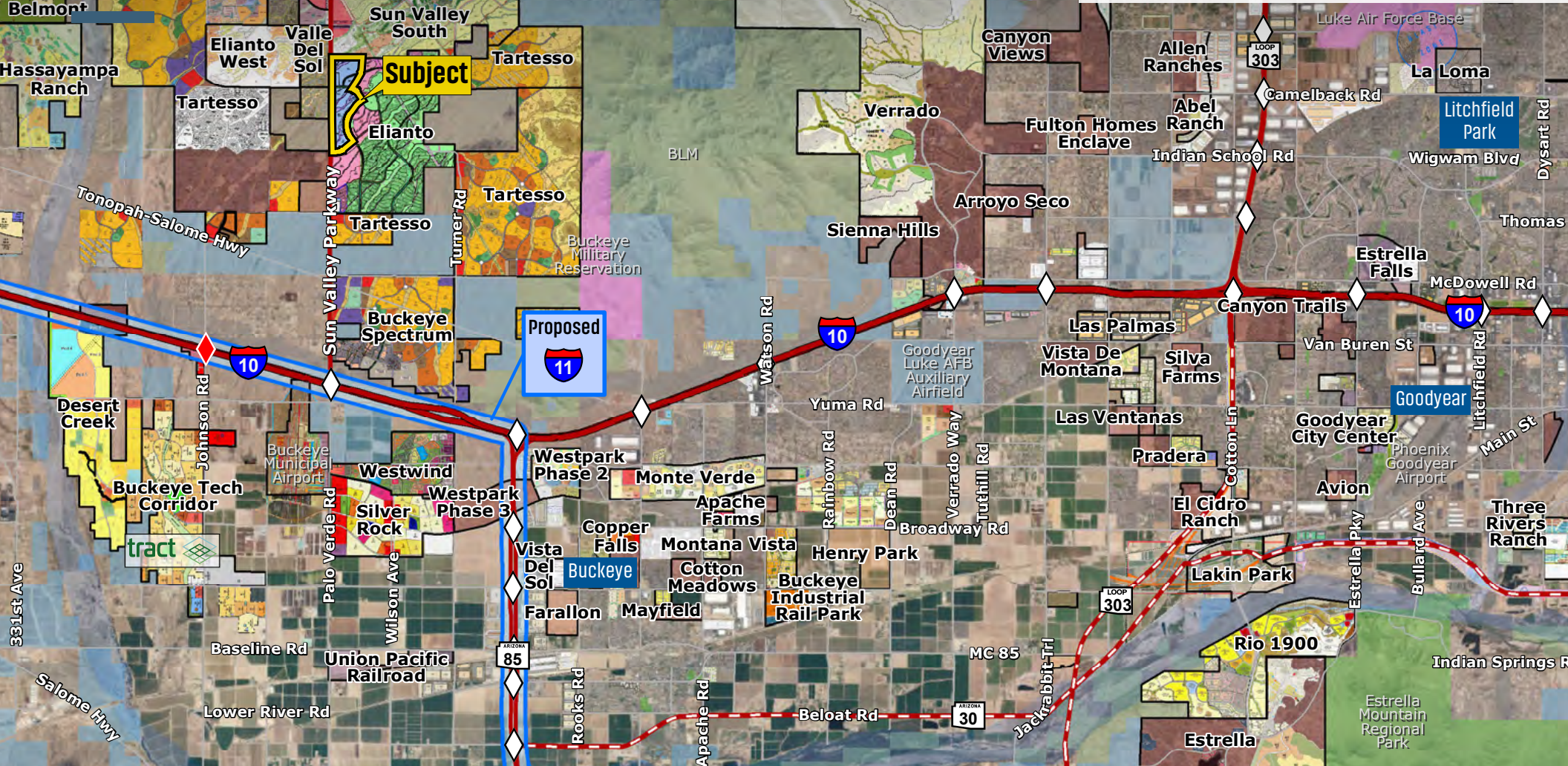


ELIANTO 360

EXCLUSIVE LISTING | BUCKEYE, ARIZONA | ±360 ACRES



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PROJECT OVERVIEW



PROPERTY OVERVIEW	The ±360-acre property is part of the larger Elianto Community Master Plan in Buckeye, Arizona. It is zoned for mixed-use development and positioned within one of the fastest-growing corridors in the West Valley.		
LOCATION	The property is located at the northeast corner of Sun Valley Parkway and Indian School Road, approximately four miles north of the Interstate 10 full-diamond interchange. It offers ±1.5 miles of frontage along the improved four-lane Sun Valley Parkway and sits directly across from the Tartesso master-planned community.		
PRICE	\$40,000 per Acre		
SIZE	±360 Acres		
PARCEL	504-06-019E		
TAXES	\$166.60 (2024)		
ZONING	Within the Elianto CMP in the City of Buckeye; designated as Master-Planned Community in the General Plan. CMP allocations include ±57 acres of commercial and ±190 acres of mixed-use zoning.		
CFD	The Elianto Community Facilities District has been formed. Please click here to view the existing bond formation.		
UTILITIES	Water: City of Buckeye	Wastewater: City of Buckeye	Electric: Arizona Public Service (APS)
ACCESS & NEARBY IMPROVEMENTS	• ±1.5 miles of frontage on Sun Valley Parkway, a four-lane arterial connecting I-10 to Loop 303 in Surprise. • Approximately four miles from the I-10 interchange, offering direct access to downtown Phoenix, Sky Harbor International Airport, Loop 101, Loop 202, and Loop 303. • The proposed Interstate 11 corridor—planned to connect Arizona to Nevada and eventually extend from Canada to Mexico—is expected to run just west of Elianto. The Record of Decision and Final Section 4(f) Evaluation was issued in November 2021.		
UPCOMING & NEARBY DEVELOPMENTS	• Tartesso: Located directly across Sun Valley Parkway, Tartesso’s current phase is fully built out with ±2,700 homes. The master plan allows for up to 49,000 homes at full build-out. • Teravalis (Howard Hughes Corp.): Spanning ±37,000 acres northwest of the site, Teravalis is planned for over 100,000 homes and 55 million square feet of commercial space. Construction on the first housing models is expected to begin soon. • TRACT (Data Center Campus): TRACT has acquired 2,069 acres near Buckeye Municipal Airport to develop one of the largest data center parks in the U.S. The site is planned for up to 20 million square feet of data center space and 1.8GW of power capacity. • Buckeye Municipal Airport: Located a few miles south of the property, Buckeye Municipal Airport is undergoing a long-term FAA-compliant master plan. Planned improvements include expanded runway capacity, additional hangars.		



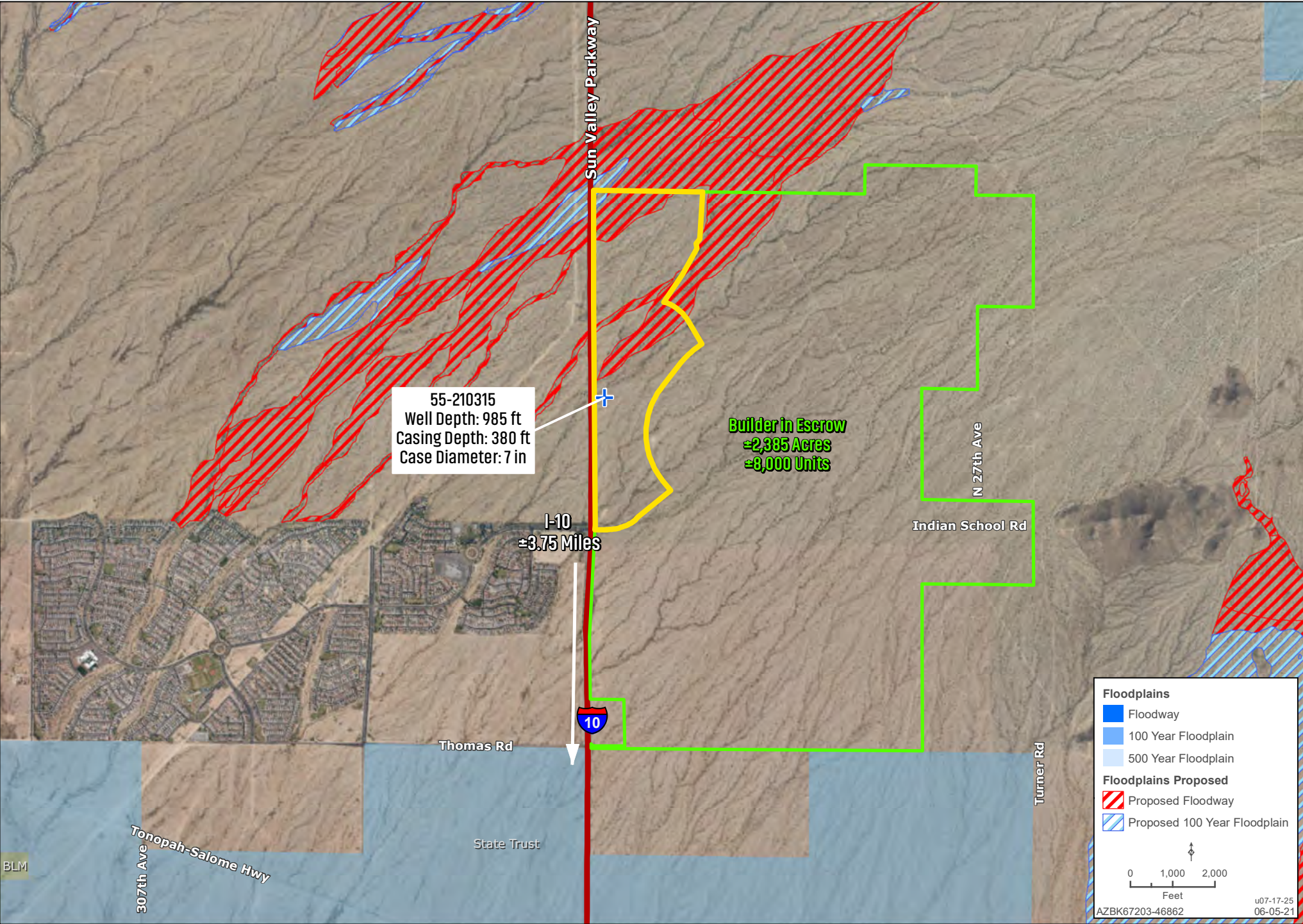
	High Density Residential
	Medium/High Density Residential
	Medium Density Residential
	Elementary School
	High School
	Park
	Open Space
	Utility/Open Space
	Commercial
	Mixed Use

ELIANTO

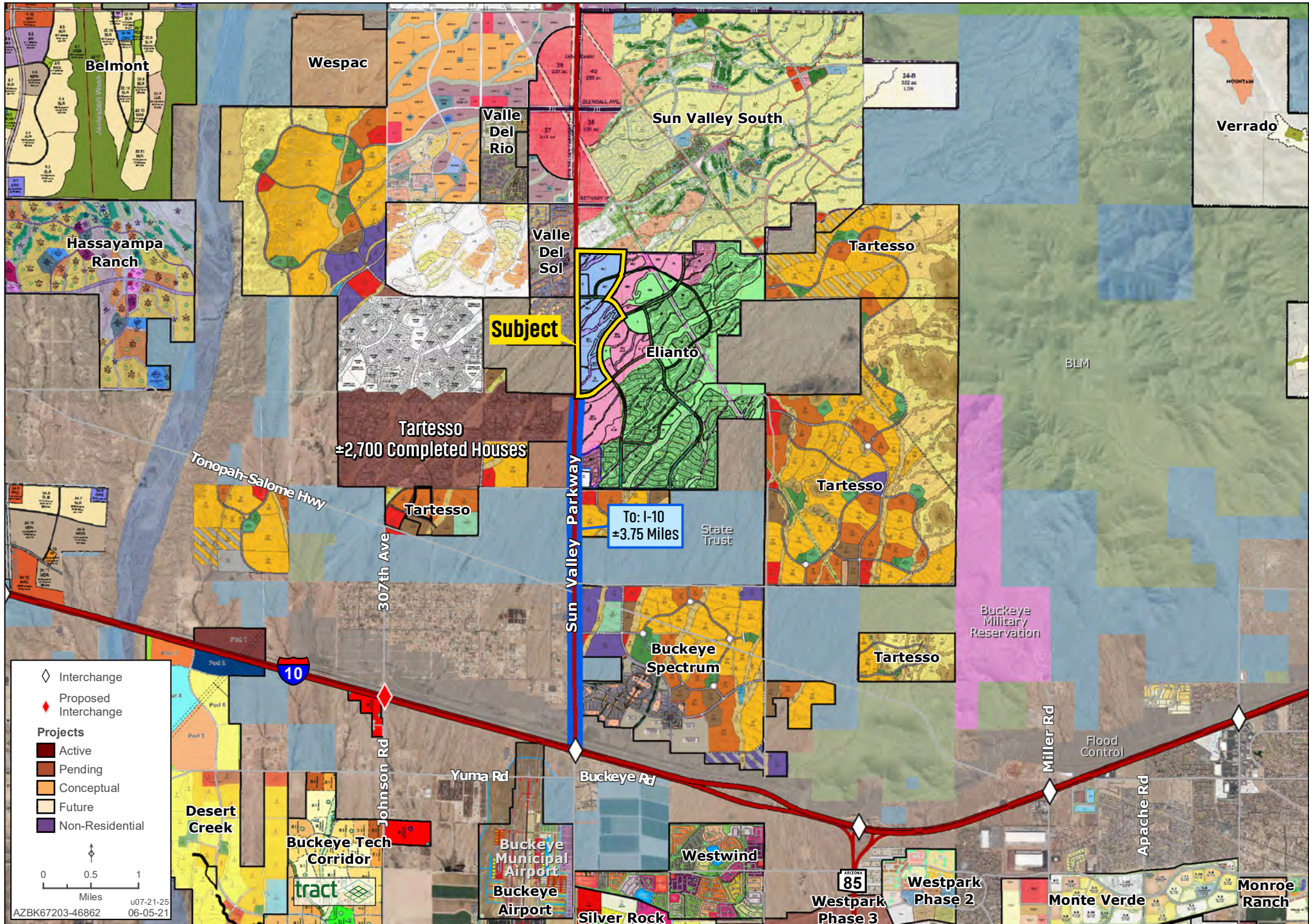
The map displays land use planning for three villages. Village 1 (bottom) includes parcels like 1.1 M (79.36 AC), 1.2 MU (25.27 AC), 1.3 C (31.33 AC), 1.4 C (16.25 AC), 1.5 MU (41.96 AC), 1.6 M (64.03 AC), 1.7 M (46.81 AC), 1.8 M (140.00 AC), 1.9 M (196 AC), 1.10 EB (11.57 AC), 1.11 M (36.90 AC), 1.12 M (290.76 AC), 1.13 M (36.90 AC), 2.1 MU (130.97 AC), 2.2 H (25.48 AC), 2.3 C (32.16 AC), 2.4 MU (23.90 AC), 2.5 MU (88.27 AC), 2.6 MU (26.79 AC), 2.7 C (1.40 AC), 2.8 MU (26.81 AC), 2.9 MU (38.96 AC), 2.10 H (9.35 AC), 2.11 C (3.7 AC), 2.12 M (192.73 AC), 2.13 C (1.96 AC), 2.14 EB (11.44 AC), 2.15 H (15.66 AC), 2.16 M (16.27 AC), 2.17 M (108.69 AC), 2.18 M (51.66 AC), 3.1 MU (26.79 AC), 3.2 C (7.00 AC), 3.3 MU (66.69 AC), 3.4 MU (13.97 AC), 3.5 MU (43.89 AC), 3.6 MH (23.69 AC), 3.7 MH (11.37 AC), 3.8 H (20.70 AC), 3.9 EB (2.66 AC), 3.10 H (2.76 AC), 3.11 MH (43.89 AC), 3.12 H (90.80 AC), 3.13 H (4.50 AC), 3.14 EB (2.66 AC), 3.15 M (75.74 AC), 3.16 M (43.58 AC), 3.17 H (4.50 AC), 3.18 M (97.36 AC), 3.19 M (117.63 AC). Village 2 (middle) includes parcels like 1.1 M (79.36 AC), 1.2 MU (25.27 AC), 1.3 C (31.33 AC), 1.4 C (16.25 AC), 1.5 MU (41.96 AC), 1.6 M (64.03 AC), 1.7 M (46.81 AC), 1.8 M (140.00 AC), 1.9 M (196 AC), 1.10 EB (11.57 AC), 1.11 M (36.90 AC), 1.12 M (290.76 AC), 1.13 M (36.90 AC), 2.1 MU (130.97 AC), 2.2 H (25.48 AC), 2.3 C (32.16 AC), 2.4 MU (23.90 AC), 2.5 MU (88.27 AC), 2.6 MU (26.79 AC), 2.7 C (1.40 AC), 2.8 MU (26.81 AC), 2.9 MU (38.96 AC), 2.10 H (9.35 AC), 2.11 C (3.7 AC), 2.12 M (192.73 AC), 2.13 C (1.96 AC), 2.14 EB (11.44 AC), 2.15 H (15.66 AC), 2.16 M (16.27 AC), 2.17 M (108.69 AC), 2.18 M (51.66 AC), 3.1 MU (26.79 AC), 3.2 C (7.00 AC), 3.3 MU (66.69 AC), 3.4 MU (13.97 AC), 3.5 MU (43.89 AC), 3.6 MH (23.69 AC), 3.7 MH (11.37 AC), 3.8 H (20.70 AC), 3.9 EB (2.66 AC), 3.10 H (2.76 AC), 3.11 MH (43.89 AC), 3.12 H (90.80 AC), 3.13 H (4.50 AC), 3.14 EB (2.66 AC), 3.15 M (75.74 AC), 3.16 M (43.58 AC), 3.17 H (4.50 AC), 3.18 M (97.36 AC), 3.19 M (117.63 AC). Village 3 (top) includes parcels like 1.1 M (79.36 AC), 1.2 MU (25.27 AC), 1.3 C (31.33 AC), 1.4 C (16.25 AC), 1.5 MU (41.96 AC), 1.6 M (64.03 AC), 1.7 M (46.81 AC), 1.8 M (140.00 AC), 1.9 M (196 AC), 1.10 EB (11.57 AC), 1.11 M (36.90 AC), 1.12 M (290.76 AC), 1.13 M (36.90 AC), 2.1 MU (130.97 AC), 2.2 H (25.48 AC), 2.3 C (32.16 AC), 2.4 MU (23.90 AC), 2.5 MU (88.27 AC), 2.6 MU (26.79 AC), 2.7 C (1.40 AC), 2.8 MU (26.81 AC), 2.9 MU (38.96 AC), 2.10 H (9.35 AC), 2.11 C (3.7 AC), 2.12 M (192.73 AC), 2.13 C (1.96 AC), 2.14 EB (11.44 AC), 2.15 H (15.66 AC), 2.16 M (16.27 AC), 2.17 M (108.69 AC), 2.18 M (51.66 AC), 3.1 MU (26.79 AC), 3.2 C (7.00 AC), 3.3 MU (66.69 AC), 3.4 MU (13.97 AC), 3.5 MU (43.89 AC), 3.6 MH (23.69 AC), 3.7 MH (11.37 AC), 3.8 H (20.70 AC), 3.9 EB (2.66 AC), 3.10 H (2.76 AC), 3.11 MH (43.89 AC), 3.12 H (90.80 AC), 3.13 H (4.50 AC), 3.14 EB (2.66 AC), 3.15 M (75.74 AC), 3.16 M (43.58 AC), 3.17 H (4.50 AC), 3.18 M (97.36 AC), 3.19 M (117.63 AC).

MAY 6, 2004

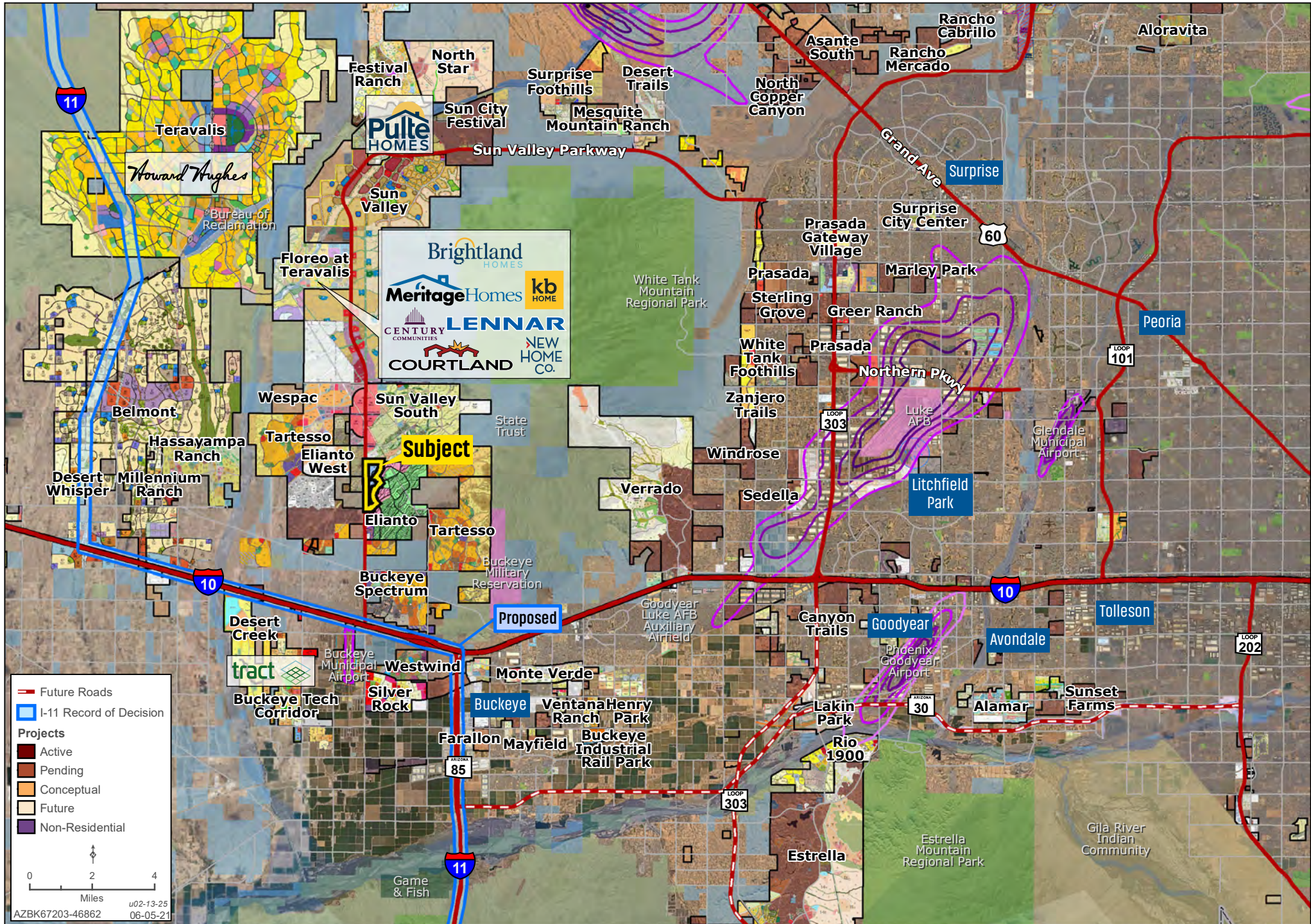
C&V
Carr & Van Lee
Consultants, Inc.



AREA



SURROUNDING ACTIVITY



EMPLOYMENT OVERVIEW



Rapid Growth and Major Employers

Buckeye, Arizona, is one of the fastest-growing cities in the United States, experiencing notable population and economic growth. The city has attracted several large employers and seen significant expansion across distribution, manufacturing, retail, and healthcare sectors. Notable employers include Rehrig Pacific, Exxon Mobil, Arizona Public Service, Blue Polymers, and Ross Dress for Less Distribution. Buckeye's strategic location along Interstate 10 and State Route 85, future expansion plans for Buckeye Airport, and access to the Union Pacific Railroad make it an attractive destination for businesses and developers.

Growing Employment Base & Labor Force

Buckeye is rapidly expanding its employment base and is becoming a viable option for businesses as nearby areas face land constraints. The city has over 9 million square feet of commercial space planned, with nearly 6.2 million square feet under active development as of Q2 2024. This includes:

- 5.3 million square feet for employment
- 789,000 square feet for retail and services
- 36,000 square feet for healthcare

The city has access to a labor force of 1 million people, and 92% of Buckeye's resident workforce is employed outside the city, indicating a large pool of skilled workers who may consider local employment to reduce commute times.

The existing top employers in the City of Buckeye and the adjacent cities are shown below:

Buckeye Top 10 Employers	Jobs	Southwest Valley Top 10 Employers	Jobs
Walmart	1,470	Amazon	4,900
State of Arizona	1,020	United Parcel Service	2,270
City of Buckeye	650	Chewy	1,580
Buckeye Elementary School District 33	490	Macys	1,470
Frys Food Stores	490	Abrazo Healthcare	1,150
Clayton Homes	440	City of Goodyear	780
Litchfield Elementary School District 79	400	State of Arizona	710
Funko	300	Subzero Freezer Co	660
The Odyssey Prep Academy	190	City of Hope	510
Liberty Elementary School District 25	170	Contracted Driver Services Inc	500

Active Developments

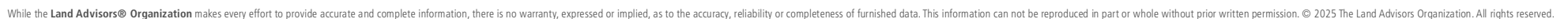
Rehrig Pacific Company: Under construction in their first phase with a 260,000-square-foot facility. Rehrig manufactures integrated sustainable solutions for the supply chain and environmental waste industries.

Ross Dress for Less: Constructing a 1.7 million-square-foot distribution center.

Blue Polymers: Under construction on a recycled plastics production facility, scheduled to open in the second half of 2025. The 162,000-square-foot Buckeye plant is expected to create over 60 permanent local jobs.

Fortescue Future Industries (FFI): Developing the "Arizona Hydrogen" project, a \$550 million green hydrogen production facility to produce up to 11,000 tons of liquid green hydrogen annually by mid-2026.





AMENITIES



REGIONAL PARKS

Elianto is located west of the White Tank Mountain and Skyline Regional Parks which together encompass over 38,000 acres of natural desert. These open spaces provide great areas for visitors to participate in a variety of activities, including hiking, biking, and camping.



EDUCATION

Elianto is located in the Saddle Mountain Unified School District. Located at Tartesso is the Tartesso Elementary School which serves over 650 K-5 students. Students in the area grades 6-12 attend the Ruth Fisher Middle School and Tonopah Valley High School which are located approximately 20 minutes west of Sun Valley Parkway. Elianto is planned for four additional school including three elementary schools and one high school.



PROFESSIONAL SPORT TEAMS

Sporting Amenities near Elianto include the Goodyear Ballpark, home to the Cleveland Indians and Cincinnati Reds (± 25 minutes), the Cardinals Stadium (± 30 minutes), and The Phoenix Suns Arena (± 38 minutes).



RETAIL & HEALTHCARE



Retail Development

Buckeye is experiencing significant growth in new retail developments, driven by the city's rapid population increase and expanding residential communities. Several development projects that are underway include:

- **Verrado Marketplace:** Vestar is developing this 500,000-square-foot retail center at the northeast corner of Interstate 10 and Verrado Way. Major tenants include Target, Harkins Theatres, Safeway, HomeGoods, Marshalls, Ross Dress for Less, and Total Wine.
- **Roosevelt Commons:** This \$60 million retail center, at the southwest corner of Verrado Way and Roosevelt Street, features 93,000 square feet of retail and restaurant spaces. Planned tenants include Someburros, First Watch, Mattress Firm, and Over Easy.
- **Buckeye Commons:** Located at Verrado Way just south of Interstate 10, this 410,000-square-foot retail center is anchored by a Costco that opened in July 2023. The development will include Over Easy, Starbucks, Jimmy John's, The Joint Chiropractic, State Farm, and more, with stores expected to open by mid-2025.
- **Jackrabbit Ranch Marketplace:** At the southeast corner of Jackrabbit Trail and Indian School Road, this 75,000-square-foot marketplace will feature tenants such as Macayo's Mexican Food, Angie's Lobster, Chipotle, GoodVets, Pacific Dental Services, Haymaker, Bobazona, Porters, and Bosa Donuts.
- **Jackrabbit Crossing:** At the southwest corner of Jackrabbit Trail and Indian School Road, this development will feature similar tenants to Jackrabbit Ranch Marketplace, including Angie's Lobster, Chipotle, GoodVets, Pacific Dental Services, Haymaker, Bobazona, Porters, and Bosa Donuts.

Healthcare Development

There are several new healthcare developments in Buckeye, including new facilities from Banner Health and Abrazo Health.

- **Banner Health Medical Campus:** Banner Health is planning a hospital at the northwest corner of Verrado Way and I-10. This four-story, 330,000-square-foot hospital will provide imaging, surgery, labor and delivery, intensive care, and emergency services, with future expansion plans to accommodate over 300 beds.
- **Abrazo Health Medical Campus:** Currently under construction on a 27-acre site at I-10 and Verrado Way, the first phase includes a 60,000-square-foot medical office building. Plans include an acute care hospital hosting specialties like cardiology, orthopedics, spine, primary care, and urology.



SNAPSHOT ON BUCKEYE



1st Fastest
Growing City
in the U.S. (Over the
last Five Years)



114,000
2023
Estimated Population



295,400
2040
Estimated Population



\$122,756
Average
Household Income

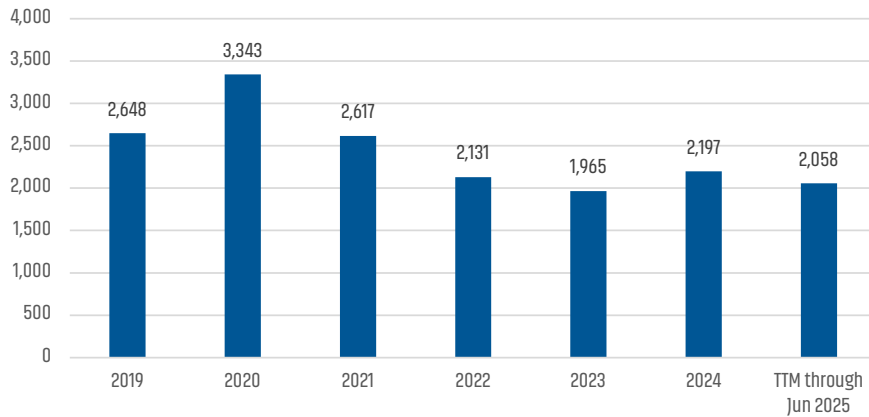


\$493,713
Average
Home Value



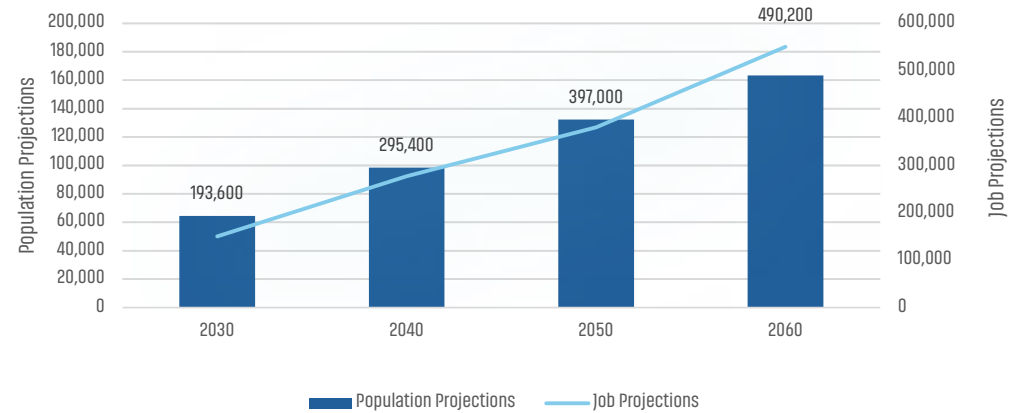
35.8 Years
Median
Age

Single-Family Permits



*Sources: MLS, HBACA, AZMag.gov, GrowBuckeye.com, RLBrown

AZMAG Population & Job Projections



TRANSPORTATION SYSTEM



BUCKEYE IS EMERGING AS A MAJOR CENTER FOR DISTRIBUTION AND LOGISTICS.

Buckeye provides a strong transportation network with access to seven major interstates and highways, over 16 miles of Union Pacific Railroad, a 700 acre municipally owned airport and within 35 miles to Phoenix Sky Harbor International Airport.



Interstate 10



Direct Access to
Interstate 8



Future Interstate 11



State Route 30



Maricopa County 85
State Route 85



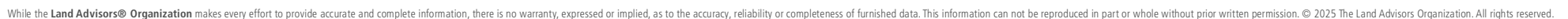
Direct Access to
State Route 303

TRANSPORTATION AND AIRPORT UPGRADES

Interstate 11: Planning is ongoing for the proposed Interstate (I-11), a corridor connecting Arizona to Nevada and potentially extending as a CANAMEX corridor from Canada to Mexico. For more information, see the [I-11 Study](#).

Buckeye Municipal Airport Upgrades: The city is revising the Buckeye Airport Area Plan (BAAP) to spur development around the airport. Planned upgrades include new roadways and taxiways, additional aircraft hangars, and a runway expansion. For more information, see the [Buckeye Airport Area Plan](#).





PHOENIX MARKET REPORT

PIX

MARKET INSIGHTS • 1Q25



3.6%

Unemployment Rate



-4.2%

YoY New Home Permits Down



1.9%

YoY New Home Closings Up

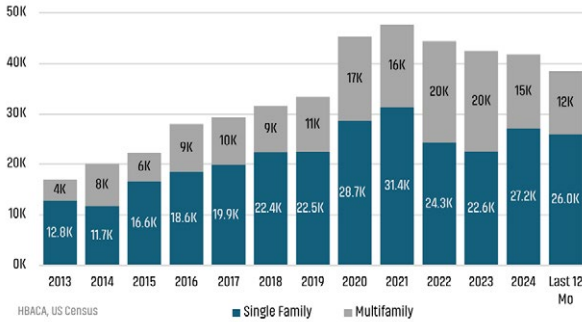


\$489,990

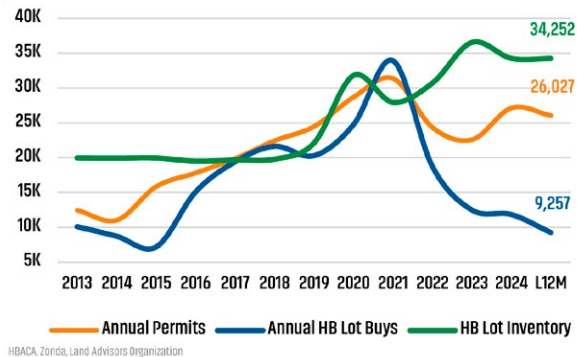
Median New Home Price

NEW HOUSING TRENDS¹

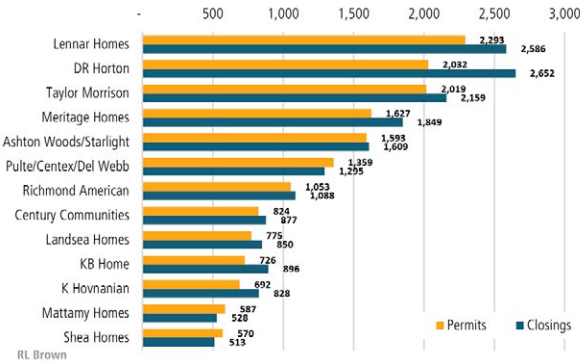
Single & Multi-Family Permits



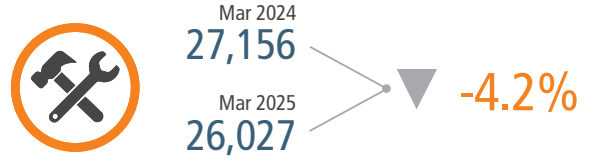
Finished Lot Inventory vs. Permits



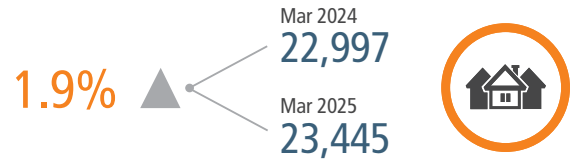
Homebuilder Ranking by Permits & Closings



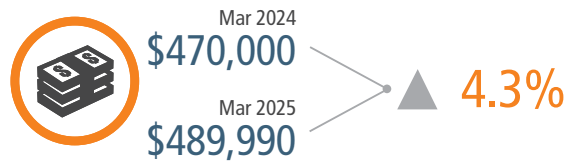
ANNUALIZED NEW HOME PERMITS¹



ANNUALIZED NEW HOME CLOSINGS²



MEDIAN NEW HOME PRICE²

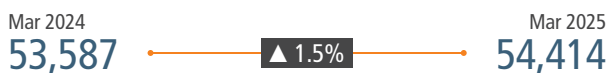


Homebuilder Land & Lot Spend



MLS RESALE STATISTICS²

ANNUALIZED SF CLOSED SALES



AVERAGE DAYS ON MARKET



MEDIAN SALE PRICE

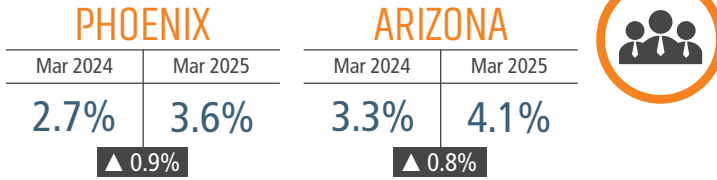


MONTHS OF INVENTORY

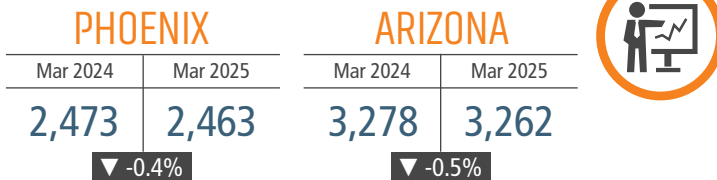


ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)



TOTAL NONFARM EMPLOYMENT (in thousands)



EMPLOYMENT CHANGE

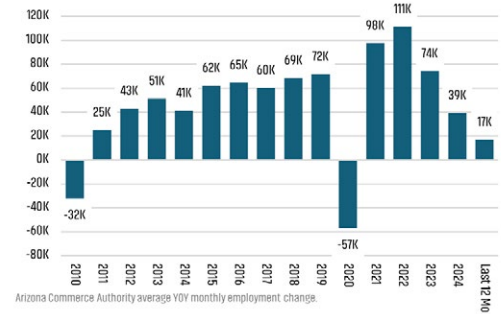


Land Transactions Annual Volume



Land Advisors Organization

Change In Employment



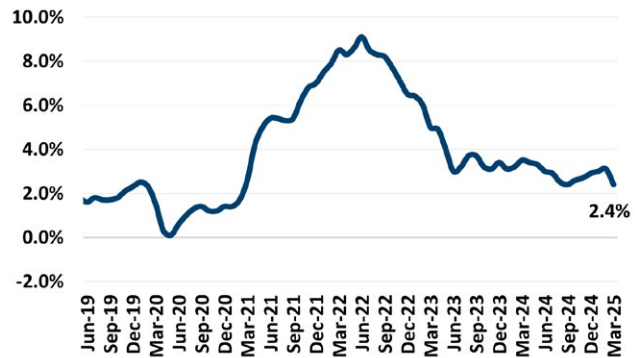
Arizona Commerce Authority average YOY monthly employment change.

30 Year Fixed Mortgage Rate



St. Louis Fed

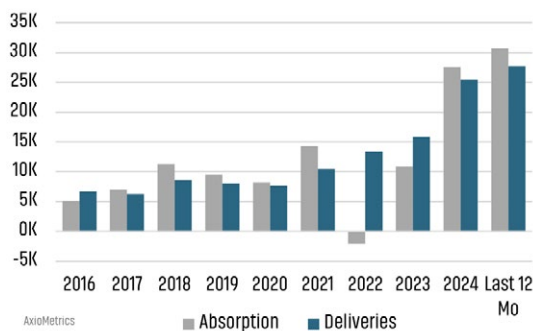
US Inflation Rate



US Bureau of Labor Statistics

MULTIFAMILY STATISTICS

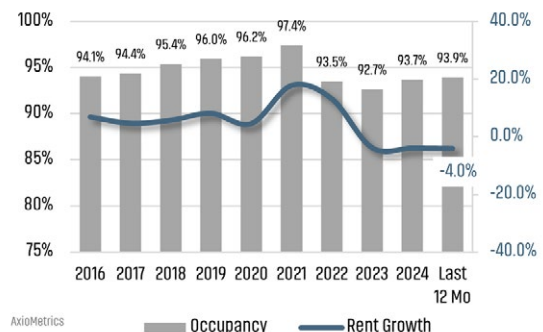
Absorption & Deliveries



AxioMetrics

■ Absorption ■ Deliveries

Occupancy & Rent Growth



AxioMetrics

■ Occupancy — Rent Growth

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