



Buckeye has 25 Master Planned Communities which are at various stages of development and over the last 7 years Buckeye has experienced a rapid increase in development activity, and is currently the 7<sup>th</sup> fastest growing city over 50,000 in the U.S.

### Buckeye Population Growth

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Since 2000, Buckeye’s population has grown from 6,537 to an estimated 70,000 today, or an increase of over 63,000 people. Growth is actually expected to increase in the coming years, as other areas within metro Phoenix are built out or are constrained by physical and geopolitical limitations (i.e. Indian communities, U.S. Forest Service lands, mountain ranges, etc.). Buckeye’s entitled land can support an ultimate buildout population of over 1.5 million, which would make it the second most populous city in Arizona after the City of Phoenix.

Year	Population	Annual Growth Rate
2000 census	6,537	--
2010 census	50,876	+67.8%
2015 census	62,582	+4.6%
Current City estimate	70,000	+5.8%
2020 MAG projection	87,700	+9.0%
2030 MAG projection	147,600	+6.8%
2040 MAG projection	310,800	+11.1%

### Single Family Residential Permits

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Since 2011 the City has issued over **7,500 housing permits** and 2018 is expected to be another record year. A 7+ year reflection on the growth of housing permits issued in the City of Buckeye is as follows:

Year	# of Permits Issued	Year Over Year % Change
2011	507	24.8%
2012	699	27.5%
2013	773	9.6%
2014	748	(4.0%)
2015	1,106	45%
2016	1,520	37%
2017	2,195	45%
2018	568 (thru March)	18%

Current estimates for 2018 call for over 2,500 permits. With an average of just over 3 persons per unit, 2,500 new permits would ultimately translate into another 7,500 residents.

## Major Communities within Buckeye's MPA

While many of our master planned communities and other subdivisions have experienced growth, below you will find the total number of dwelling units approved at ultimate build out for some of our active communities. As you can see, Buckeye will have a large growth in population based on the projected number of housing units within these various communities which has led to retail, commercial, and employment center development as well.

Master Planned Communities	Proposed DU (approx.)*	Built DU (approx.)*	Total Acres	Subdivision Name	Proposed DU (approx.)*	Built DU (approx.)*	Total Acres
Verrado	11,001	2,766	8,749	Watson Estates	868	662	233
Sienna Hills	1,108	240	428	Blue Hills	442	331	133
Blue Horizons	2,042	476	537	Estrella Vista	536	18	139
Sundance	5,929	1,749	1,952	Crystal Vista	310	190	79
Westpark	3,225	479	1,037	Sonora Vista	537	351	143
Tartesso West	21,789	1,352	5,560	Festival Ranch	24,176	2,973	10,105

\* 2015 MAG projections (at ultimate build out); DU is abbreviated for Dwelling Units \* Permits numbers as of April 2017

## Home Builders in Buckeye, AZ (not all inclusive)

- Pulte
- Lennar
- CalAtlantic
- Richmond American
- Meritage Homes
- LGI
- AV Homes
- William Ryan Homes
- Pinnacle West Homes
- Shea Homes
- Frank Residential
- Mattamy Homes
- DR Horton / Express Homes
- Bellagio Homes
- Maracay
- TW Lewis
- Toll Brothers
- Beazer Homes

## Buckeye in the News

**"7<sup>th</sup> Fastest Growing City in the U.S. with population over 50,000."** (US Census Bureau; July 2016) From July 1, 2015 to July 1, 2016, Buckeye saw another significant increase in population. The City's population is up 4.8%, reaching 64,629, an additional 2,047 residents more than the prior 2015 Special Census that stated Buckeye's population of 62,582 was an increase of 11,706 people or 23% since 2010.

**"Verrado one of the Fastest Growing Master Planned Communities in the U.S."** (Phoenix Business Journal; July 2016) During the first half of 2017, DMB's Verrado master planned community in Buckeye ranked as the 26<sup>th</sup> most popular master planned community in the US, with 228 sales, according to a national report by Robert Charles Lesser and Company. Verrado is on pace to record their best year ever in 2017, at an expected 450 permits.

**"Buckeye Lands \$1 Billion Electric Semi-Truck Plant, 2,000 Jobs"** (Phoenix Business Journal; February 2018) Nikola Motors has decided to build their new advanced manufacturing facility and corporate headquarters in Buckeye. This 1 million sf facility will cost \$1 billion to construct, and will employ over 2,000 people at an average \$80,000 wage level. This is the largest economic development project locate in Arizona in several years, and is expected to be a game changer for Buckeye.

## Demographics

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Age:	<u>Age Range</u>	<u>Percentage</u>	Note: average age = 34
	0-4	7.1	
	5-9	7.47	
	10-19	14.12	
	20-29	14.43	
	30-39	16.96	
	40-49	13.21	
	50-59	11.45	
	60-64	4.96	
	65+	10.31	

Ethnicity:	<u>Category</u>	<u>Percentage</u>
	White (non-hispanic)	51.58
	Black (non-hispanic)	6.55
	American Indian (non-hispanic)	1.10
	Asian (non-hispanic)	2.23
	Pacific Islander (non-hispanic)	0.13
	Other (non-hispanic)	0.43
	Multirace (non-hispanic)	1.87
	Hispanic origin	36.11

Income:	<u>Income Range</u>	<u>Percentage</u>	note: median household income = \$79,219
	<\$10 K	4.64	
	\$10-\$20K	7.46	
	\$20-\$30K	6.84	
	\$30-\$40K	8.51	
	\$40-\$50K	9.58	
	\$50-\$60K	9.46	
	\$60-\$75K	12.64	
	\$75-\$100K	19.35	
	> \$100K	21.51	

Unemployment Rate:	4.5%
Average Household Size:	3.18 persons per dwelling unit
Adults with at least some college:	56.1%
Owner occupied dwellings:	80.98%
Median home value:	\$206,340

## Major Employers within Buckeye

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The following is a list of the largest employers in Buckeye, with over 100 employees:

<b>Employer</b>	<b>Facility</b>	<b>Address</b>	<b>Employ.</b>
Arizona Dept. of Corrections	Lewis Prison Facility	26700 S State Route 85	1100
Walmart	Buckeye Distribution Center	23701 W Southern Ave	970
City of Buckeye	City Hall	530 E Monroe Ave	480
Walmart	Walmart Store -- Watson Rd.	1060 S Watson Rd	348
Clayton Homes	Prefabricated home manufacturing	231 N Watson Rd	250
Liberty Elementary School Dist	multiple schools	19871 W Freemont Rd	470
Frys Food Stores	Marketplace Store -- Watson Rd.	1300 S Watson Rd Ste 104	190
Buckeye Union High School District	multiple schools	1000 E Narramore	350
Buckeye Elementary School District	Freedom Elementary School	22150 W Sundance Pkwy	320
Liberty Elementary School Dist	multiple schools	19871 W Fremont Road	230
Litchfield Elementary School District	multiple schools	20880 W Main St	142
Agua Fria Union High School District	Verrado High School	20050 W Indian School Rd	138
Lowes Home Improvement	Lowes Store -- Watson Rd.	700 S Watson Rd	150
Duncan Family Farms LLC		18969 W Mcdowell Rd	100
<b>Future Employers</b>			
Cardinal Glass	Glass Manufacturing (open 9/2017)	Apache and Southern	est. 150
Nikola Motors	Advanced manufacturing (est 2021)	Sun Valley and Cactus	Est 2,062

## Targeted Industries

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Buckeye's Economic Development strategy calls for a focus on attracting, retaining, and growing businesses, particularly in the following categories:

- Transportation, logistics, and distribution
- Advanced manufacturing
- Agricultural technology
- Health care and health care technology
- Energy (solar and nuclear)
- ICT (information communication technology)
- Higher education
- Retail
- Entrepreneurship