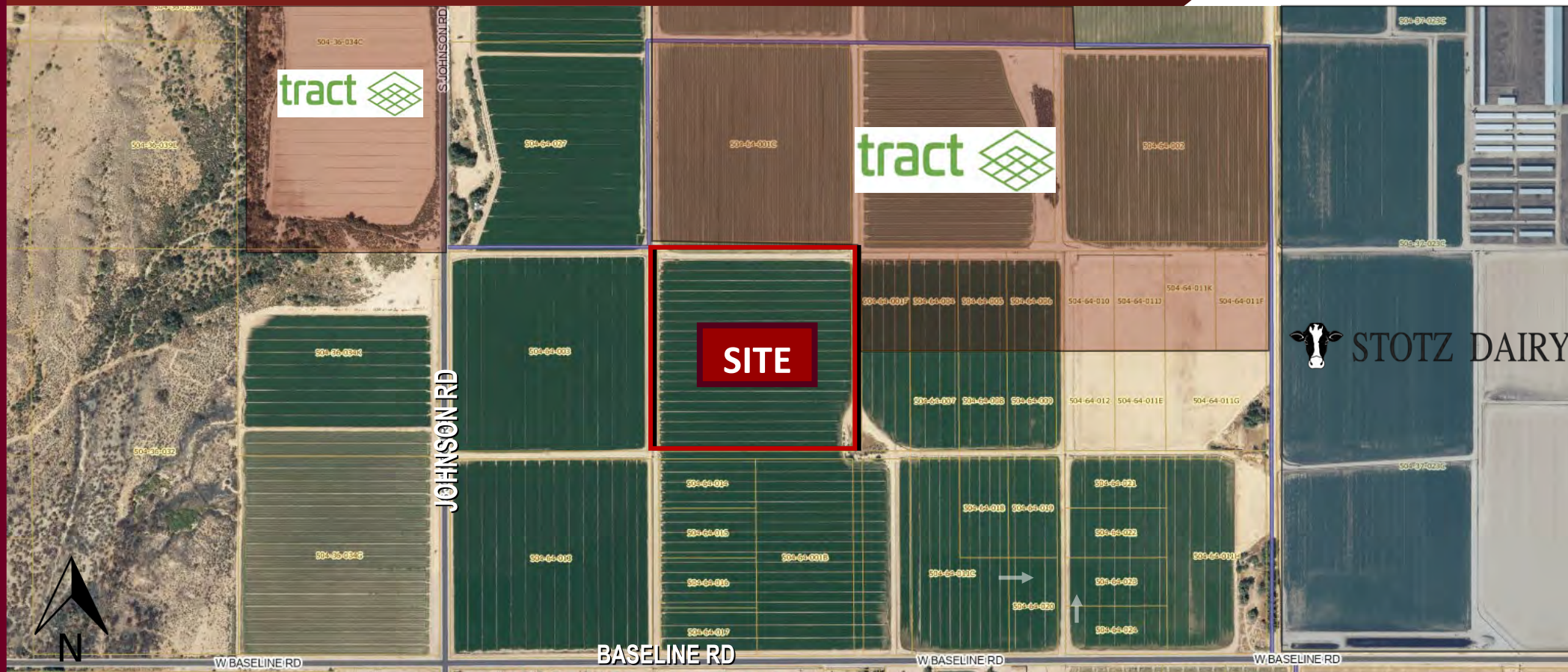


# (NENEC) JOHNSON ROAD & BASELINE ROAD BUCKEYE, ARIZONA



## DETAILS

- **SIZE:** 36.23+/- acres
- **PRICE:** \$4,000,000.00
- **ASSESSOR'S PARCEL NUMBER:** 504-64-001D
- **ZONING:** General Commerce (Heavy Industrial/Commercial)
- **UTILITIES:** Power - APS, Water—City of Buckeye

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## HIGHLIGHTS

- 36 acres of farm ground with grandfathered irrigation rights!
- The property has a water service agreement in place with the City of Buckeye which provides water up to 2.5 DUA. The water agreement can be converted to other uses such as commercial and industrial.
- Heavy Industrial zoning.
- Agricultural tax basis.
- Located in the Arizona Opportunity Zone.
- Adjacent to Tract Data Center in the Buckeye Tech Corridor.
- Buckeye has been the fastest growing city for the past decade with a current population of 120,000. Visit [www.growbuckeye.com](http://www.growbuckeye.com) for population and demographics.

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.

# (NENEC) JOHNSON ROAD & BASELINE ROAD

BUCKEYE, ARIZONA



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# CITY OF BUCKEYE—ECONOMIC DEVELOPMENT

  
**6.2M SF**  
ACTIVE DEVELOPMENT IN Q2 2024

## COMMERCIAL MARKET

  
**2.8M SF**  
2024/2025 PIPELINE

## RESIDENTIAL MARKET

### Commercial Activity

Commercial activity in Buckeye is rising, with approximately 9 million square feet of commercial development underway or slated to begin in 2024/2025.

### The Pipeline

Buckeye's expansive 640 square miles promise a future brimming with opportunities. There is currently an additional 3 million square feet of development activity in the pipeline. This includes developments from various sectors, positioning Buckeye as a dynamic hub for innovation and growth.

- Speculative Industrial Buildings
- Healthcare Campus
- Retail and Services
- Downtown Redevelopment



### Annual Growth

Buckeye continues to see tremendous residential growth throughout the community. The city is projecting 2,300+ SFR & Multi-family units in 2024, which equates to approximately 7,360 new residents added to the community this year.

(population project based on 3.2 people/SF DU & 2 people/MF DU)

### 2022 SFR & MF Permits

**2,193**

City of Buckeye Permitting Department

### 2023 SFR & MF Permits

**2,658**

City of Buckeye Permitting Department

### 2024 SF & MF Unit Projection

**2,300**

City of Buckeye Estimate

  
**Reverse Commute**  
TRAVEL AGAINST THE FLOW OF TRAFFIC

### 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 Million**  
LABOR FORCE

### 1.45 Million Labor Force

Businesses gain access to over 1 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.

  
**Export 92%**  
CURRENT WORKFORCE

### 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.

\*[www.growbuckeye.com](http://www.growbuckeye.com)

**Why invest in Buckeye, AZ?**



- Buckeye is the largest city in Arizona by land area (642 square miles)
- 5<sup>th</sup> fastest growing city in the U.S. \*
- #1 fastest growing city in Greater Phoenix \*
- Projected to be the 3<sup>rd</sup> largest city in population by 2040
- Solid middle class demographics
- Rapidly growing labor force
- Strong city commitment to economic development initiatives



# Opportunity Zones

**What is an Opportunity Zone?**

Arizona was one of the first states in the nation to have its Opportunity Zones officially designated by the U.S. Treasury Department. Opportunity Zones is a new community development program authorized under the Federal Tax Cuts and Jobs Act 2017, which is designed to encourage long-term investment into qualifying Census tracts. The program provides tax incentives on capital gains monies invested into these zones while bolstering economic development activity in local communities across the nation.

**How do they work?**

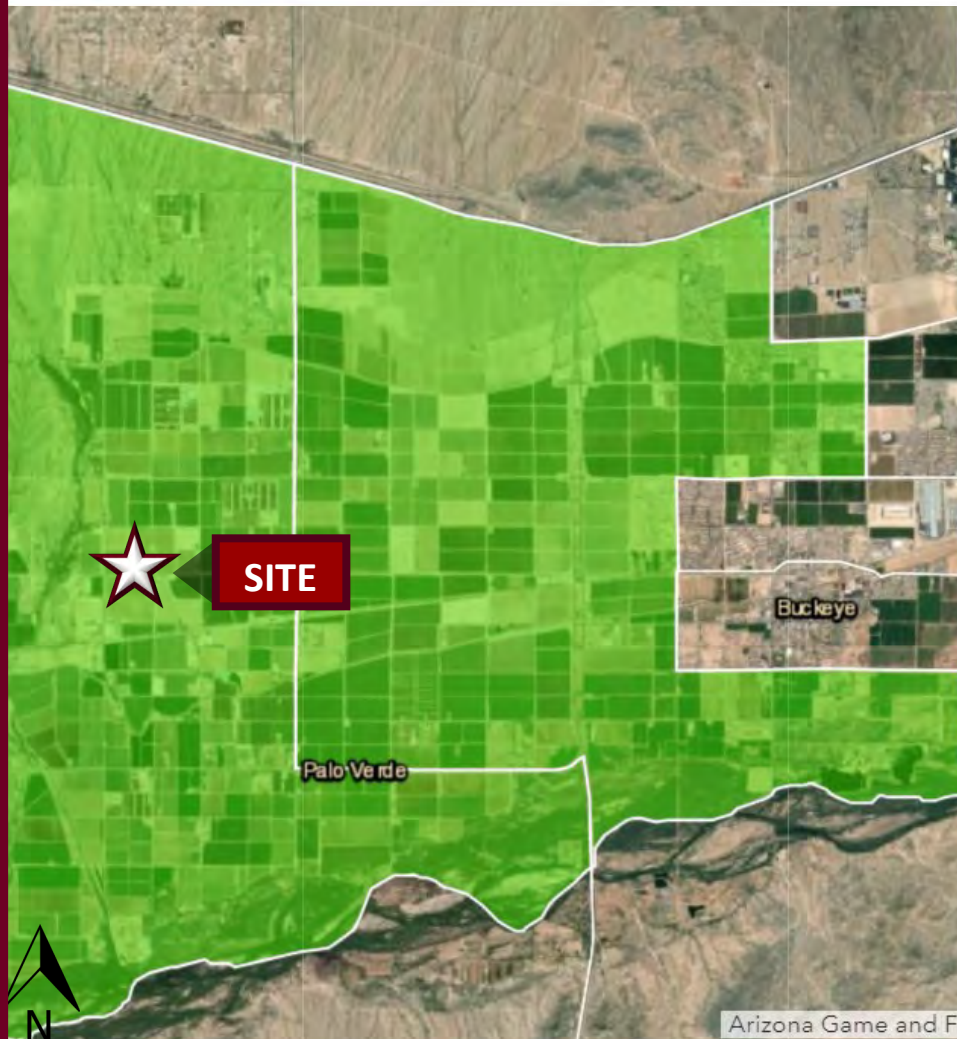
Qualified Opportunity Funds are investment vehicles, organized as a corporation or partnership, whose purpose is to invest in Qualified Opportunity Zone property; a wide variety of uses are eligible for this investment, including industrial, office, retail, and hotels.

As the program continues to be rolled out, the following are the Federal Tax Benefits an investor can benefit from when investing in an Opportunity Fund.

- |   |   |
|---|---|
| <p><b>1 DEFERRAL</b><br/>Realize a capital gain, reinvest it in an opportunity fund. Taxation on that gain deferred until 2026.</p>               | <p><b>2 10% REDUCTION</b><br/>If opportunity fund investment held for 5 years by 12/31/26, tax on previous deferred gain reduced 10 percent.</p>        |
| <p><b>3 15% REDUCTION</b><br/>If opportunity fund investment held for 7 years, by 12/31/26, tax on previous deferred gain reduced 15 percent.</p> | <p><b>4 ELIMINATION</b><br/>If opportunity fund investment is held for 10+ years, no capital gains tax assessed on <u>that</u> (second) investment.</p> |

A taxpayer, including individuals, corporations, and partnerships, that rolls over a gain within 180 days of a sale to an unrelated party into a qualified Opportunity Fund can receive this benefit. The theory is that a successful Opportunity Fund will earn enough over the 10 year period to pay off the original capital gains taxes owed and have enough remaining to realize the tax free earnings.

*\*Source: Arizona Commerce Authority and Steptoe & Johnson LLP*



**Opportunity Zones in Buckeye, AZ**

The city of Buckeye has 3 Census tracts designated as Opportunity Zones (see attached map). These Opportunity Zones each provide unique opportunities and focus for investors. Properties located in the zone have entitlements in place which can support the development of your project within the 31 month development requirement.

Census Tract No.	Development Opportunity
506.09	Representing our I-10 Commerce Districts, this zone provides commercial and mixed-use development opportunities within both the Verrado Way and Watson Road corridors.
506.07	Overlaying our primary Industrial Rail Districts, the Airport Employment District, portions of the I-10 Commerce District and Buckeye Historic Downtown, this zone provides the largest investment opportunities on an acre basis.
506.04	Serving as a long-term investment opportunity, this zone incorporates the Airport Employment District, which is municipally owned.

### DISTANCE AND DRIVE TIME TO MAJOR CITIES

Phoenix:	35 miles / 45 minutes
Tucson:	156 miles / 2.26 hours
Las Vegas:	294 miles / 4.34 hours
San Diego:	320 miles / 4.48 hours
Los Angeles:	345 miles / 5.15 hours
Albuquerque:	458 miles / 7.20 hours
El Paso:	470 miles / 6.46 hours
Salt Lake City:	714 miles / 10.32 hours
San Francisco:	746 miles / 10.45 hours
Denver:	853 miles / 13.31 hours
Dallas:	1100 miles / 15 hours
Houston:	1209 miles / 16.5 hours

