

SOUTHWEST VALLEY

900 apartment units approved in Buckeye's Verrado development



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A development that will bring more than 900 apartment units and commercial space to a 46-acre site in Buckeye will move ahead after gaining approval from the City Council on March 18.

Scottsdale-based Greenlight Communities, a housing developer with thousands of units developed around the Valley and state, is planning both market-rate and workforce-level rentals for its project at Verrado Way and Van Buren Street. The project would include three distinct apartment complexes along with 5.7 acres of supporting commercial development, according to Buckeye documents.

An additional 6.7 acres of the site will be dedicated to the city to expand the water campus facility that is adjacent to the parcel.

The site is owned by the Buckeye Union High School District, but Greenlight Communities is buying the site from the district, city staff said in a presentation to the City Council.

Of the 934 units proposed, 308 are designated as “attainable” multifamily, meaning they are priced below market rate. The remaining units are planned for leasing at market rates.

The northwestern portion of the property is designated for commercial uses, which could include retail, employment, medical and educational uses, according to documents submitted to the city.

Greenlight [has a handful of other projects underway throughout the Valley](#), including Streamliner 87th in Peoria, which is scheduled to open this summer, and the company broke ground in March on Cabana Kyrene in Tempe, which is scheduled to begin opening in 2026.

The site is part of the Landing, a 2,100-acre, or about 3.4-square-mile, site, south of Interstate 10 near Verrado Way. The area is envisioned by the city to be a destination for recreation, entertainment, employment and shopping.

The Greenlight site is surrounded by mostly open land, including several sites that have recently been approved for development.

Projects include a mixed-use commercial and apartment development, and another apartment complex planned. Other sites near the project site include large pieces of land controlled by the Arizona State Land Department. Those sites are required to be sold at public auction for them to be developed, and none have been scheduled for auction yet.

The specific area plan proposed for the Landing has not yet been approved by the Buckeye City Council but is expected to have more meetings and discussions later this year.

Through 2034, the Landing is expected to have somewhere between 3,600 and 5,100 housing units, providing an opportunity to build higher-density, multifamily housing. That could be as many as 17,000 people.

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