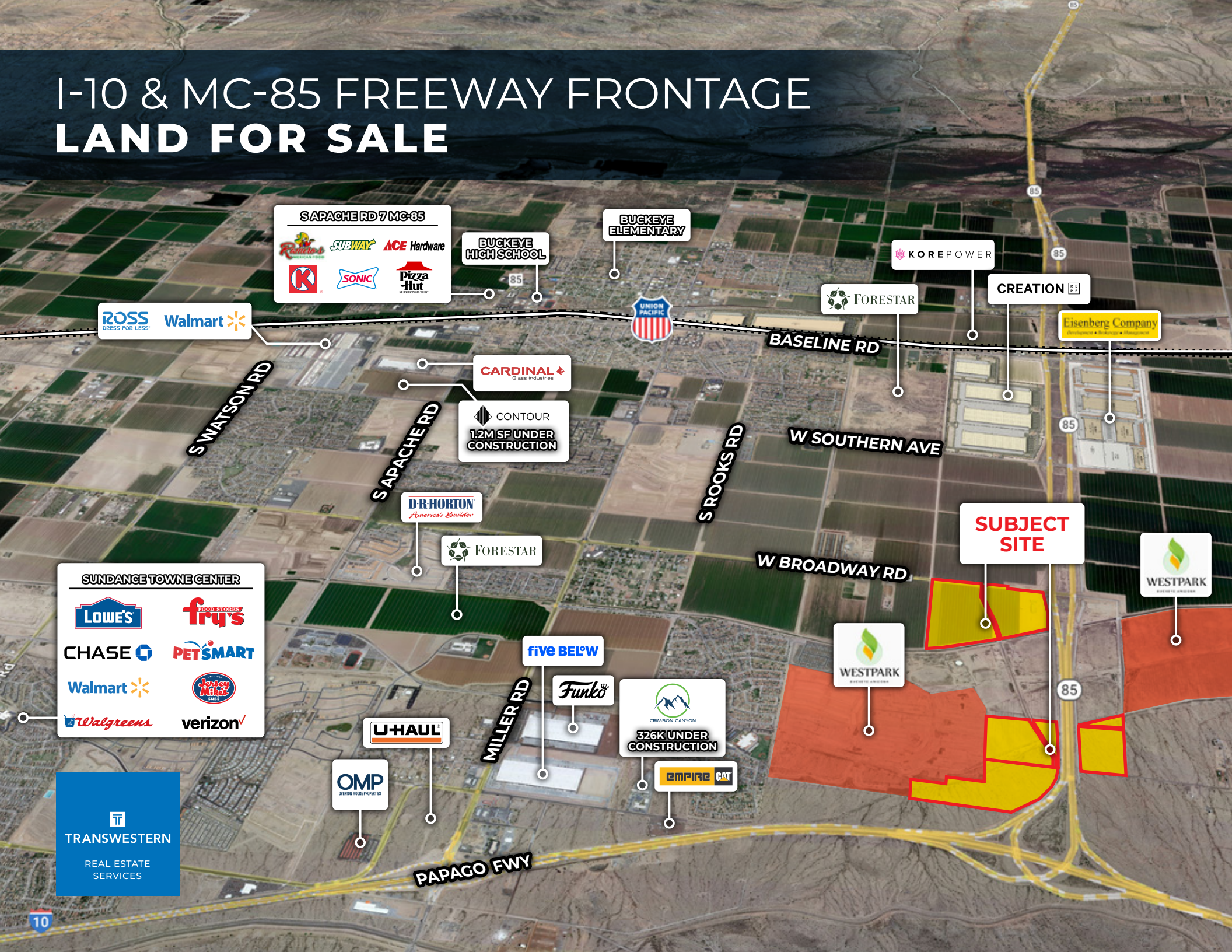


# I-10 & MC-85 FREEWAY FRONTAGE LAND FOR SALE



SAPACHE RD 7 MC-85

Red Lobster SUBWAY ACE Hardware

K SONIC Pizza Hut

BUCKEYE HIGH SCHOOL

BUCKEYE ELEMENTARY

KOREPOWER

CREATION

Eisenberg Company

ROSS DRESS FOR LESS Walmart

FORESTAR



BASELINE RD

S WATSON RD

CARDINAL Glass Industries

CONTOUR 1.2M SF UNDER CONSTRUCTION

S ROOKS RD

W SOUTHERN AVE

D-R-HORTON America's Builder

FORESTAR

SUBJECT SITE

WESTPARK

W BROADWAY RD

SUNDANCE TOWNE CENTER

LOWE'S Fry's FOOD STORES

CHASE PET SMART

Walmart Jersey Mike's

Walgreens verizon

FIVE BELT W

Funko

CRIMSON CANYON 326K UNDER CONSTRUCTION

WESTPARK

OMP OVERTON WOOD PROPERTIES

U-HAUL

EMPIRE CAT

MILLER RD

PAPAGO FWY

TRANSWESTERN REAL ESTATE SERVICES



# | EXECUTIVE SUMMARY

LOCATION & ACCESS	The property is located at the <b>Northwest Corner of State Route 85 and Baseline Road</b> in unincorporated Maricopa County, Arizona. The property can be accessed via the State Route 85 & Baseline Road Interchange. State Route 85 provides access to all Interstate 10 and Interstate 8, giving access to Phoenix, Tucson, San Diego, Los Angeles, and more.
LIST PRICE	Submit All Offers
SIZE	±210.47 Acres
PARCELS	504-27-026D, 504-27-026F, 504-27-017R, 504-27-017T, 504-27-006M, 504-28-016G, 504-28-009K
ZONING	RU-43
GENERAL PLAN	The property is currently designated for <b>Employment, Business Commerce</b> , and <b>Residential</b> in the City of Buckeye General Plan. Amending the existing land use would require a minor amendment to the General Plan and would require annexation into the City of Buckeye.
UTILITIES	<b>Power:</b> Arizona Public Service (APS) <b>Water &amp; Sewer:</b> City of Buckeye <b>Irrigation:</b> Roosevelt Irrigation District
OPPORTUNITY ZONE	The property is located within an opportunity zone.
NEARBY INFRASTRUCTURE IMPROVEMENTS	<p>Improvements in the area include I-10 expansion, and planning efforts for Interstate 11 and SR-30.</p> <p>Interstate 10 plans include the expansion between Verrado Way and State Route 85 and pavement rehabilitation. ADOT's expansion plans include adding a lane of travel in each direction and improving the Miller Road and Watson Road interchanges. Pavement rehabilitation is scheduled in 2022 along the I-10 for 6 miles west of SR-85.</p> <p>The I-11 is a planned inter mountain west corridor that will connect Arizona to Nevada. The grander vision is for I-11 to become a CANAMEX corridor connecting Canada to Mexico, although planning efforts are still in the early stages. The Draft Tier 1 Environmental Impact Statement (EIS) has been completed, and the Final Tier 1 EIS is expected to be completed in 2021.</p> <p>Located southeast of the property is the planned State Route 30, envisioned to connect SR 85 to Loop 202 and designed to relieve traffic from Interstate 10. Acquisitions are currently underway on the easternmost portions of SR-30.</p>

# | LOCATION HIGHLIGHTS

## NEARBY INFRASTRUCTURE IMPROVEMENTS

Improvements in the area include Interstate 10 expansion, and planning efforts for Interstate 11 and SR-30. Interstate 10 plans include the expansion between Verrado Way and State Route 85 and pavement rehabilitation. ADOT's expansion plans include adding a lane of travel in each direction and improving the Miller Road and Watson Road Interchanges. Pavement rehabilitation will concentrate along the I-10 for the 6 miles west of SR-85. The I-11 is a planned inter-mountain west corridor that will connect Arizona to Nevada. The grander vision for I-11 is to become a CANAMEX corridor connecting Canada to Mexico, although planning efforts are still in the early stages. The Final Tier 1 Environmental Impact Statement (EIS) was completed in July of 2021. Located southwest of the property is the planned State Route 30, envisioned to connect SR 85 to Loop 202 and designed to relieve traffic from Interstate 10. Acquisitions are currently underway on the easternmost portions of SR-30.

## LOCATION HIGHLIGHTS

- Located along MC-85 with 1 mile of frontage
- ±2.5 miles to I-10 and MC-85 interchange
- ±5 hour drive to Southern California
- I-1 Zoning Capability
- Multiple access point

## FOREIGN TRADE ZONE CAPABLE

- 72% reduction in real property tax
- 72% reduction in personal property (equipment) tax
- Duty deferral
- Duty elimination
- Reduced customs reporting entries



# NORTH FACING

PAPAGO FWY

10

Yuma Rd

S WATSON RD

MILLER RD

85

85

85

VANTRUST PROPOSED INDUSTRIAL



SIHI

SCHOOL

TONTO CORPORATION

Walton



WESTPARK PHASE 3



847 UNITS

W BROADWAY RD

W BROADWAY RD

W BROADWAY RD



IN ESCROW PROPOSED INDUSTRIAL



COPPER FALLS  
639 UNITS



827 UNITS



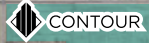
250 LOTS



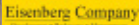
1.2M SF UNDER CONSTRUCTION



DISTRIBUTION  
1.8M SF



VANDERWEY FARMS

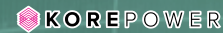


CREATION



902 LOTS

WENTWORTH





**PORTFOLIO BREAKDOWN**

**TRACT  
5**

**TRACT  
3**

**TRACT  
2**

**TRACT  
4**

**TRACT  
1**



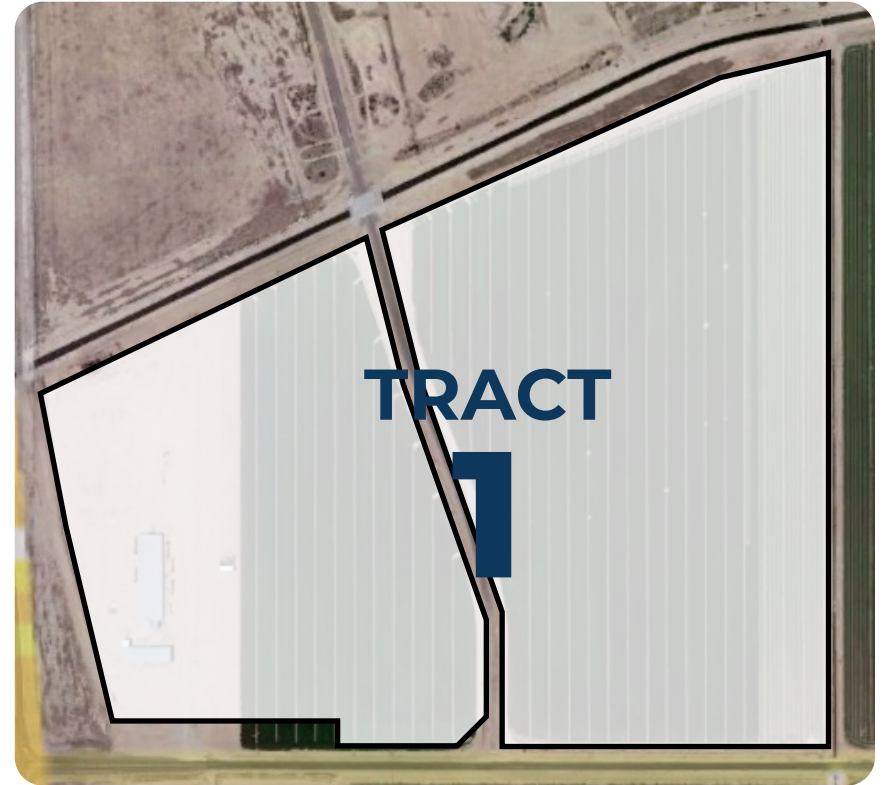
**W BROADWAY RD**



# | TRACT 1

## DETAILS

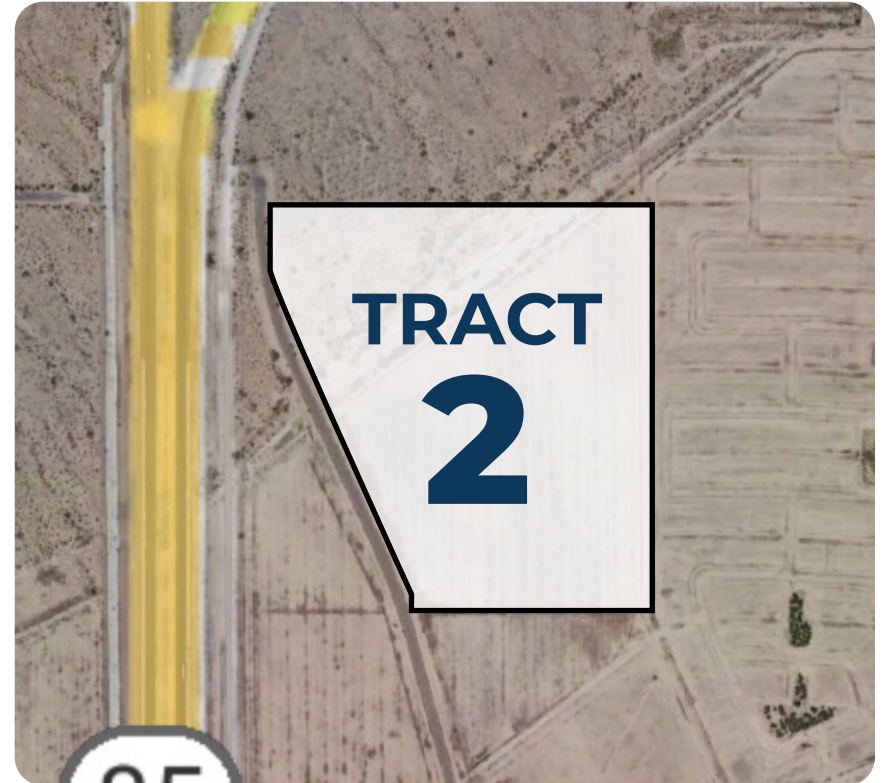
- 99.98 Acres
- APN #s - 504-27-026D, 504-27-026F
- Price - \$6.00 PF
- General Plan for Employment
- City of Buckeye would be in support of Industrial Warehousing & Distribution
- Located in Opportunity Zone
- Seller will give time for entitlements
- 2022 Assessed Tax - \$9,032.24



# | TRACT 2

## DETAILS

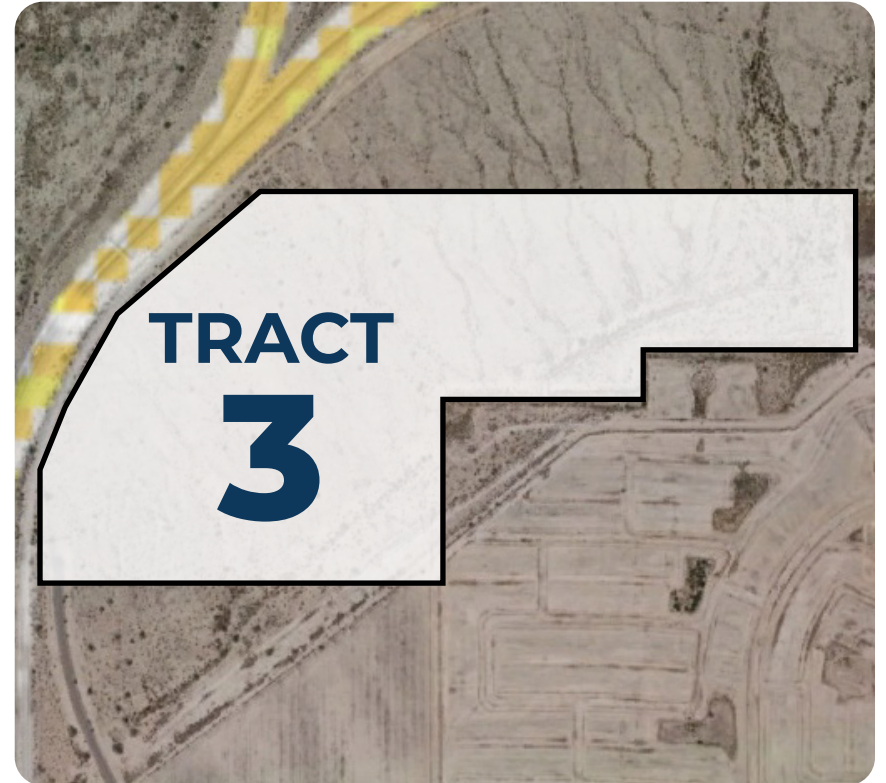
- 29.79 Acres
- APN #s - 504-27-017R
- Price - \$5.50 PF
- Zoned Ru-43
- General Plan for Business Commerce & Residential
- Proposed Uses – Multifamily, Build to Rent, Industrial, Retail, Storage, and Hospitality
- Located in Opportunity Zone
- 2022 Assessed Tax - \$21.28



# | TRACT 3

## DETAILS

- 48.09 Acres
- Parcel # 504-27-006M
- Price - \$5.50 PF
- Zoned RU-43
- General Plan for Business Commerce
- Proposed Uses – Multifamily, Build to Rent, Industrial, Retail, Storage, and Hospitality
- Located in Opportunity Zone
- 2022 Assessed Tax - \$34.30

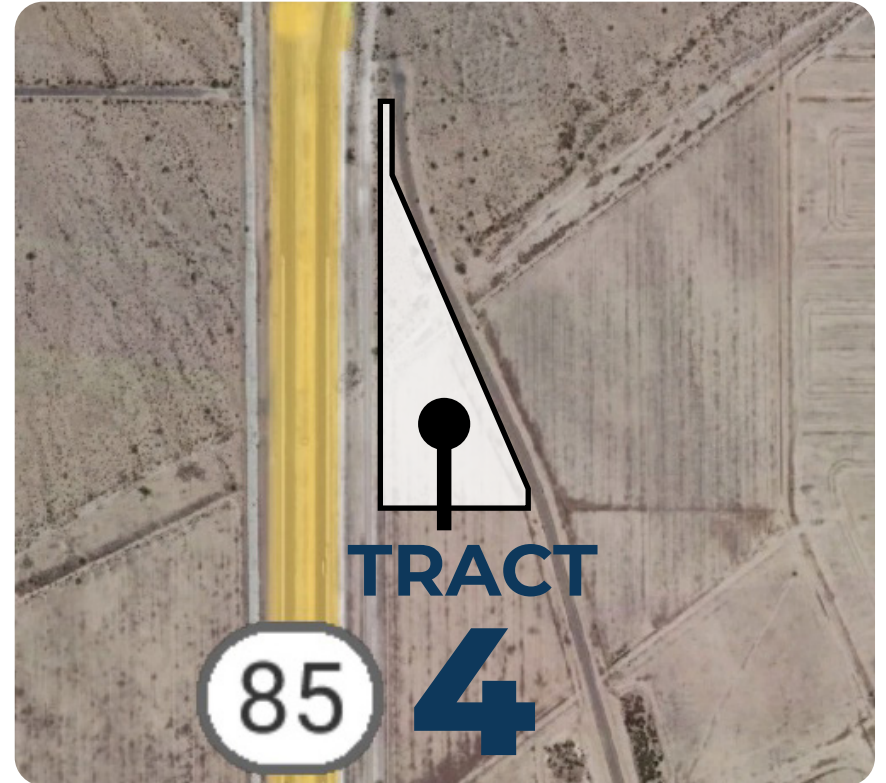




# | TRACT 4

## DETAILS

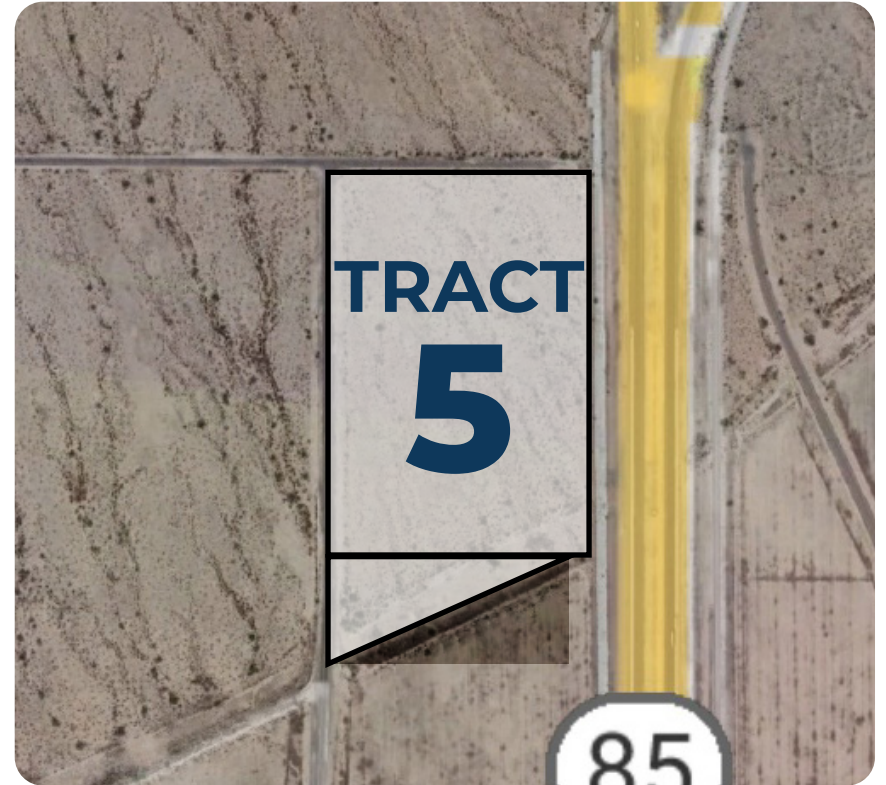
- 5.58 Acres
- 504-27-017T
- Price - \$5.50 PF
- Zoned RU-43
- General Plan for Business Commerce & Residential
- Proposed Uses –Retail, Hospitality, Storage, Multifamily, Build to Rent, Industrial
- Located in Opportunity Zone
- 2022 Assessed Tax - \$3.92



# | TRACT 5

## DETAILS

- 27.01 Acres
- Parcel # 504-28-016G, 504-28-009K
- Price - \$4.00 PF
- Zoned RU-43
- General Plan for Business Commerce
- Proposed Uses – Industrial, Truck Stop, Gas/C-Store, Retail, Outdoor Storage
- Located in Opportunity Zone
- 2022 Assessed Tax - \$19.20

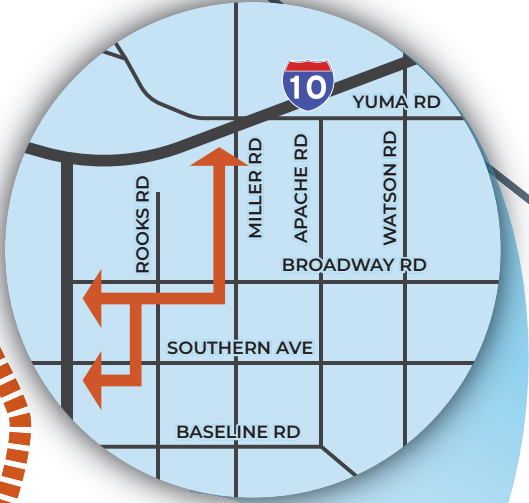




# FREEWAY ACCESS

	MILES	DRIVE TIME
DOWNTOWN PHOENIX	31	30 MINS
LAS VEGAS	284	4 HOURS, 10 MINS
SAN DIEGO	324	4 HOURS, 35 MINS
PORTS OF LOS ANGELES	348	5 HOURS, 17 MINS
SALT LAKE CITY	680	10 HOURS, 18 MINS
SAN FRANCISCO	723	10 HOURS, 27 MINS

EXISTING FREEWAY  
 PROPOSED FREEWAY



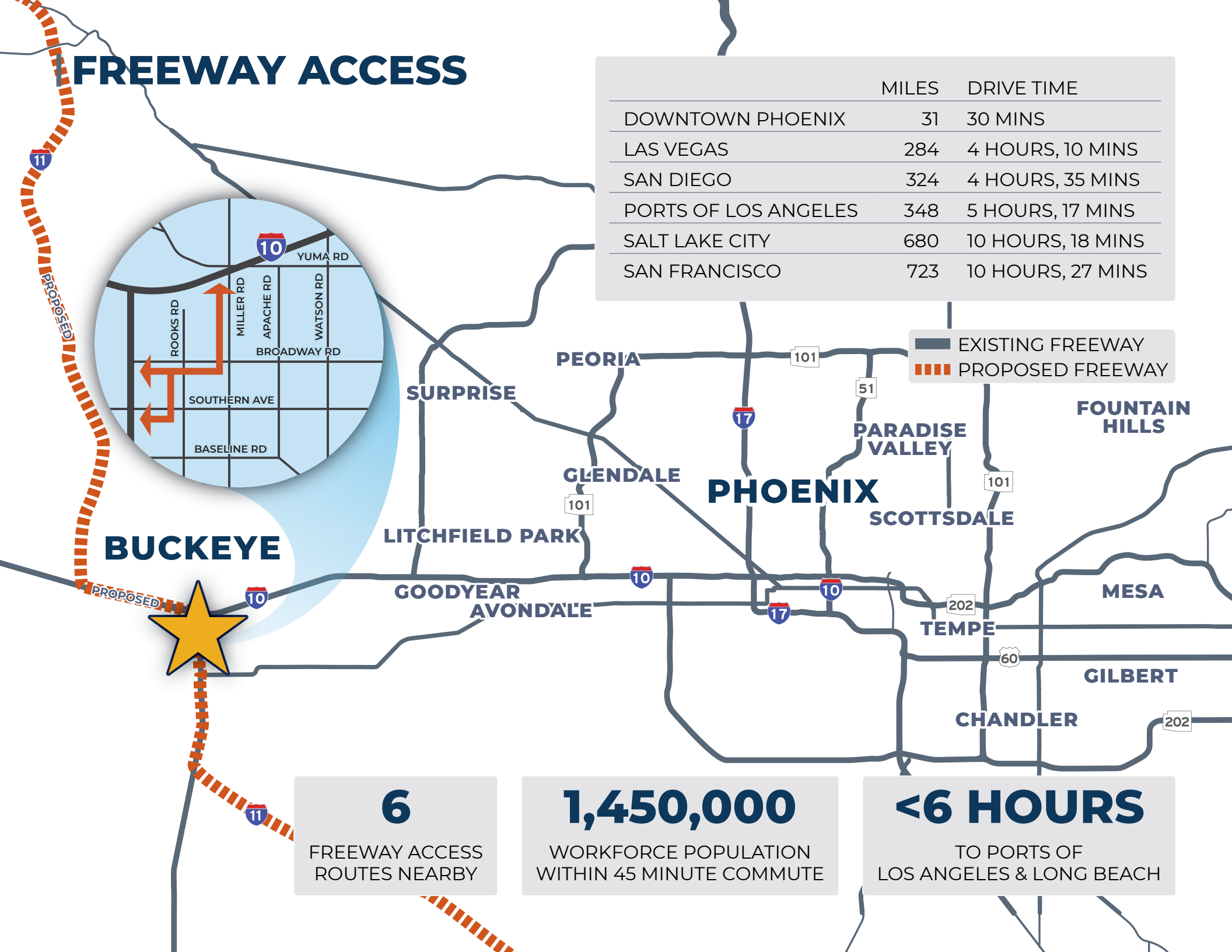
## BUCKEYE



**6**  
FREEWAY ACCESS  
ROUTES NEARBY

**1,450,000**  
WORKFORCE POPULATION  
WITHIN 45 MINUTE COMMUTE

**<6 HOURS**  
TO PORTS OF  
LOS ANGELES & LONG BEACH



# | CITY OF PHOENIX



**4,717,000**

POPULATION



**1.4%**

POPULATION GROWTH RATE



**\$425,000** (2021)

AVERAGE HOME VALUE



**637,511**

HOUSEHOLDS



**37.6**

MEDIAN AGE



**\$72,944**

HH INCOME



**64%**

RESIDENTS WITH SOME  
COLLEGE EDUCATION

The Phoenix metro area is a rapidly growing region with a projected population of 6.4 million by 2040, a 25% increase from 2021. Arizona's business-friendly policies have made it an attractive destination for companies looking to expand, with a minimalist regulatory approach, lack of a corporate franchise tax, and right-to-work legislation. Additionally, operating costs in Arizona average up to 36% less than in California, making it an even more appealing option for businesses looking to cut costs.

Phoenix has seen impressive employment growth of 5.6% over the last year, ranking fifth on a list of cities with the highest growth rates. Despite its desert location, Phoenix is becoming a hub for startups, with over \$1.2 billion in venture capital funding secured between 2015 and 2020.

Phoenix's potential for growth extends beyond its population, and into its job market. Thanks to significant investments from major corporations

and the presence of well-known brands, the city's job market has seen a significant boost. As a result, Phoenix has become a popular destination for young graduates looking to make an impact, with an increase in high-paying job opportunities attracting high-quality workers to the area. With Arizona expected to add more than 700,000 jobs by 2030, Phoenix's employment base has already more than quadrupled over the last four decades. The state's business-friendly environment has attracted large investments, such as TSMC's \$40 billion commitment to Arizona, which is set to bring new jobs and growth opportunities to the region.

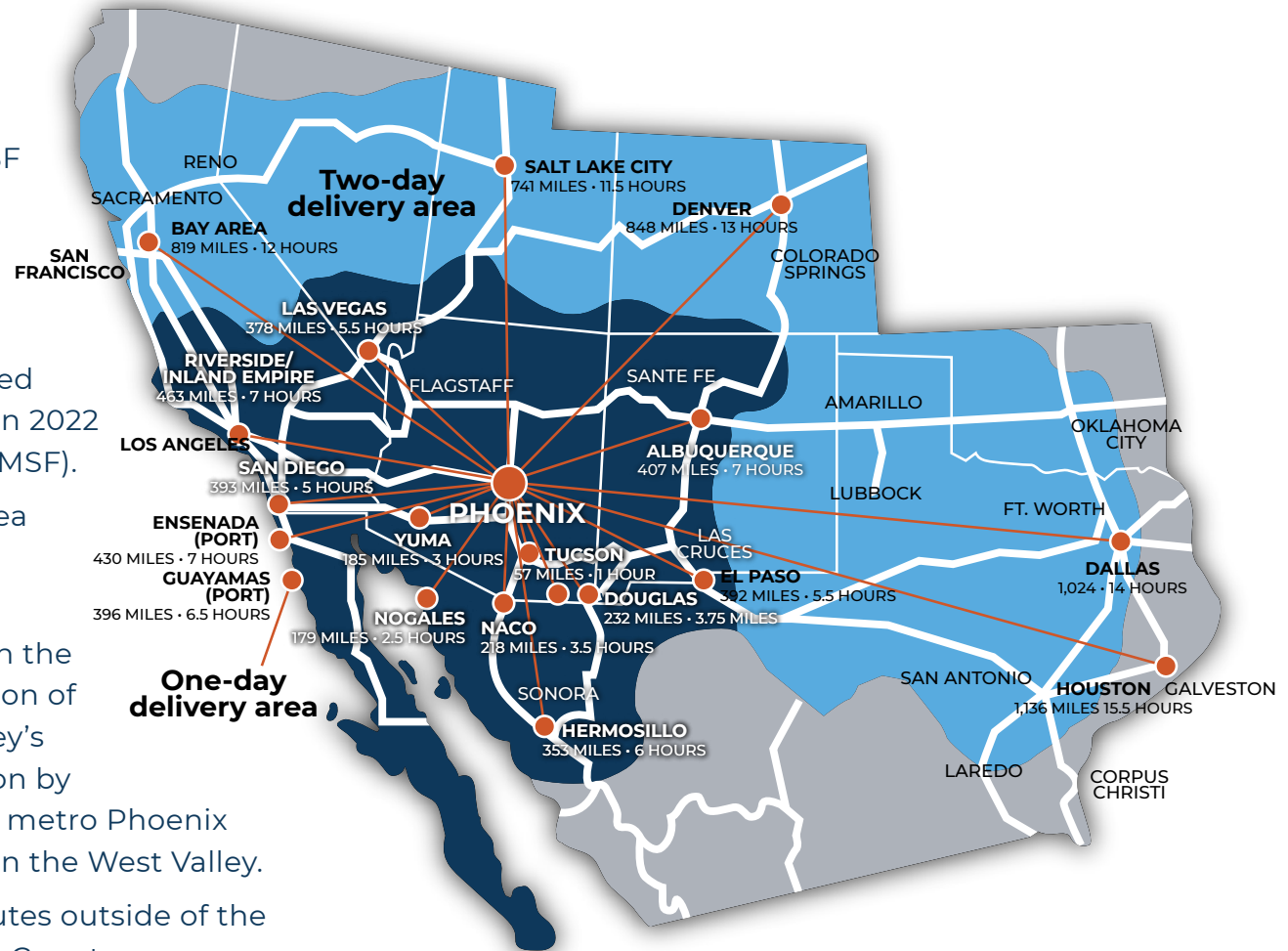
Forbes has recognized Arizona as the #1 state for future job growth, cementing the Phoenix metro area's position as a thriving economic hub. With the region's job market and investment potential, it's no wonder why Phoenix is a great place to gain work experience or begin a career.



# WEST VALLEY

## INDUSTRIAL OVERVIEW

- The West Valley covers more than 176 MSF of industrial space, it is the largest and continues to be one of the most robust industrial submarkets in the Metro Phoenix area.
- The Phoenix industrial market experienced a staggering 25.7 MSF of net absorption in 2022 with the West Valley capturing 68% (17.5 MSF).
- At a more granular level, the Glendale area saw 11.9 MSF or 66% of the overall net absorption in the West Valley in 2022.
- 35% of the Phoenix metro residents live in the West Valley, making the current population of the West Valley 1.7 million. The West Valley's population is projected to reach 2.3 million by 2030. Between 2021 and 2030, 57% of the metro Phoenix population growth is projected to occur in the West Valley.
- 69% of the West Valley workforce commutes outside of the region to work in other parts of Maricopa County.



# | CITY OF BUCKEYE

## FASTEST GROWING CITY



**104,600**

POPULATION



**6%**

POPULATION GROWTH RATE



**\$288,690** (2021)

AVERAGE HOME VALUE



**35,700**

HOUSEHOLDS



**34**

MEDIAN AGE



**\$100,731**

HH INCOME



**62.3%**

RESIDENTS WITH SOME  
COLLEGE EDUCATION

Buckeye, Arizona is a city on the rise, with a population expected to reach 305,400 by 2040, and a projected full buildout population of over 1.5 million. This would make Buckeye the second most populous city in Arizona, following only the city of Phoenix. Buckeye's rapid growth can be attributed to a variety of factors, including its favorable business climate and access to a large and skilled labor force. In fact, the city is projected to issue 2,100 single-family and multifamily permits in 2022, making it the 2nd largest permit issuer in the Phoenix MSA.

Buckeye's potential for growth is further underscored by the 35 residential developments currently active in the city, which will add an additional 21,600 residential lots in the coming years. Moreover, the city's location along the 85 Corridor has led to projections that it will become the next "Inland Empire", with the ability to serve more than 40 million consumers within a one-day truck haul. Buckeye is also the only city in the state of

Arizona with a 1-Day-Trucker Turnaround (11 hour max drive time) from the Port of Long Beach. These factors make Buckeye an attractive location for businesses looking to expand or relocate, and provide a wealth of opportunities for job growth and economic development.

Buckeye's advantages are further amplified by the city's large and skilled labor force. With 1.45 million people within a 45-minute commute of Buckeye, the city has access to a significant pool of potential employees. Additionally, the fact that 92% of Buckeye's workforce has jobs outside the community indicates that there is a large pool of skilled workers who would consider a job closer to their residence. Overall, Buckeye's favorable business climate, access to a large and skilled labor force, and projections for growth make it a city with significant potential for businesses and individuals alike.



# SITE PLAN A (TRACT 1)

## BUILDING 2B

- 539,760 SF (952 x 570)
- 485,784 SF Warehouse
- 27,000 SF Office (10%)
- 558 Parking Spaces
- 140 Trailer Parking
- 40' Clear Height
- 98 Dock High doors
- 4 Grade level doors

**BUILDING 2B**  
539,760 SF  
952' X 570'

## BUILDING 2A

- 139,080 SF (540 X 260)
- 127,172 SF Warehouse
- 13,908 SF Office
- 155 Parking Spaces
- 38 Trailer Parking
- 36' Clear Height
- 21 dock High doors
- 2 Grade level doors

**BUILDING 2A**  
139,080 SF  
540' X 260'

## BUILDING 3

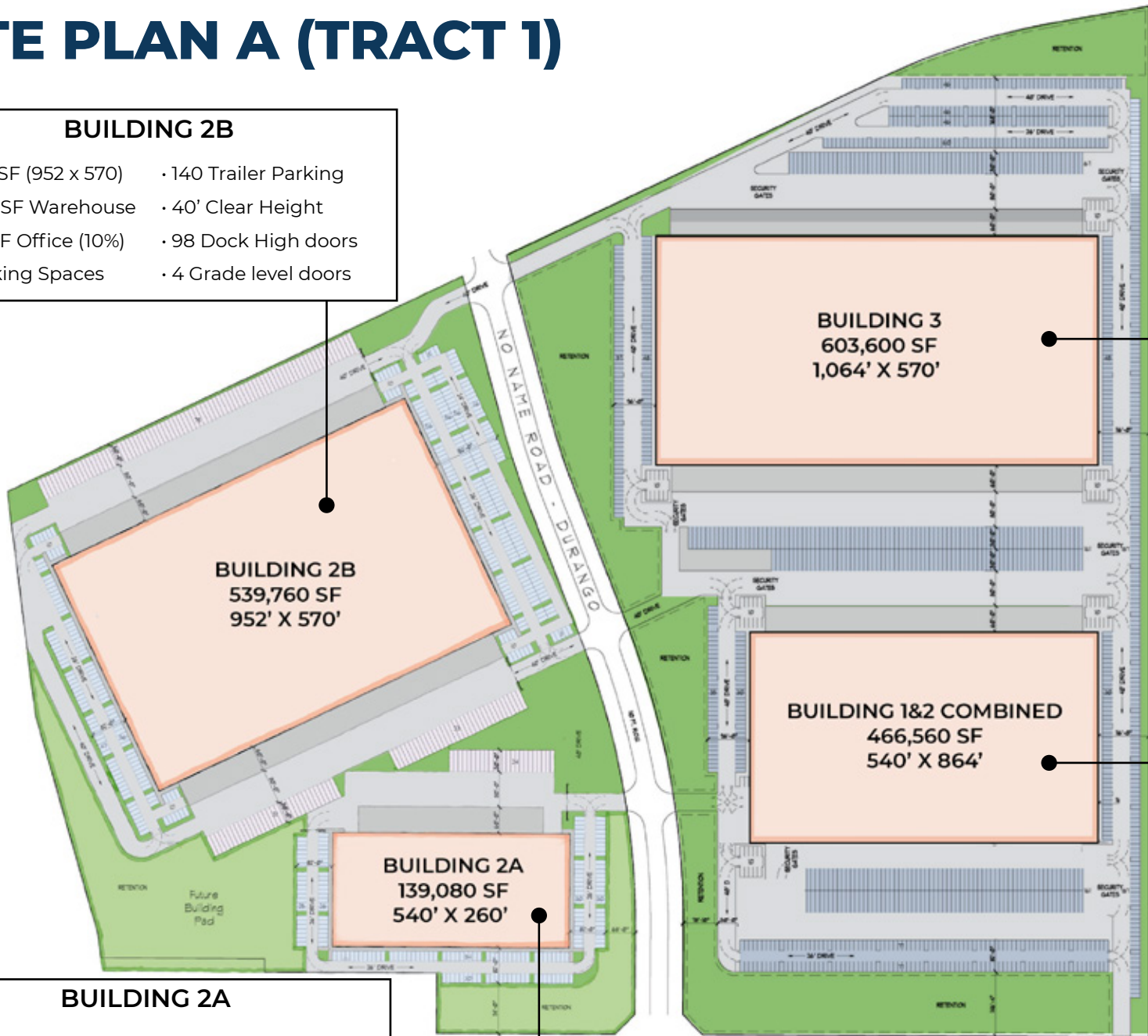
- 603,600 (1,064 x 570)
- 40' clear height
- 112 Dock High Doors
- 4 Grade level Doors
- 574 Parking Spaces
- 30,000 SF of Office

**BUILDING 3**  
603,600 SF  
1,064' X 570'

## BUILDING 1&2 COMBINED

- 466,560 (540 x 864)
- 40' Clear Height
- 100 Dock Doors
- 4 Grade Level Doors
- 459 Parking Spaces
- 23,328 SF of Office

**BUILDING 1&2 COMBINED**  
466,560 SF  
540' X 864'



# | SITE PLAN B (TRACT 1)

## BUILDING 2B

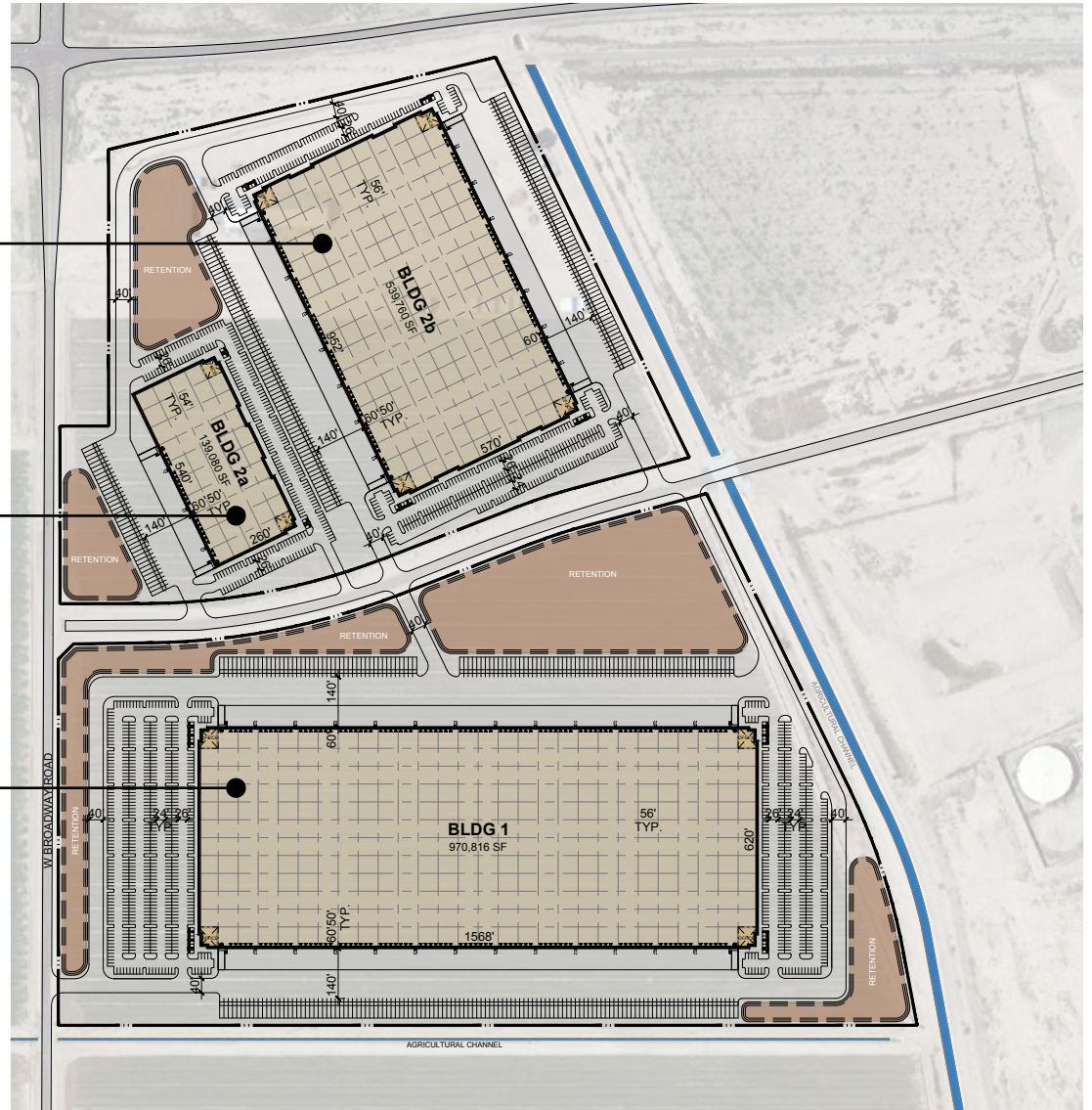
- 539,760 SF (952 x 570)
- 140 Trailer Parking
- 485,784 SF Warehouse
- 40' Clear Height
- 53,976 SF Office (10%)
- 98 Dock High doors
- 558 Parking Spaces
- 4 Grade level doors

## BUILDING 2A

- 139,080 SF (540 X 260)
- 38 Trailer Parking
- 127,172 SF Warehouse
- 36' Clear Height
- 13,908 SF Office
- 21 dock High doors
- 155 Parking Spaces
- 2 Grade level doors

## BUILDING 1

- 970,816 (1,568 x 620)
- 231 Trailer Parking
- 873,734 SF Warehouse
- 40' Clear height
- 97,082 SF Office
- 176 Dock High Doors
- 991 Parking Spaces
- 4 Grade level doors





# SITE PLAN (TRACT 2,3,4)

## BUILDING 4

- 77,088 SF (160 x 486)
- 36' Clear heights
- 69,379 SF Warehouse
- 10 Trailer Parking Spaces
- 7,709 SF Office
- 14 Dock High Doors
- 92 Parking Spaces
- 2 Grade level doors

## BUILDING 3A

- 181,848 SF (702 X 260)
- 36' Clear heights
- 163,663 SF warehouse
- 39 Dock High Doors
- 18,185 SF Office
- 4 Grade level doors
- 198 Parking spaces

## BUILDING 3B

- 223,968 SF (260 X 864)
- 36' Clear heights
- 201,571 SF Warehouse
- 50 Dock High Doors
- 22,397 Sf office
- 4 Grade level doors
- 240 Parking Spaces

## BUILDING 3C

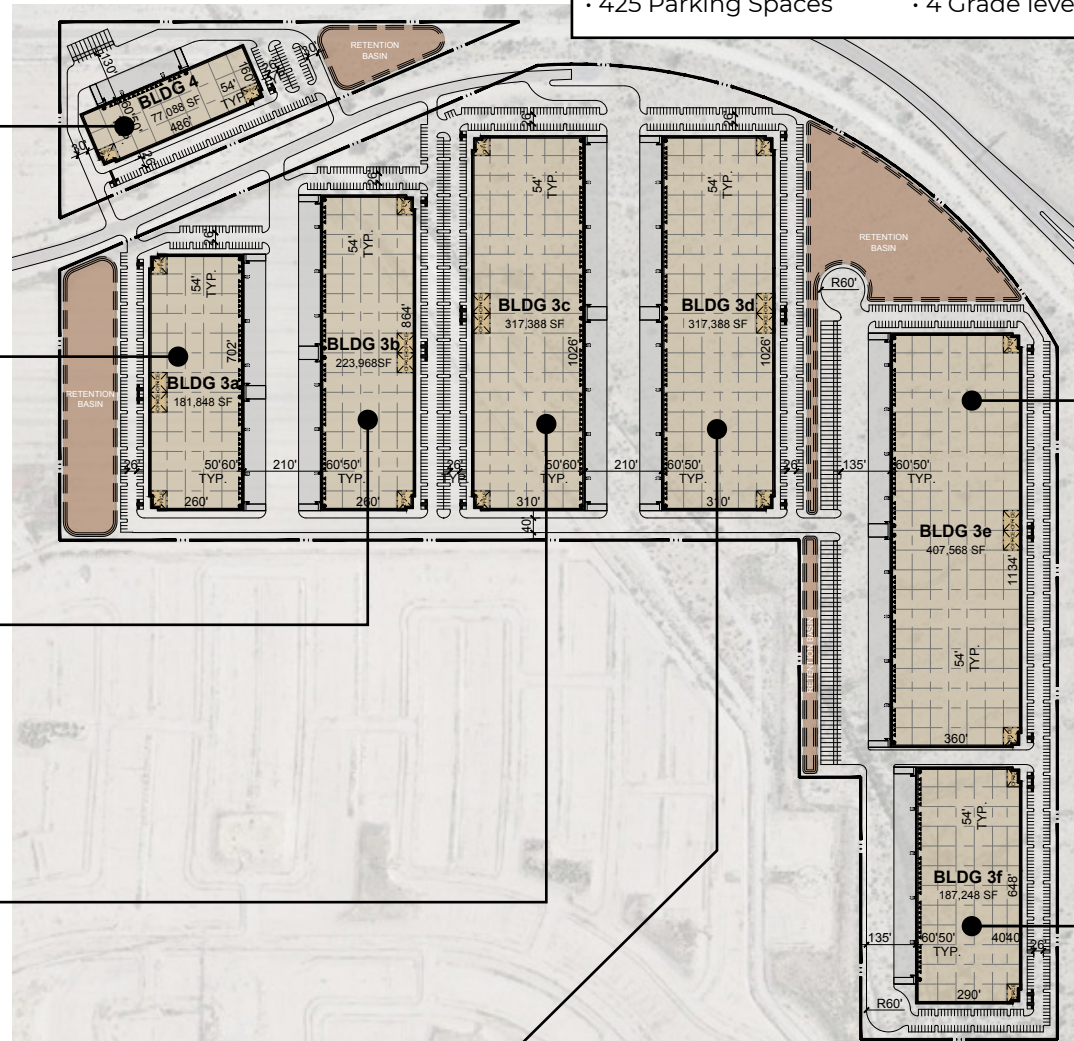
- 317,388 SF (310 x 1206)
- 36' Clear heights
- 285,649 SF Warehouse
- 61 Dock High Doors
- 31,739 Sf Office
- 4 Grade Level Doors
- 334 Parking Spaces

## BUILDING 3D

- 317,388 SF (310 x 1206)
- 36' Clear heights
- 285,649 SF Warehouse
- 61 Dock High Doors
- 31,739 SF Office
- 4 Grade Level Doors
- 334 Parking Spaces

## BUILDING 3E

- 407,568 SF (360 x 1,134)
- 94 Trailer Parking Spaces
- 366,811 SF Warehouse
- 40' Clear Heights
- 40,757 SF office
- 68 dock high doors
- 425 Parking Spaces
- 4 Grade level doors



## BUILDING 3F

- 187,248 SF (290 X 648)
- 36' Clear heights
- 168,523 SF Warehouse
- 36 Dock High Doors
- 18,725 SF Office
- 2 Grade level doors
- 203 Parking Spaces

# I-10 & MC-85 FREEWAY FRONTAGE **LAND FOR SALE**

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SERVICES