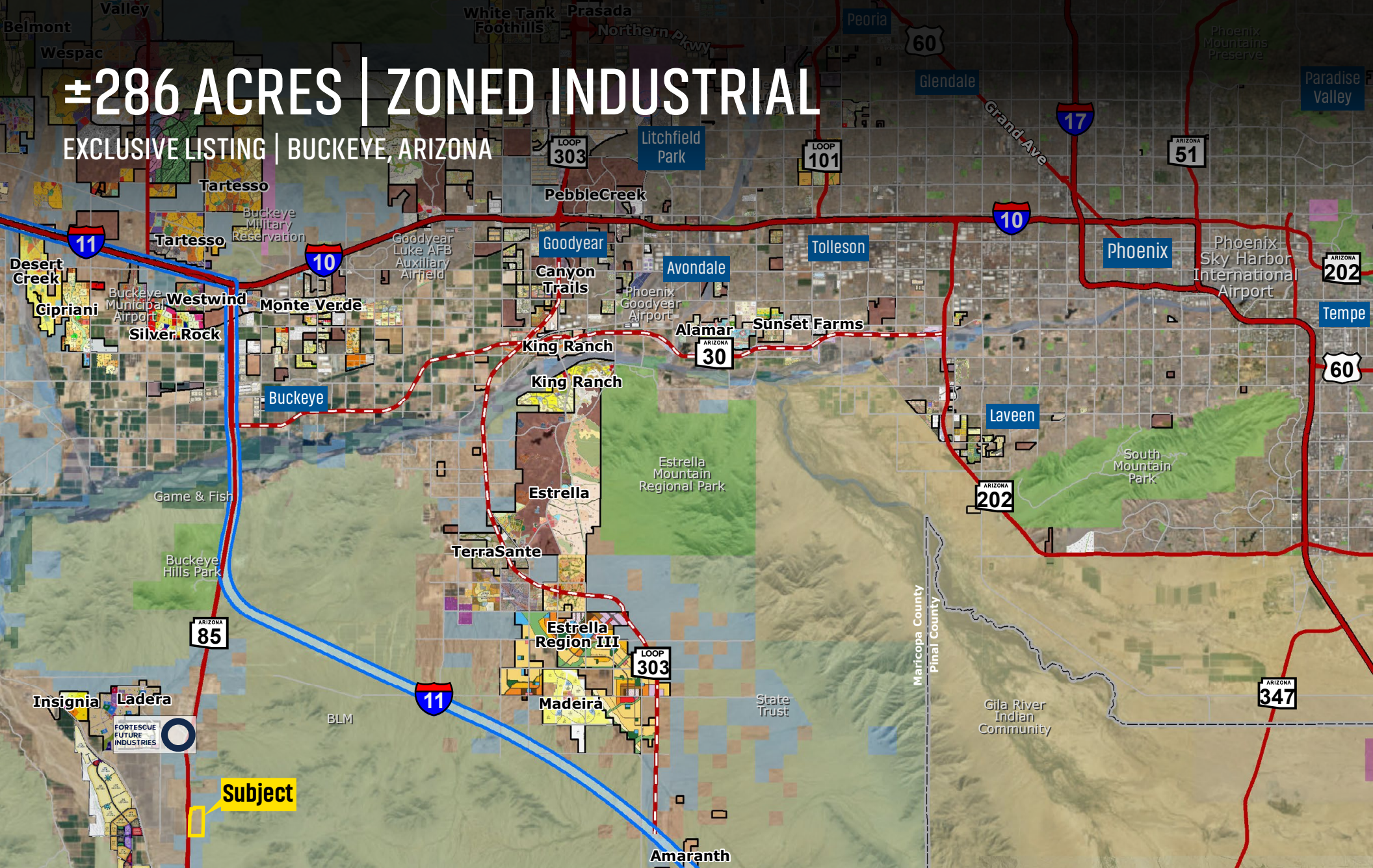


±286 ACRES | ZONED INDUSTRIAL

EXCLUSIVE LISTING | BUCKEYE, ARIZONA



CONTACT FOR MORE INFORMATION

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SUMMARY



LOCATION The property is located along the east side of State Route 85, approximately one mile south of Patterson Road in Buckeye, Arizona. The property can be accessed from State Route 85 which provides access to Interstate 10 and Interstate 8, giving access to Phoenix, Tuscon, San Diego, Los Angeles, and more.

SIZE ±286 Acres

PRICE \$18,000 per Acre

PARCEL 401-70-006B

TAXES (2022) \$7,293.08

ZONING General Commerce (GC) - City of Buckeye. [Please click here to view permissible uses under GC zoning.](#)

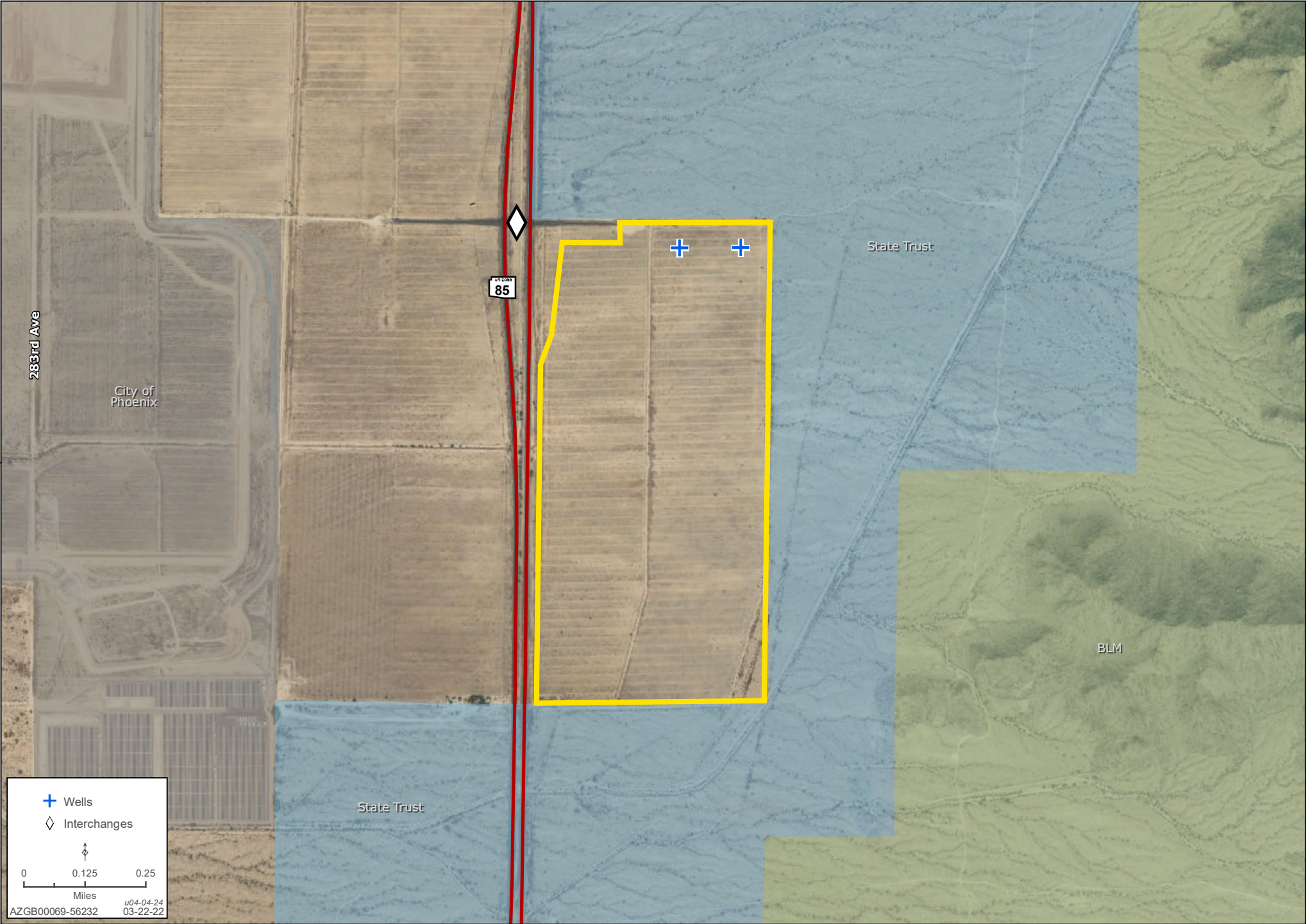
GENERAL PLAN Employment

WELLS	Well	Well Type	AMA	Well Depth	Water Level	Casing Diameter	Pump Rate
	55-612674	NON-EXEMPT	OUTSIDE OF AMA	460	310	20	2,400
	55-612675	NON-EXEMPT	OUTSIDE OF AMA	397	300	20	2,300

- COMMENTS**
- The property is bordered by state land on the north, east, and south.
 - ±1 mile of frontage along State Route 85.
 - The well is located outside of the Phoenix AMA. According to ADWR, "[In general, wells drilled outside Active Management Areas \(AMAs\) or Irrigation Non-Expansion Areas \(INAs\) are less regulated and have less requirements than wells drilled within AMAs or INAs](#)".
 - Access directly to the north border of the property from State Route 85.
 - The property is located ±8.5 miles south of the planned Interstate 11. The I-11 is a planned intermountain 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 I-11 record of decision and final preliminary section was published in November 2021. [Please click here for additional information related to Interstate 11.](#)

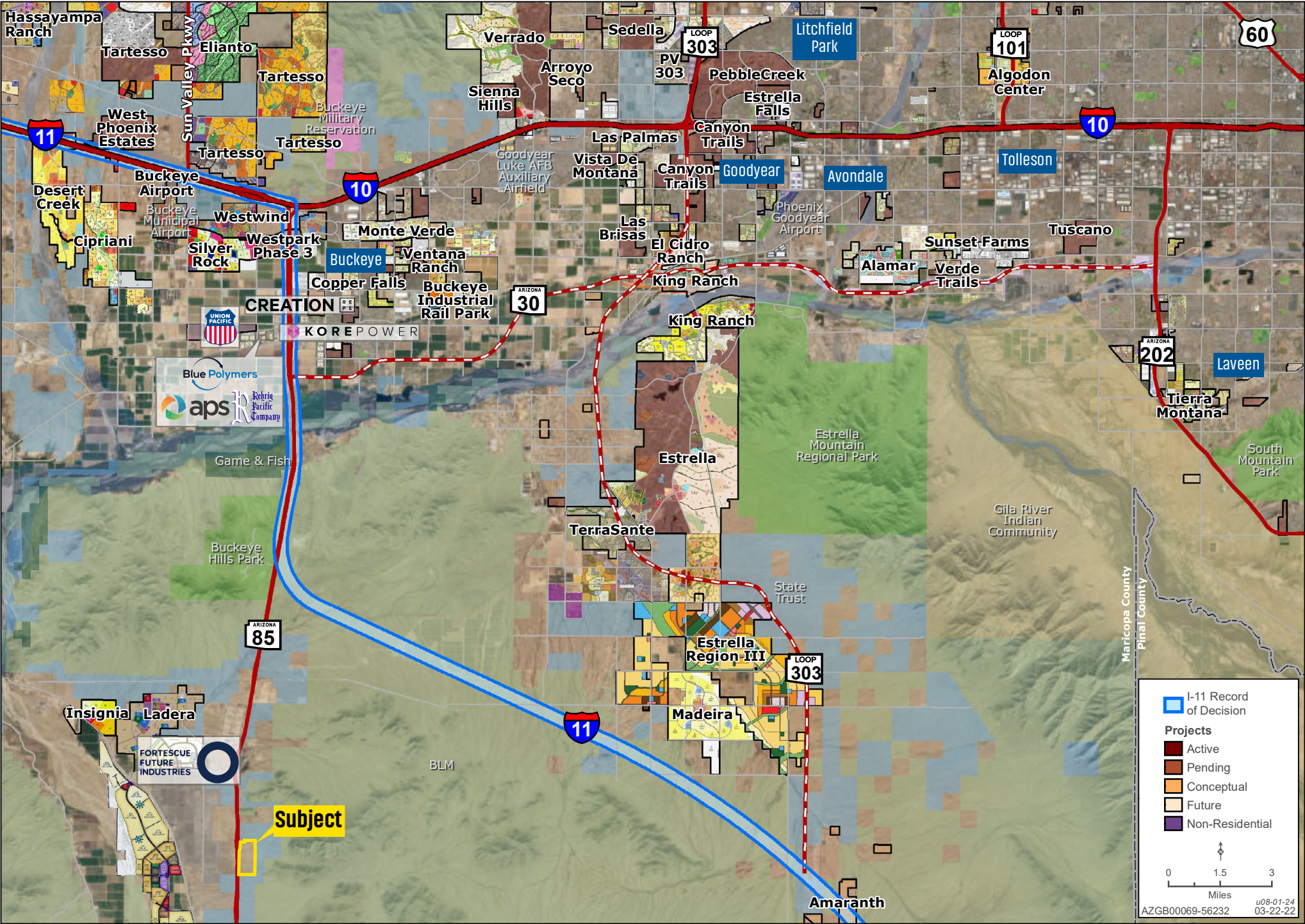
DETAIL MAP

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DEVELOPMENT MAP

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BUCKEYE EMPLOYMENT

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.

KORE Power: Constructing a two million-square-foot lithium-ion battery cell manufacturing facility at State Route 85 and Baseline Road.



COMMERCIAL & HEALTHCARE

Retail Development

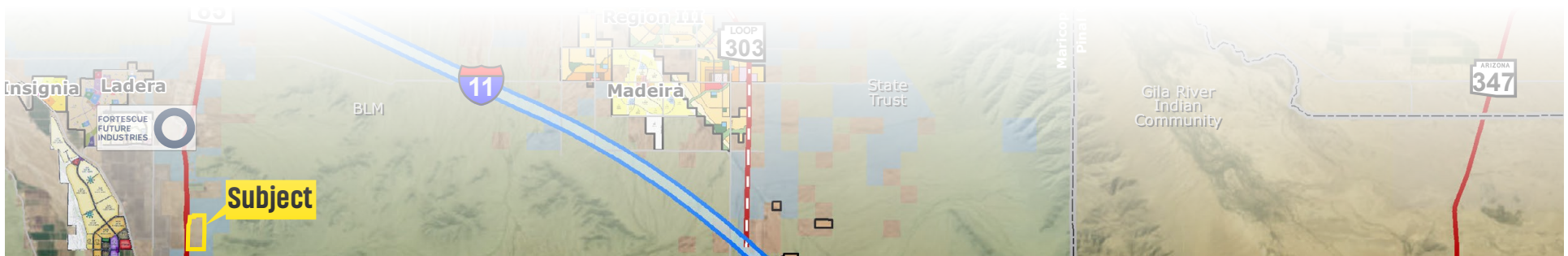
Buckeye is experiencing significant growth in new retail developments, driven by the city's rapid population increase and expanding residential communities. Several development projects that are underway include:

- **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

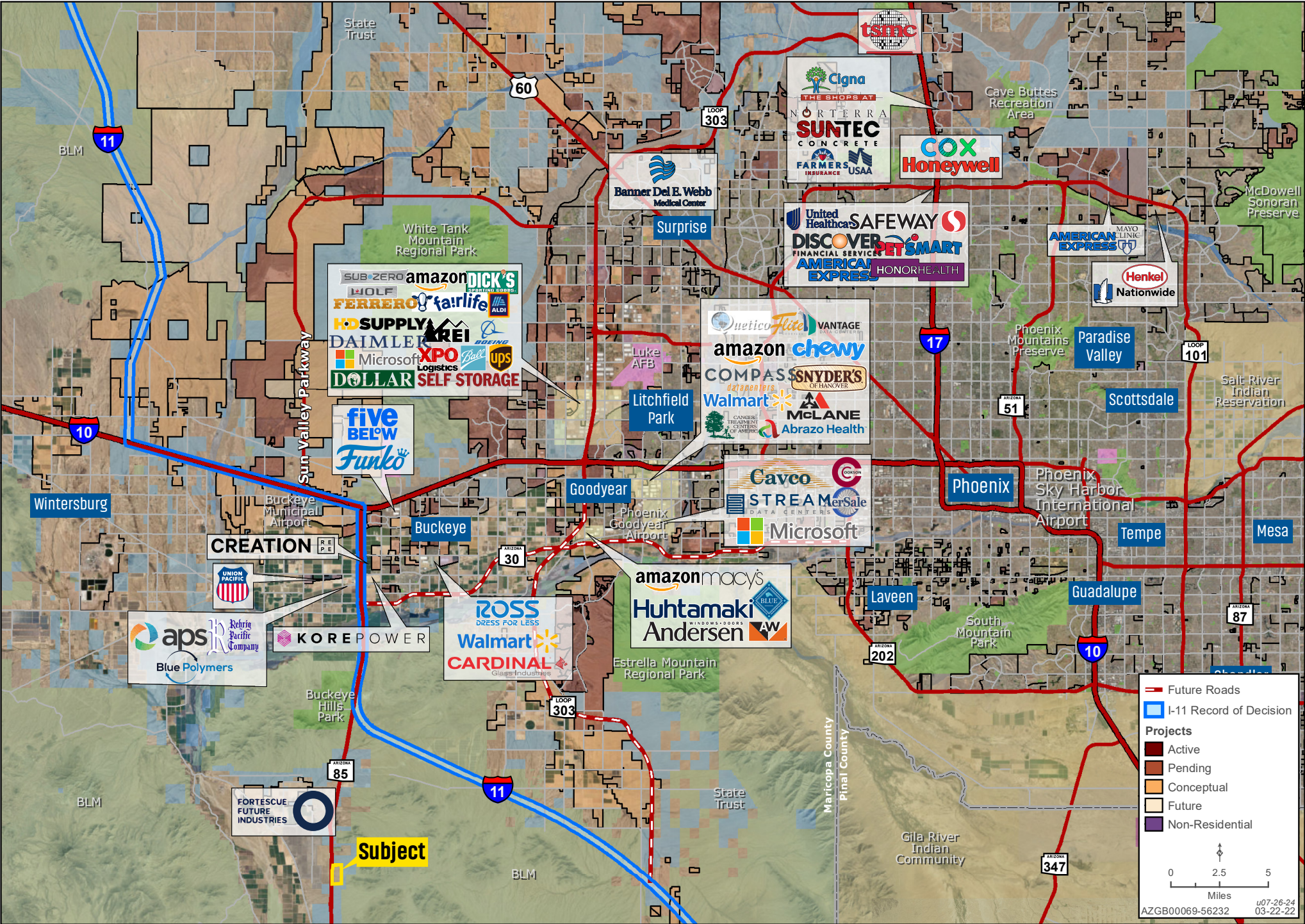
There are several new healthcare developments in Buckeye, including new facilities from Banner Health and Abrazo Health.

- **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.



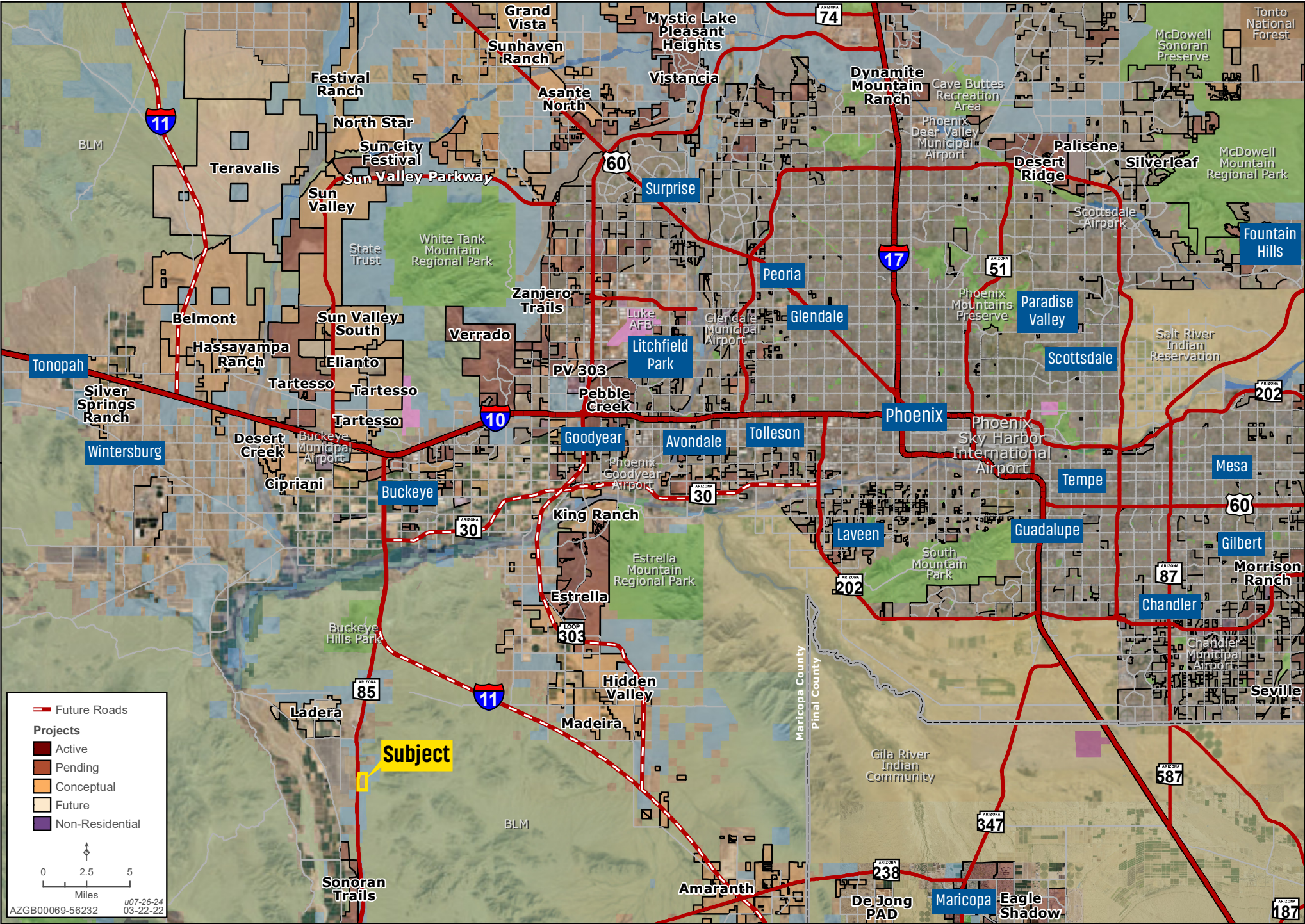
EMPLOYMENT MAP

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REGIONAL MAP

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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

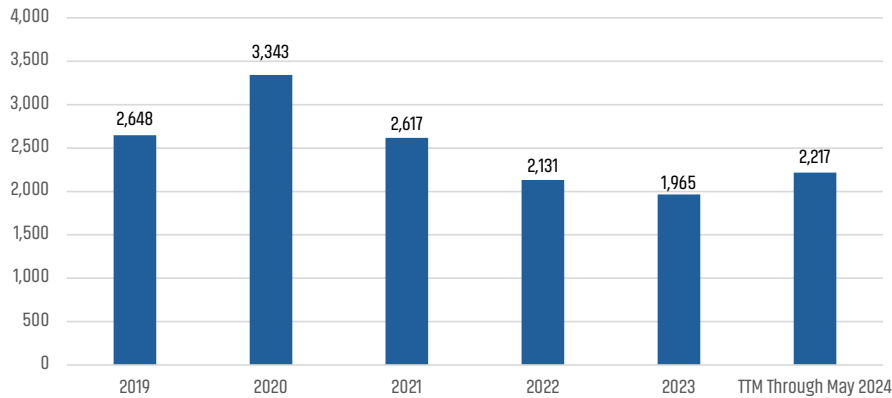


\$493,713
Average
Home Value

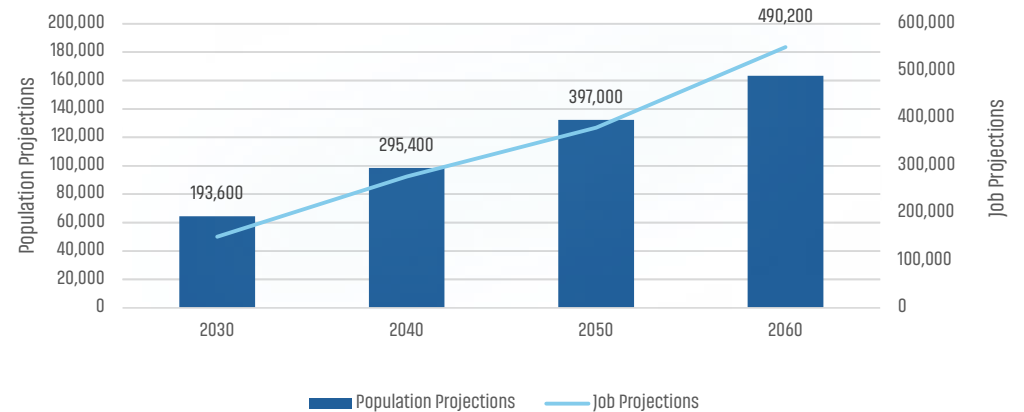


35.8 Years
Median
Age

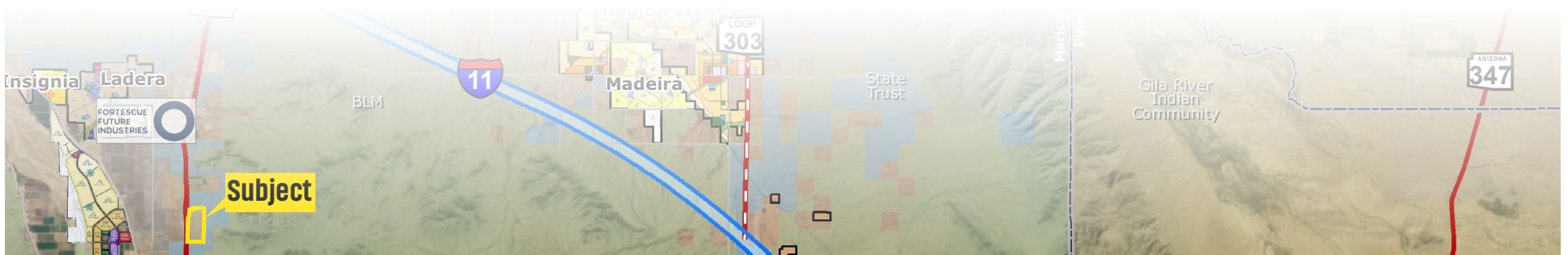
Single-Family Permits



AZMAG Population & Job Projections



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



PHOENIX MARKET REPORT

PIX

MARKET INSIGHTS • 2Q24



3.5%

Unemployment Rate



19.1%

YoY New Home Permits Up



7.7%

YoY New Home Closings Up

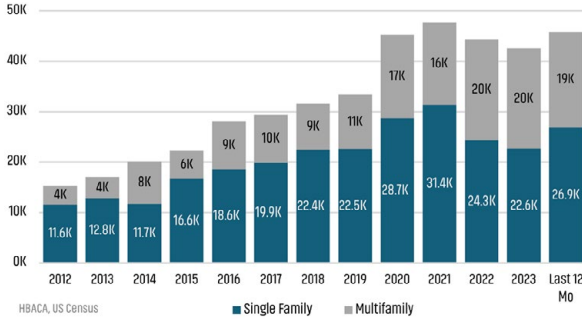


\$469,490

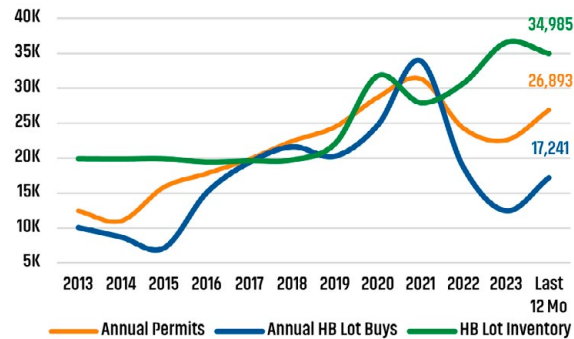
Median New Home Price

NEW HOUSING TRENDS¹

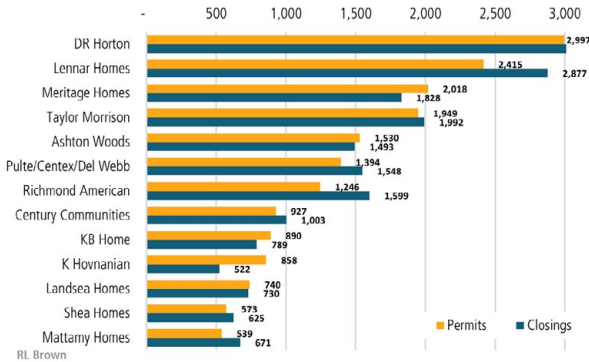
Single & Multi-Family Permits



Finished Lot Inventory vs. Permits



Homebuilder Ranking by Permits & Closings



ANNUALIZED NEW HOME PERMITS¹



Jun 2023
22,580
Jun 2024
26,893
▲ 19.1%

ANNUALIZED NEW HOME CLOSINGS²

7.7%▲

Jun 2023
23,196
Jun 2024
24,990



MEDIAN NEW HOME PRICE²



Jun 2023
\$478,878
Jun 2024
\$469,490
▼ -2.0%

Homebuilder Land & Lot Spend



MLS RESALE STATISTICS²

ANNUALIZED SF CLOSED SALES

Jun 2023
53,479
▼ -1.9%
Jun 2024
52,441

AVERAGE DAYS ON MARKET

Jun 2023
78 Days
▼ -12 Days
Jun 2024
65 Days

MEDIAN SALE PRICE

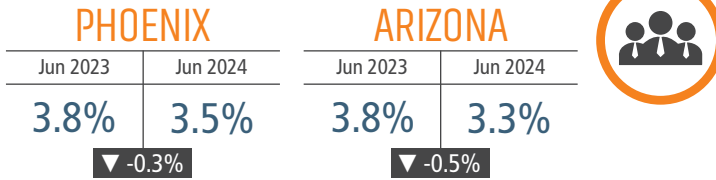
Jun 2023
\$478,245
▲ 1.4%
Jun 2024
\$484,900

MONTHS OF INVENTORY

Jun 2023
1.4 Mo
▲ 0.6 Mo
Jun 2024
2.0 Mo

ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)



TOTAL NONFARM EMPLOYMENT (in thousands)



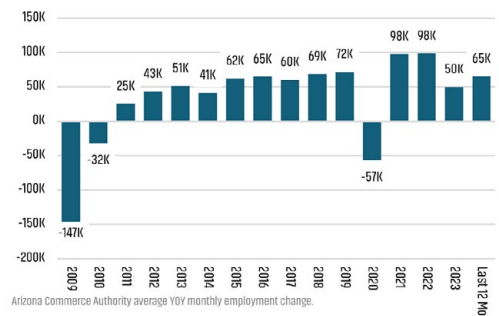
EMPLOYMENT CHANGE



Land Transactions Annual Volume



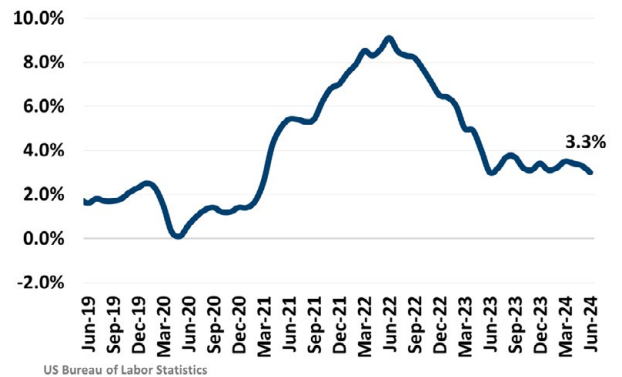
Change In Employment



30 Year Fixed Mortgage Rate

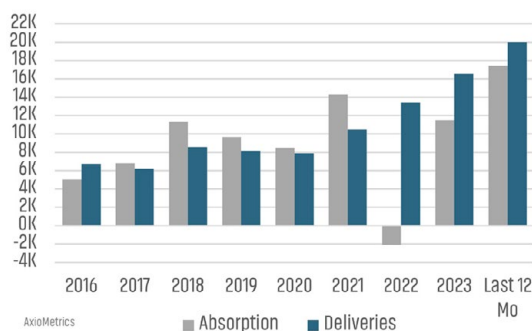


US Inflation Rate

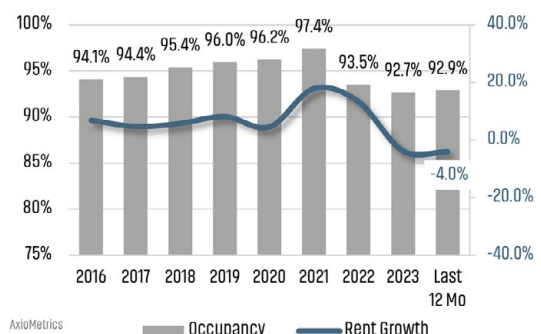


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



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