

PROPOSED INDUSTRIAL LAND

EXCLUSIVE LISTING | ±55 ACRES | MARICOPA COUNTY, ARIZONA



CONTACT FOR MORE INFORMATION

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ORGANIZATION

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EXECUTIVE SUMMARY



LOCATION & ACCESS The property is located east of the southeast corner of State Route 85 and Hazen Road in Maricopa County, Arizona, and can be accessed from the Hazen Road and SR-85 interchange. State Route 85 connects Interstate 10 and Interstate 8, which provide access to Phoenix, Los Angeles, Tuscon, San Diego, and more.

PRICE Submit.
Seller to allow time for zoning and entitlements.

SIZE ±55.47 Acres

PARCELS 401-02-001S, 401-02-001D

ZONING RU-43 (Maricopa County)

GENERAL PLAN The property is within the City of Buckeye General Plan

- West ±43 Acres: Business Commerce
- East ±12 Acres: Neighborhood

TAXES (2022) \$4,083.74

UTILITY PROVIDERS

- Electric: Arizona Public Service (APS)
- Water: City of Buckeye
- Sewer: City of Buckeye
- Irrigation District: Buckeye Water Conservation and Drainage District

WELLS

Well	Owner	Type	Installed	Well & Casing Depth	Casing Diameter	Pump Rate
55-636267	ARNOLD,A L	EXEMPT	10/15/1952	160 Feet	6 inches	34 GPM
55-636268	ARNOLD,A L	EXEMPT	11/21/1961	165 Feet	6 inches	34 GPM

PROPERTY HIGHLIGHTS

- Great access with an existing interchange located less than a quarter mile from the property at State Route 85 and Hazen Road.
- Freeway visibility and ±1,846 feet of frontage along Hazen Road.
- Located in an opportunity zone - [Click here for additional information.](#)
- Located in Foreign Trade Zone 277 - [Click here for additional information.](#)
- 1.45 Million Labor Force within 45 minutes.

FUTURE ROAD IMPROVEMENTS

ADOT is expanding Interstate 10 between Verrado Way and State Route 85. Improvements include an additional travel lane in each direction and improvements to the Miller Road and Watson Road interchanges. [Further information regarding these improvements can be found here.](#)

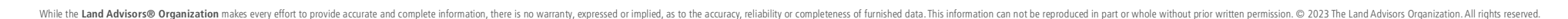
Interstate 11 planning efforts are underway. I-11 is the planned intermountain west corridor that will connect Arizona to Nevada. The grand vision for I-11 is to become a CANAMEX corridor connecting Canada to Mexico, though planning efforts are still in the early stages. In 2021 the I-11 record of decision was published with the route running along the existing State Route 85. [Click here for additional information.](#)

DETAIL MAP

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EMPLOYMENT

The City of Buckeye and the adjacent City of Goodyear have attracted abundant employment activity over the past few years. These cities have drawn top employers, including Five Below, KORE, UPS, Amazon, Microsoft, and many more. Both cities continue to attract the leading developers and users active in or entering the market, with expectations of continued growth.

Goodyear and Buckeye's most active development areas have been along Loop 303, near the Phoenix Goodyear Airport, and in Buckeye south of Interstate 10, with many developments pushing to the SR 85 corridor.

The City of Buckeye is actively growing its employment base and becoming a viable option for users and developers as the surrounding submarket's land constraints grow. The City of Buckeye has more than 20 million square feet of employment planned, with nearly 5 million square feet developed in 2021. Buckeye has recently landed Five Below, Funko Toys, Ross Dress for Less, and KORE Power, which is expected to bring over 3,000 jobs over the next few years. The existing user base includes the Walmart Distribution Center, Cardinal Glass, Clayton Homes, Fetizon, Quikrete, CanAm Steel, Parker Fasteners, and more.

The most recent activity in Buckeye includes Contour RE's groundbreaking on ±1.2 MSF at the southeast corner of Watson Road and Southern Avenue and the June Closing of 10 West Commerce Park (Funko Toys), located at Miller Road and Lower Buckeye Road. The 10 West Commerce Park covered ±860,000 square feet and sold for \$129 Million.

The Loop 303 corridor in Goodyear is actively being developed and has landed many of the top industrial users in the Southwest Valley. The Loop 303 developments have captured employers, including UPS, Amazon, Microsoft, Dick's Sporting Goods, REI, and many more.

South of Interstate 10 in Goodyear, the Phoenix Goodyear Airport has become a central hub for new industrial and data center developments. Since 2017, this corridor has attracted numerous data center developers, large technology companies, manufacturing, and logistics. Some top users include Compass Datacenters, Vantage Datacenters, Microsoft, and several more Fortune 500 users. Healthcare employers are also very active in healthcare providers, including Banner Health across numerous locations, Abrazo Health Hospital, and Cancer Treatment Centers of America.

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
Arizona Public Service	2,500	U.S. Department of the Air Force	6,900
Walmart Distribution Center	1,300	Banner Health	3,000
AZ Department of Corrections	1,100	UPS	1,250
City of Buckeye	515	Chewy	1,080
Cardinal IG	400	Abrazo Healthcare	1,010
Clayton Homes	300	Macy's	1,010
Arizona Public Service	200	Amazon	980
CanAm Steel	120	Subzero	590
Parker Fasteners	110	McLane Sunwest	350
Duncan and Sons Freight	100	Aersale	270

ROSS
DRESS FOR LESS®

five BELOW

Funko

KORE POWER

aps

SUBZERO

Walmart

amazon

WOLF

BOEING

Bal

ups

Abrazo Health

REI

Microsoft

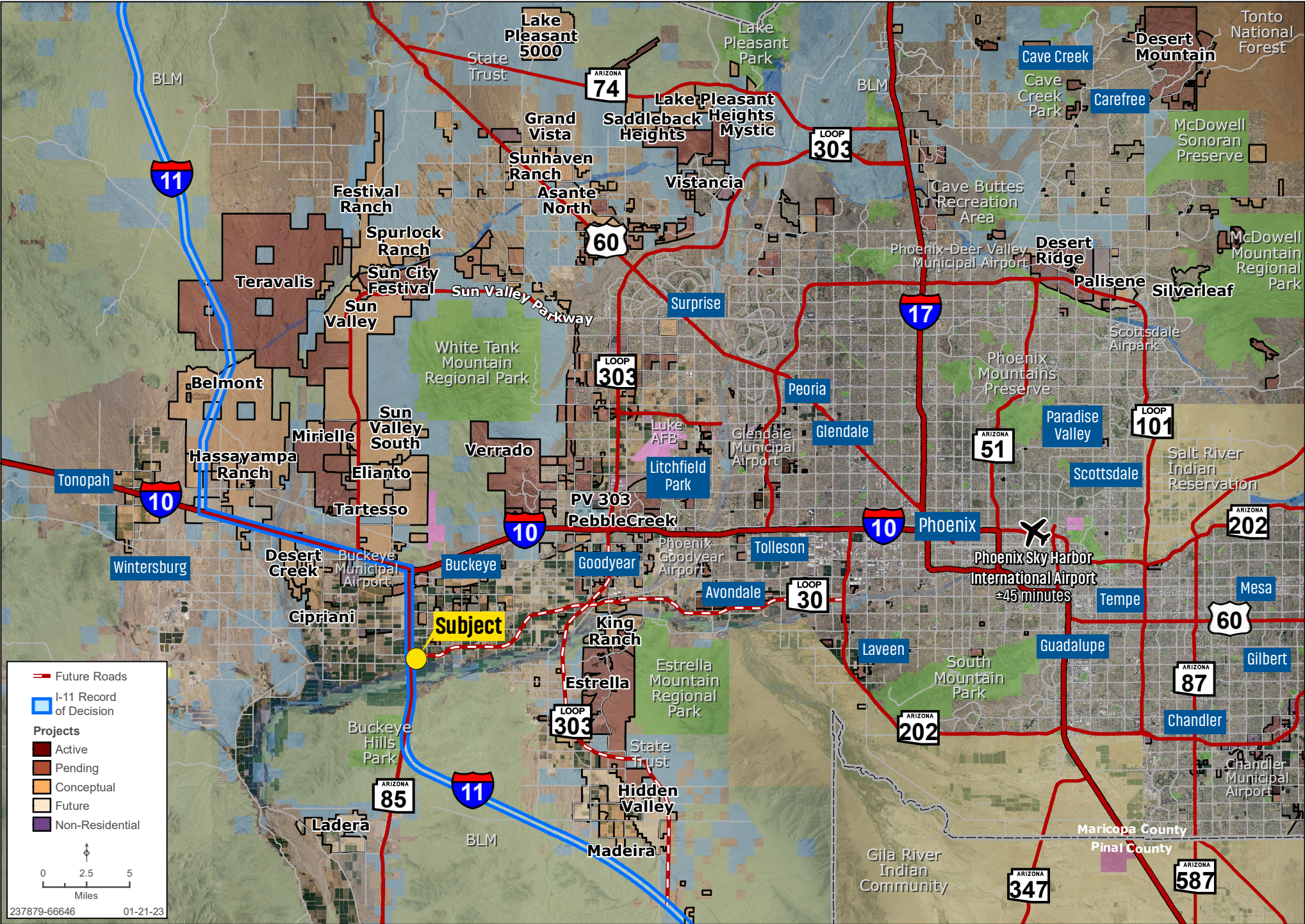


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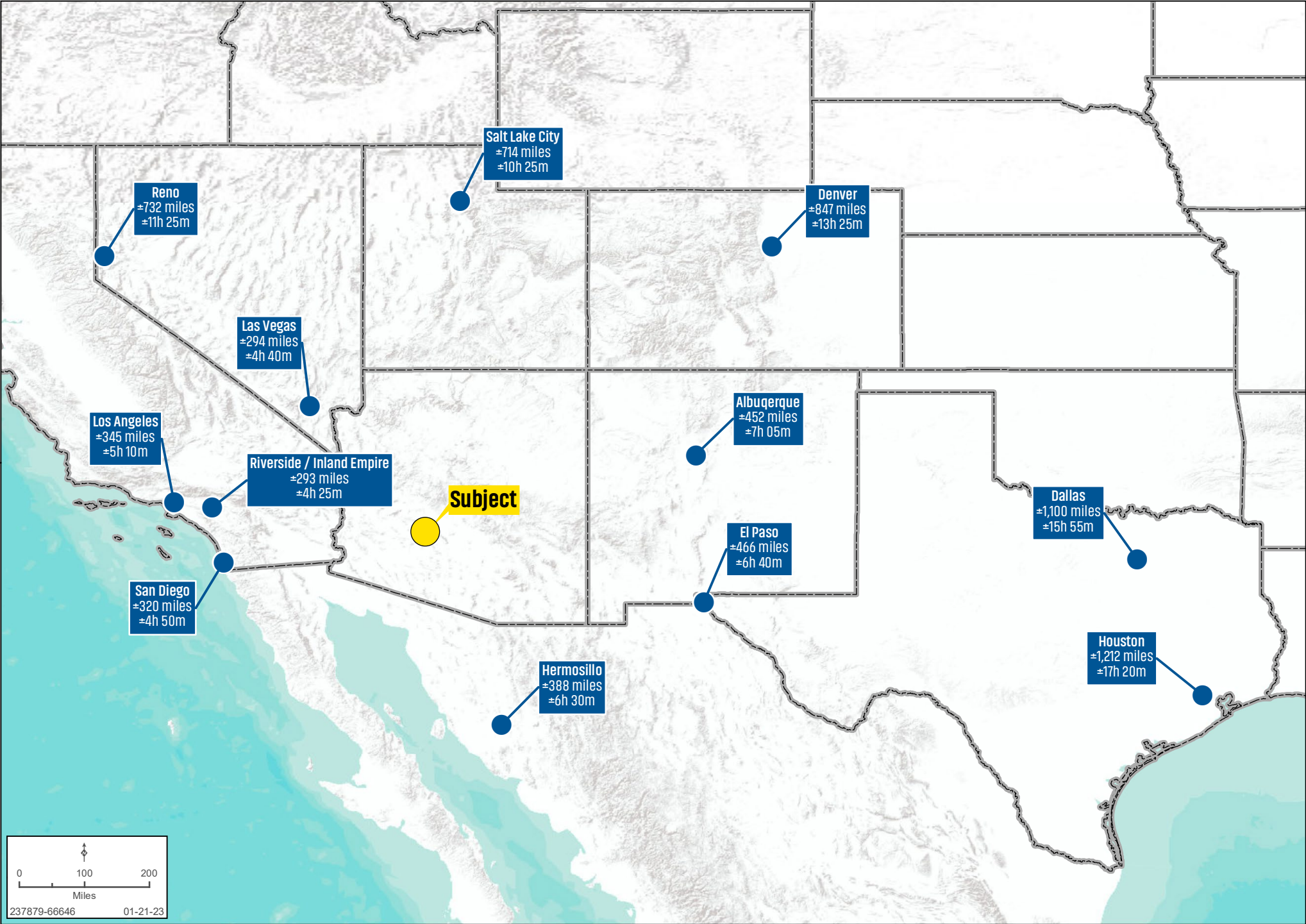
REGIONAL MAP

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DRIVE TIME MAP

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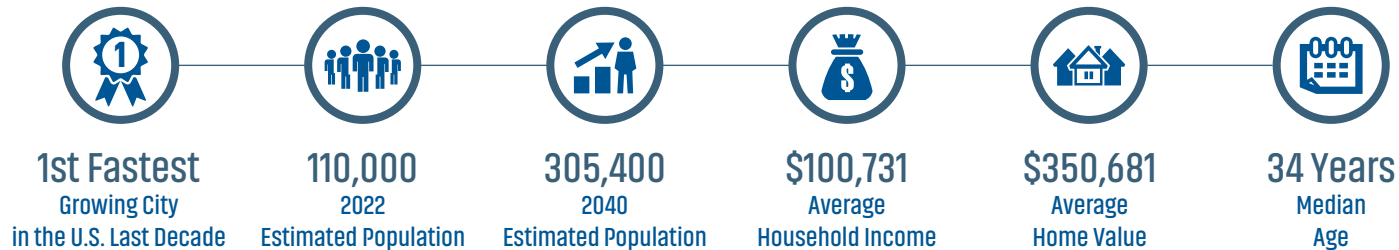


SNAPSHOT ON BUCKEYE

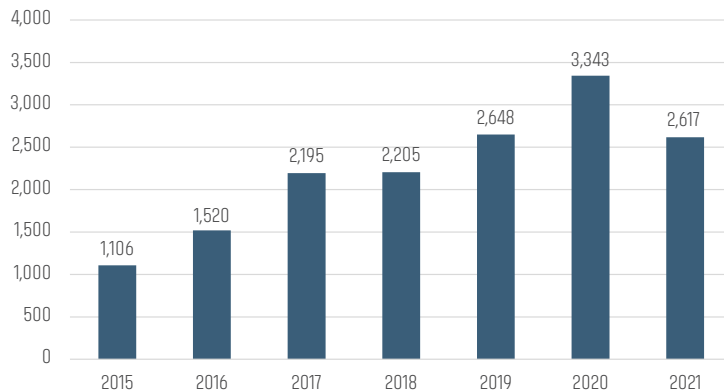


The City of Buckeye has put forth tremendous effort to create a multi-decade development vision that will accommodate large amounts of anticipated growth. Buckeye's planning efforts have included generating an assured 100-year water supply, analyzing the general plan, creating business incentives, building a sense of community, and providing infrastructure improvements throughout the city.

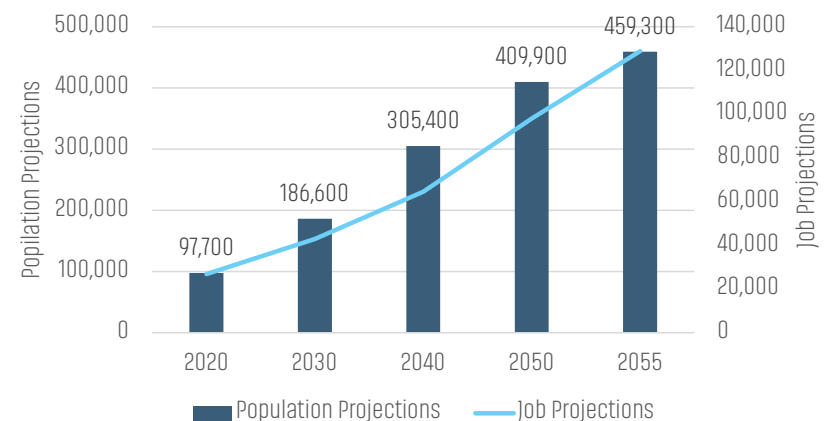
The City of Buckeye has seen tremendous growth over the past decade has been the fastest growing city in the U.S. during that period. Buckeye has seen steady permit growth since 2015 with the first decline in permits occurring in 2021. Buckeye continues to be an attractive destination for new home buyers as it remains more affordable than other nearby cities and as employment activity has bolstered. Buckeye has seen nearly 3.7 million square feet of commercial development over the past two years and is expected to continue growing across a variety of industries including industrial, healthcare, retail, and multifamily.



Permits



AZMAG Population & Job Projections



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



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