AND SERVICES

HEALTHCARE

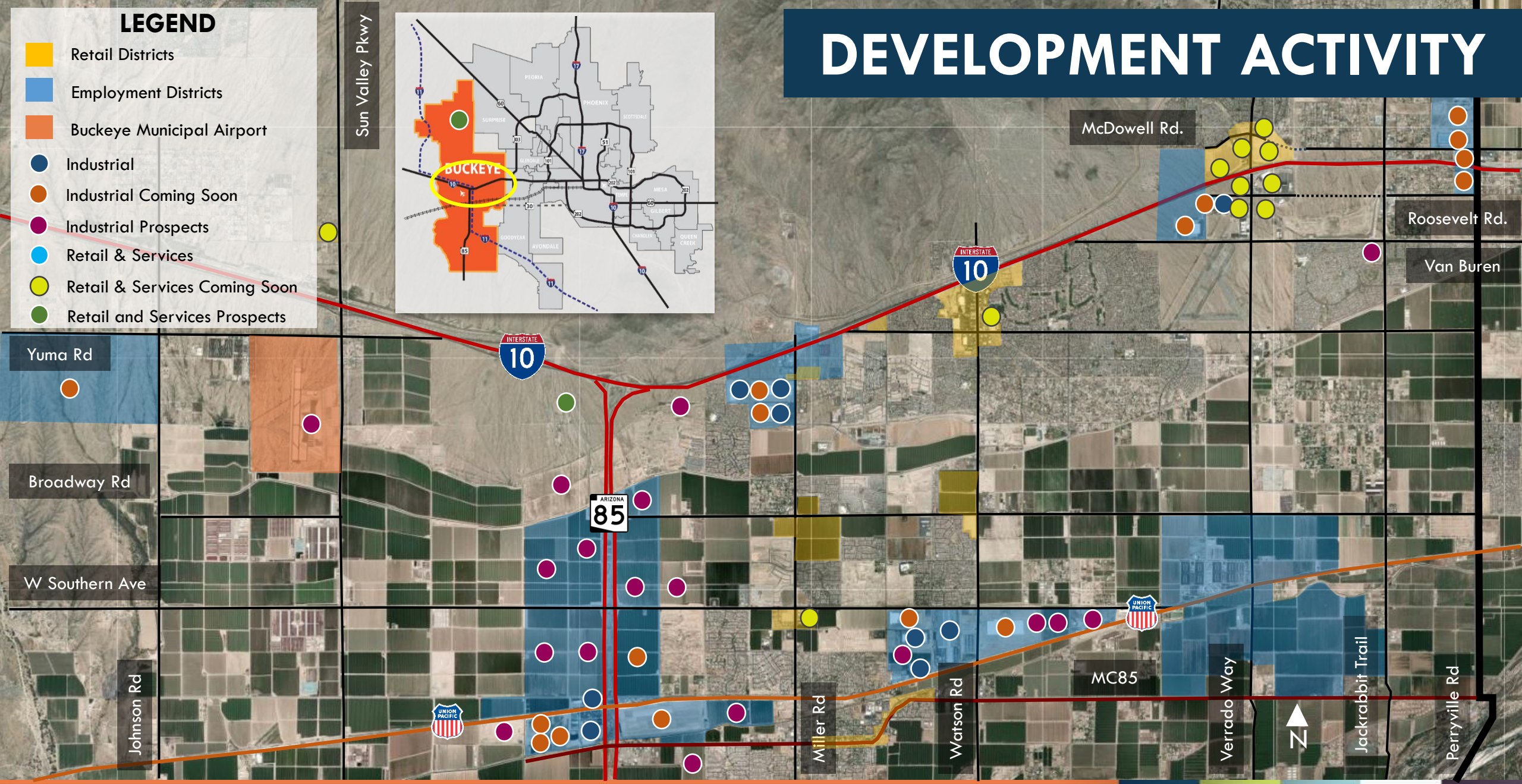
RETAIL AND SERVICES

Type	2025 Active	2025/2026+ Pipeline
Retail and Services	1,300,000	320,000

EMPLOYMENT

District	2025 Active/Upcoming	2026+ Pipeline
I-10 Perryville	-	3,041,800
I-10 Verrado	-	2,323,500
I-10 Miller	211,160	-
SR 85 Corridor	5,602,000	17,807,800
RR Corridor	1,744,000	4,292,000
Airport	-	50,000
TOTAL	**7,557,200**	**27,515,100**

DEVELOPMENT ACTIVITY



BUCKEYE, AZ

NOTABLE PROJECTS

RETAIL AND SERVICES



COSTCO WHOLESALE

VERRADO MARKETPLACE

Buckeye Commons

JACKRABBIT Crossing

JACKRABBIT RANCH MARKETPLACE

MARRIOTT

HEALTHCARE



Banner Health

Abrazo Health

BUCKEYE MEDICAL PLAZA

LINK SENIOR DEVELOPMENT

EMPLOYMENT



Rehrig Pacific Company SINCE 1913

Ravago

amazon

ExxonMobil

ROSS DRESS FOR LESS®


LEGEND
The Landing
City Hall East
THE LANDING
McDowell Rd.
Roosevelt Rd.
Van Buren
Yuma Rd
Verrado Way
Jackrabbit Trail
FUTURE COMMERCIAL
FUTURE COMMERCIAL
FUTURE COMMERCIAL
FUTURE COMMERCIAL
INTERSTATE 10
Vestar
Banner Health
COSTCO WHOLESALE
SUMMIT
Colliers
SIMON CRE
aps
West-MEC
CAFÉ ZUPAS
AT&T
ATHLETICO PHYSICAL THERAPY
BARBERSHOP EST. 1999
COLD BEERS & CHEESEBURGERS
OREGANO'S PIZZA BISTRO
Raising Cane's CHICKEN FINGERS
PITA KITCHEN
FIRST WATCH THE DAYTIME CAFE
PANDA EXPRESS CHINESE KITCHEN
EST. 1986
SLIM CHICKENS
State Farm
Panera BREAD
JOAO easy
HomeGoods
Harkins THEATRES
See's CANDIES
TARGET
Total Wine & MORE
nektar JUICE BAR
ROSS DRESS FOR LESS
SAFEWAY
BJ's
HANDEL'S HOMEMADE ICE CREAM SINCE 1945
Famous Footwear
EINSTEIN BROS BAGELS
SHAKE SHACK
THAICHILI
HAWAIIAN BROS ISLAND GRILL
ULTA BEAUTY

SUNDANCE DISTRICT



MILLER DISTRICT

Miller Rd.

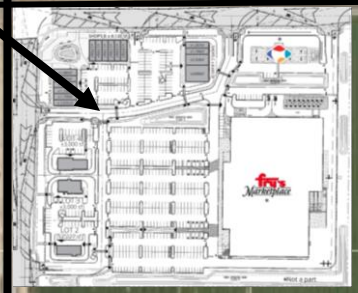
COMING SOON

fry's

152,000 SF Retail Plaza

Retail | Restaurants | Services

FUTURE COMMERCIAL



Broadway Rd.

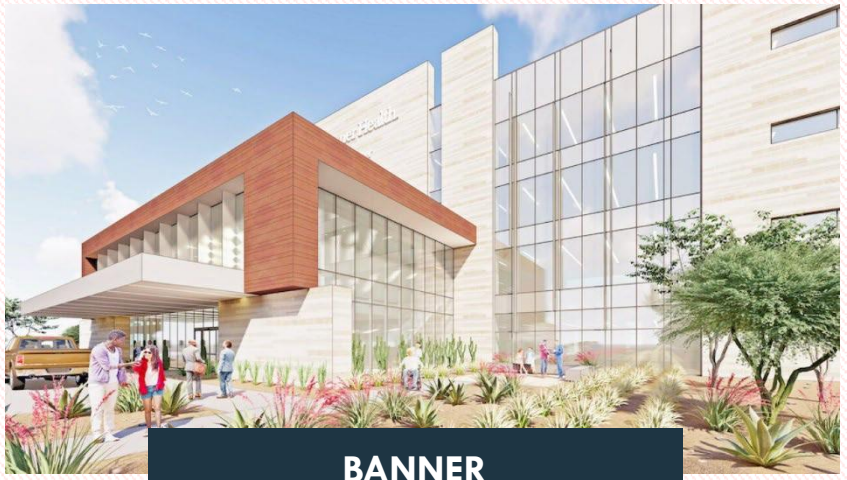
MEDICAL CAMPUSES



ABRAZO

Location:	SWC of I-10 & Verrado Way
Size:	Appx. 60,000 SF

- Abrazo's Phase I, which includes their Medical Office Building, has broken ground and is actively under construction
- Full campus will include Class A Medical Office Space, Ambulatory Services and an Acute Care Hospital



BANNER

Location:	NWC of I-10 & Verrado Way
Size:	Appx. 70,000-100,000 SF

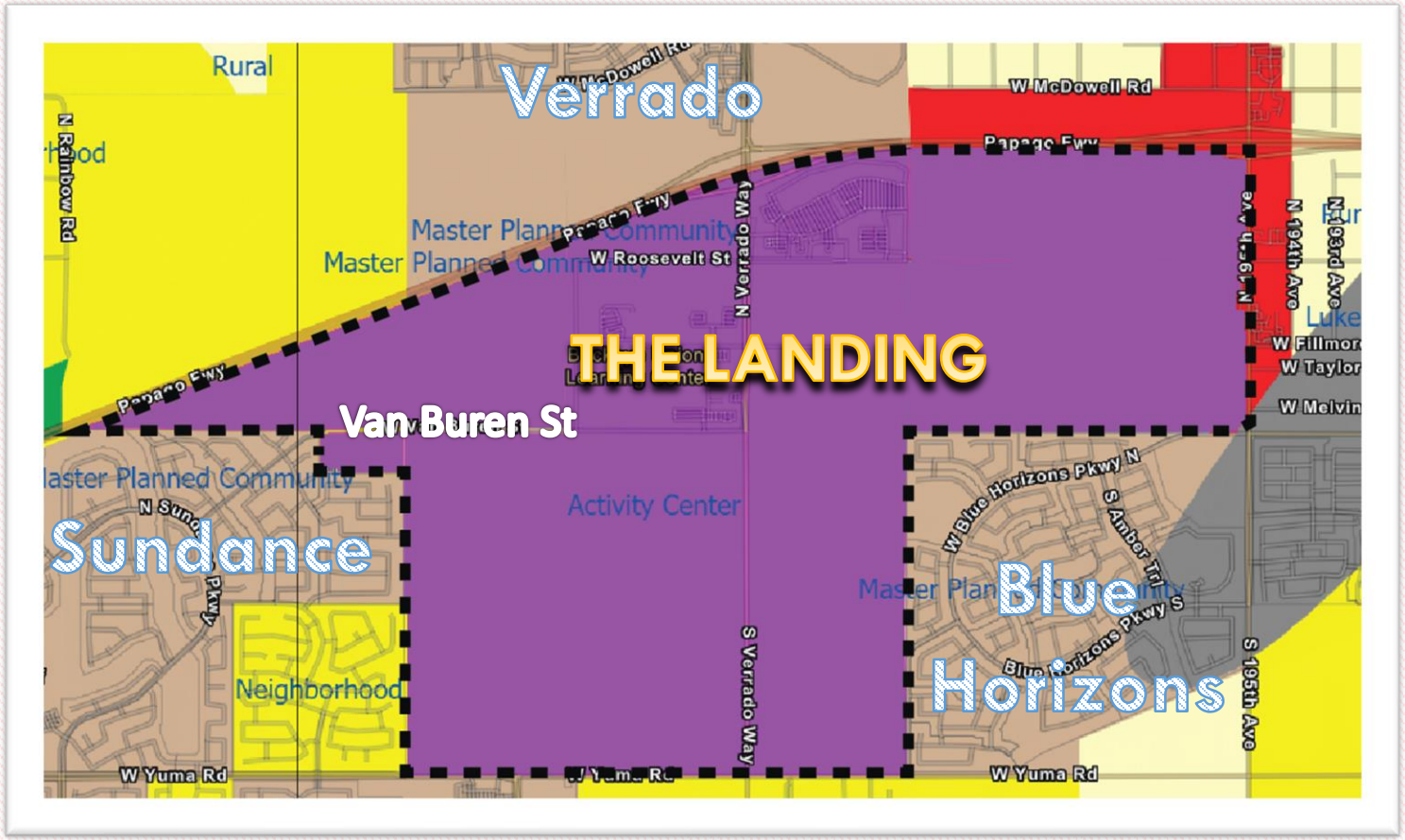
- Banner Phase I will include expansion of their existing Health Center at Verrado
- Full campus will include Class A Medical Office Space, Ambulatory services, and an Acute Care Hospital

SPECIFIC AREA PLAN











PERFORMERS



LARGEST GENERAL AIRCRAFT FLY-IN EVENT
& LARGEST IN ARIZONA



AIR SHOW



SHOW PLANES



LIVE MUSIC &
ENTERTIANMENT



35,000+ SPECTATORS
20% INCREASE

BUCKEYE, AZ





Suzie Boyles
Economic Development Director
sboyles@buckeyeaz.gov / 623-850-2896



