

I-10 & MC-85 FREEWAY LAND ±49.49 AC FOR SALE



SAPACHE RD 7 MC-85

BUCKEYE HIGH SCHOOL

BUCKEYE ELEMENTARY

KOREPOWER

CREATION

Eisenberg Company
Development • Redevelopment • Management

ROSS DRESS FOR LESS Walmart

CARDINAL
Glass Industries

CONTOUR
1.2M SF UNDER CONSTRUCTION

D-R HORTON
America's Builder

FORESTAR

BASELINE RD

W SOUTHERN AVE

W BROADWAY RD

S WATSON RD

S APACHE RD

S ROOKS RD

SUNDANCE TOWNE CENTER

FIVE BELOW

Funko

CRIMSON CANYON
326K UNDER CONSTRUCTION

EMPIRE CAT

WESTPARK
BUCKEYE ARIZONA

WESTPARK
BUCKEYE ARIZONA

SUBJECT SITE

TRANSWESTERN
REAL ESTATE SERVICES

10

85

85

85

85

| EXECUTIVE SUMMARY

LOCATION & ACCESS	The property is located off of S 271st Ave and W Sunrise Ln 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	\$2.50/SF
ADDRESS	3028 S 271st Ave, Buckeye, AZ 85326
CURRENT JURISDICTION	Unannexed land in Maricopa County
GENERAL PLAN	The property is currently designated for Business Commerce 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.
APNs	504-28-017A, 504-28-017B, 504-28-009N, 504-28-009M
TOTAL SF	±2,155,789 SF
TOTAL AC	±49.49 AC
CURRENT ZONING	Rural-43
OPPORTUNITY ZONE	The property is located within an opportunity zone
MINING EXEMPTION	Parcels 504-28-017A, 504-28-017B have a Mining Exemption Certificate for Processing Site of aggregate (sand, gravel, and rock)
PROCESSING SITE AC	±29.67 AC

| LOCATION HIGHLIGHTS

BUCKEYE, AZ

Nestled in the thriving city of Buckeye, Arizona, this expansive 49-acre parcel of land presents a unique investment opportunity for both investors or mining operators. Priced at an attractive base per acre and situated within Maricopa County, this property boasts extensive mining rights, making it particularly well-suited for a raw materials processing facility. Located at 3028 South 271st Avenue, the site benefits from a strategic position directly in the path of Buckeye's impressive growth, ensuring excellent connectivity to major roads and highways.

The land has been fully approved by Maricopa County for a processing facility that will receive aggregates exclusively from an extraction site located approximately 25 miles to the south. The processing site includes 29.88 acres within the 49 Acre total offering and includes provisions for asphalt and ready-mix batch plants. The Extraction Site is potentially available for sale and spans approximately 57 acres, located directly south along the State Route 85 in Gila Bend.

The demand for concrete and asphalt in the Phoenix metropolitan area is robust and growing. With ongoing infrastructure projects, residential developments, and extensive commercial expansions, there is a constant need for high-quality building materials. The buyer of this development will be well-positioned to capitalize on this demand. The substantial mining rights ensure a reliable and ample supply of raw materials for the production of concrete and asphalt, providing a significant advantage for operations reliant on these materials.

Long term this land will continue to appreciate in value as the City of Buckeye continues its impressive growth trajectory.

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 points

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

NEARBY INFRASTRUCTURE IMPROVEMENTS

BUCKEYE, AZ



The Farallon Water Campus project encompasses the construction of new groundwater wells, installation of three miles of raw water transmission pipelines, and development of a 20-acre treatment facility. This facility will have an initial treatment capacity of 6 million gallons per day (mgd), with the potential to expand to 19 mgd. Additionally, the project includes the establishment of finished water storage, booster pumping stations, and the installation of over 15 miles of potable water distribution pipelines. The Farallon water campus will bring much needed infrastructure and water resources to the quickly growing Buckeye market.



The I-11 is a planned inter mountain west corridor that will connect Arizona to Nevada. The grander vision 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 was completed in 2021.

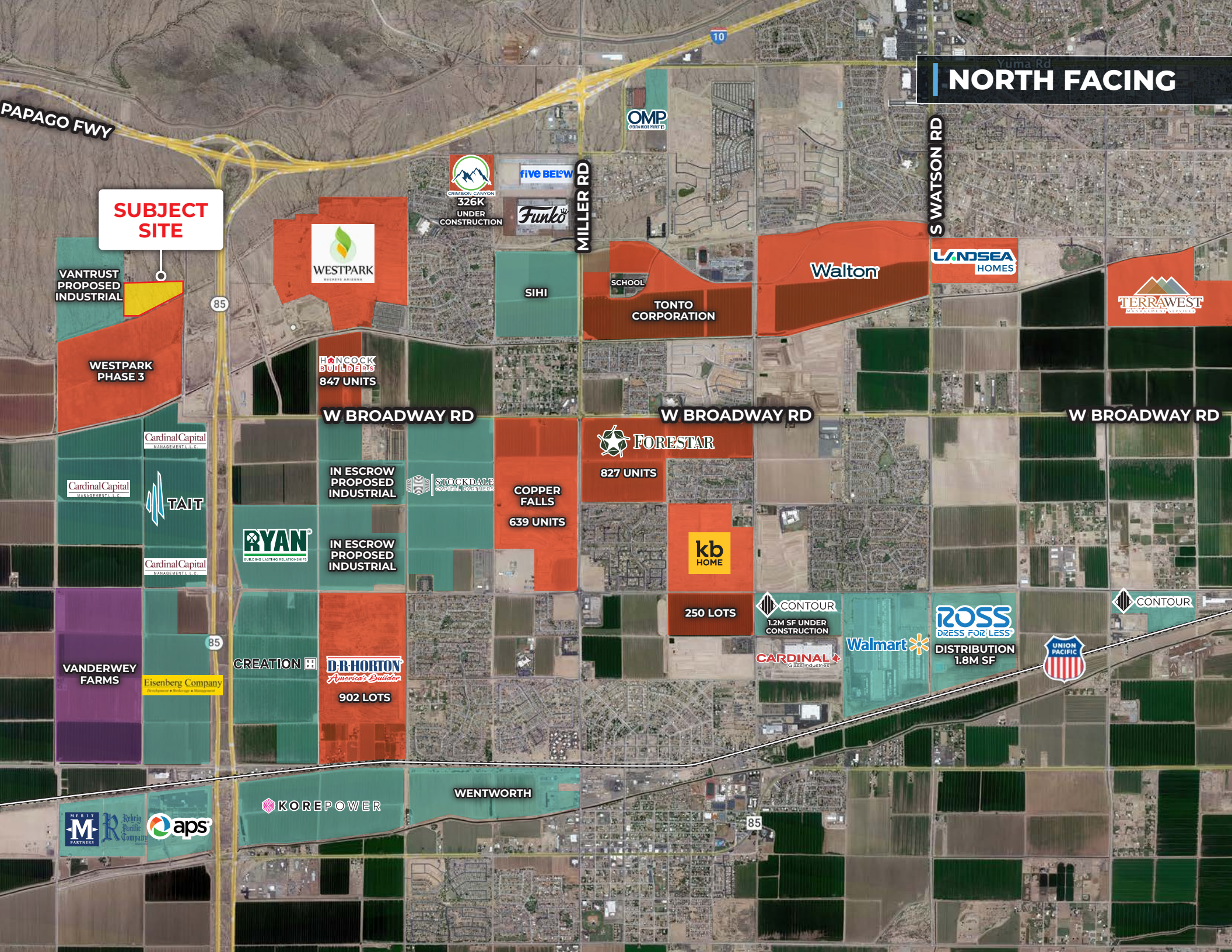


Located directly south of the property is the planned State Route 30, planned to connect SR 85 to Loop 202 and designed to relieve traffic from Interstate 10. Acquisitions have been underway and construction is planned to commence in 2026.



Traffic volumes along SR 85 are increasing combined with the traffic volumes associated with the planned developments along Broadway Road will support the need for the traffic signals along the SR 85 Corridor. ADOT has informally told the city in meetings they are not installing any upgrades to SR85 due to development in the area.

NORTH FACING



SUBJECT SITE

VANTRUST PROPOSED INDUSTRIAL

WESTPARK PHASE 3

WESTPARK
SUSTAINABLE DESIGN

HANCOCK BUILDERS
847 UNITS

W BROADWAY RD

IN ESCROW PROPOSED INDUSTRIAL

IN ESCROW PROPOSED INDUSTRIAL

CREATION

D.R. HORTON
America's Builder
902 LOTS

KOREPOWER

WENTWORTH

CRAWSON CANYON
326K
UNDER CONSTRUCTION

FIVE BELT
Funko

MILLER RD

SIHI

SCHOOL
TONGO CORPORATION

W BROADWAY RD

FORESTAR
827 UNITS

COPPER FALLS
639 UNITS

kb HOME

250 LOTS

CONTOUR
1.2M SF UNDER CONSTRUCTION

CARDINAL
Class Industries

Walmart

ROSS
DRESS FOR LESS
DISTRIBUTION
1.8M SF

TERRA WEST
MANAGING WEST SERVICES

CONTOUR



OMP
WEST WATER PROJECTS

S WATSON RD

LANDSEA HOMES

Cardinal Capital
MANAGEMENT L.L.C.

Cardinal Capital
PRIVATE EQUITY L.L.C.

TAIT

Cardinal Capital
MANAGEMENT L.L.C.

VANDERWEY FARMS

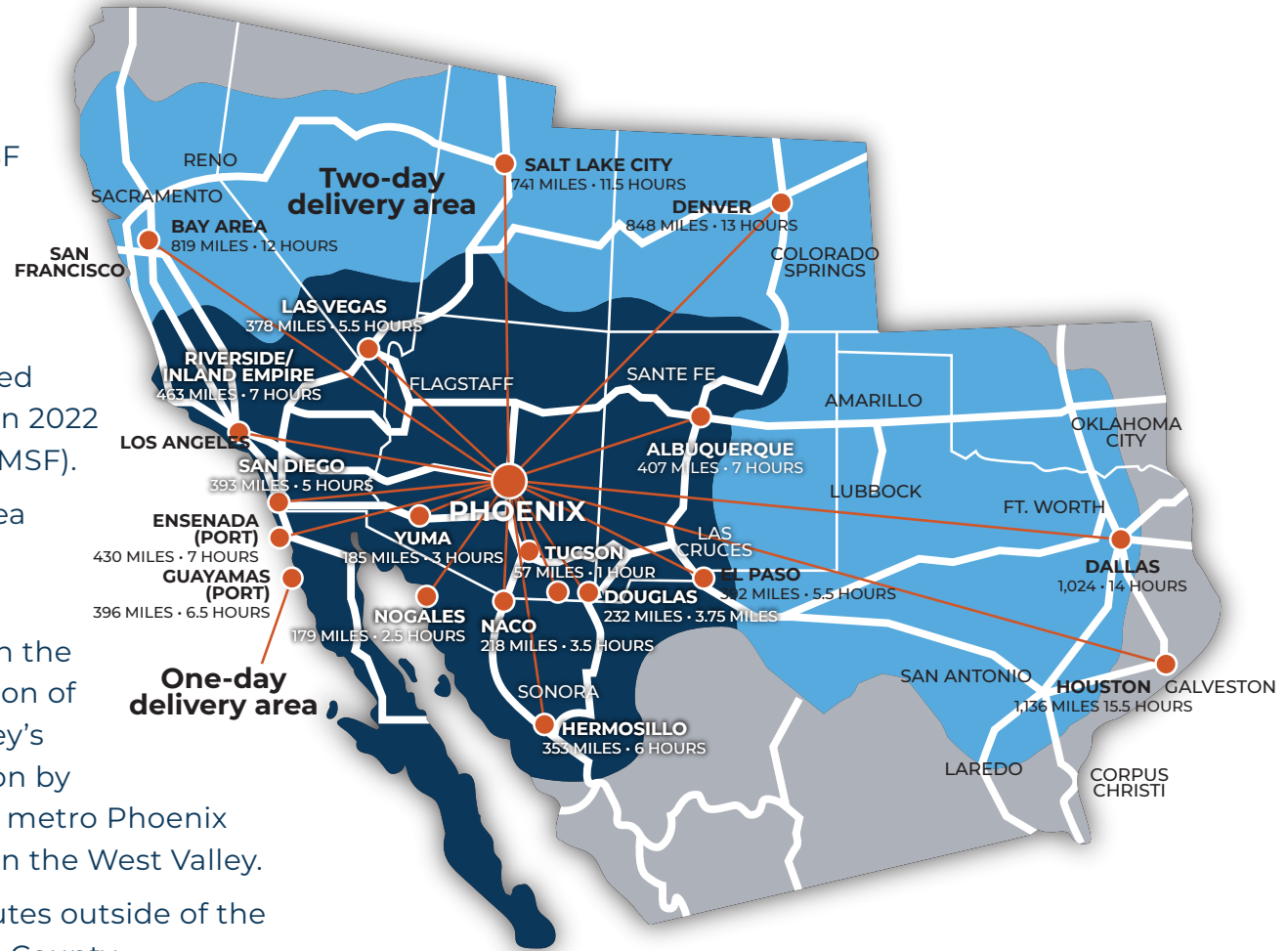
Eisenberg Company

MERIT PARTNERS
Rebrin Pacific Company
aps

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.



five BELOW

Honeywell

Funko

JBS

chewy

KOREPOWER

AAA

Albertsons

Humana

THE HOME DEPOT

Walmart

macy's

SUB-ZERO

DEPARTMENT OF THE ARIZONA NATIONAL GUARD

COSTCO WHOLESALE

amazon

Banner Health

FASTEST GROWING CITY

Population, Demographics, & Workforce

20 Years of Future Growth – Since 2000, Buckeye's population has grown from a mere 6,537 to the thriving community of 104,000 residents today. Buckeye continues to be the fastest growing city in the country and is only 5% built out today. At full buildout Buckeye will be more than 1.5 million in population, which would make it the second most populous city in Arizona, after the City of Phoenix.

Demographics & Educational Attainment – The City of Buckeye has an average household income of \$103,000, well above the national average of \$67,000. The average home value is \$344,000, which is below the national average of \$374,900. Buckeye is also a relatively young city with a median age of 33 years old.

Thriving Workplace

Reverse Commute – Employees in Buckeye benefit from a reverse commute to work, meaning employees travel against the flow of traffic, whereas traditional commuters in Greater Phoenix will travel within it; this fact alone reduces the time employees spend commuting to work and is an asset that attracts a highly skilled permanent workforce to Buckeye.

1.45 Million Labor Force – Businesses gain access to over 1.45 million people in the labor force within 45 minute commute of Buckeye. With access to a robust population, business will find a skilled and ready workforce for their Buckeye location.

Exporting Workforce – 92% of the current resident workforce in Buckeye have jobs outside the community, which means that there is a large pool of skilled workers in the area who have indicated that they would likely consider a job closer to their residence in order to cut down on their commute times, and improve their quality of life.

Cost of Owning & Doing Business in AZ vs CA

- One of the lowest labor costs in the western U.S.
- The second largest labor pool in the western U.S.
- An exceedingly accessible geographic region
- An ability to serve more than 35 million consumers within a one-day truck haul
- A low-cost operating environment and right-to-work state
- Shipping costs to California are up to 75% lower than other Mountain West markets
- Arizona is immediately accessible to three of the world's largest economies: California (#6), Texas (#11) and Mexico (#18)

#1

FASTEST GROWING CITY IN THE U.S.
(OVER THE PAST DECADE)

104K

POPULATION
(AUGUST 2021)

9.5%

ANNUAL POPULATION
GROWTH

59%

RESIDENTS WITH A FORM OF
COLLEGE EDUCATION

I-10 & MC-85 FREEWAY LAND ±49.49 AC FOR SALE



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EMPIRE CITY

WESTPARK
SUCRATA, ARIZONA

WESTPARK
SUCRATA, ARIZONA

U-HAUL

OMP

TRANSWESTERN
REAL ESTATE SERVICES

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SUBJECT SITE