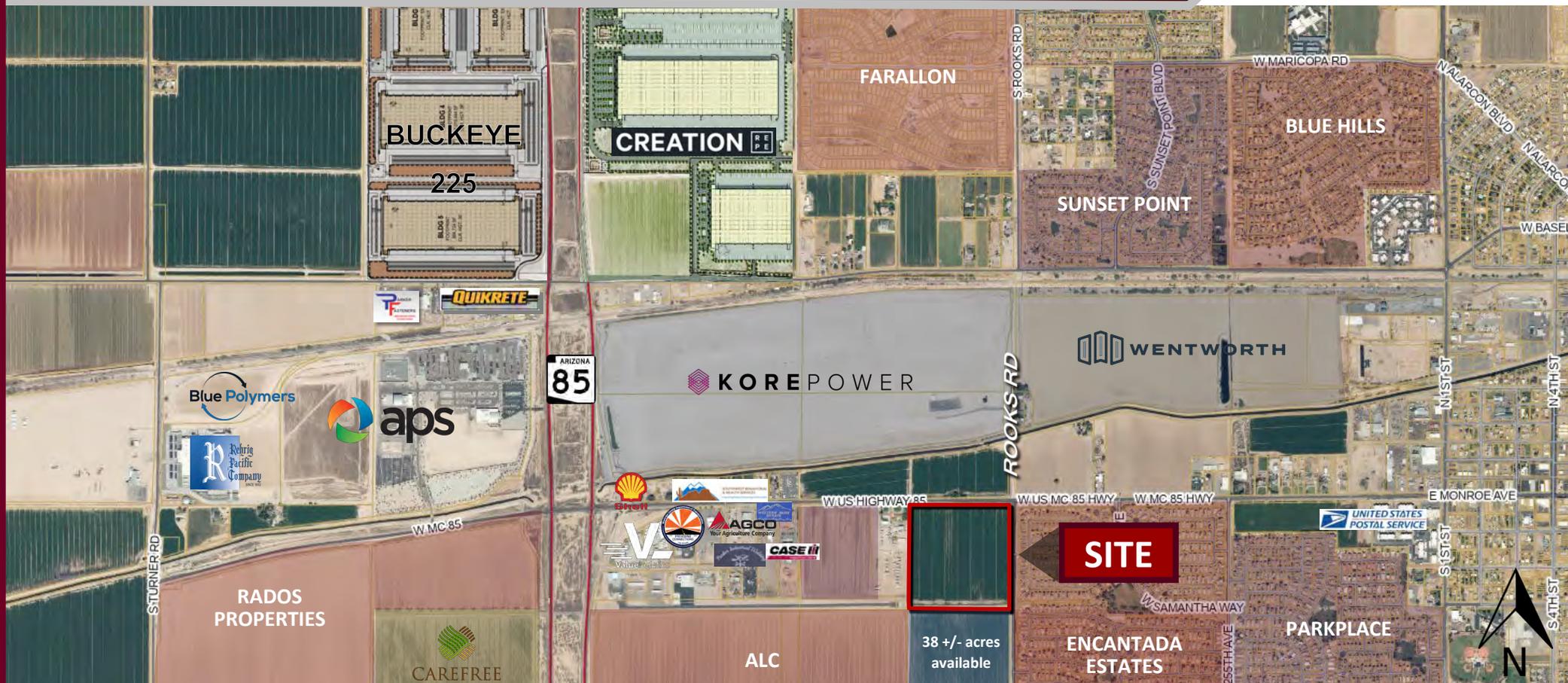


(SWC) MARICOPA COUNTY HIGHWAY 85 & ROOKS ROAD

BUCKEYE, ARIZONA



DETAILS

- **SIZE:** 35.3 +/- acres
- **PRICE:** \$8.00 psf (\$12,301,344.00)
- **ASSESSOR'S PARCEL NUMBERS:** 401-87-007B
- **ZONING:** I-1
- **UTILITIES:** Water/Sewer—City of Buckeye, Power—APS, Gas—Southwest Gas

SCOTT TRUITT - DESIGNATED BROKER

✉ TRUITT@WESTERNLANDCO.NET
🌐 WWW.WESTERNLANDCO.NET
📞 O: 623-977-4900 M: 602-622-9099 F: 888-901-4243



HIGHLIGHTS

- Excellent industrial opportunity. Zoned I-1 in the City of Buckeye.
- MC Highway 85 frontage.
- Property is expandable with an additional 37.9 acres to the south.
- City of Buckeye water and sewer are adjacent to the property.
- Arizona Public Service 69KV line is adjacent to the property.
- Southwest Gas adjacent to the property.
- Located in the Arizona Opportunity Zone.
- Buckeye has been the fastest growing city in the United States for the past decade with a current population of 120,000. Visit 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.

(SWC) MARICOPA COUNTY HIGHWAY 85 & ROOKS ROAD

BUCKEYE, ARIZONA



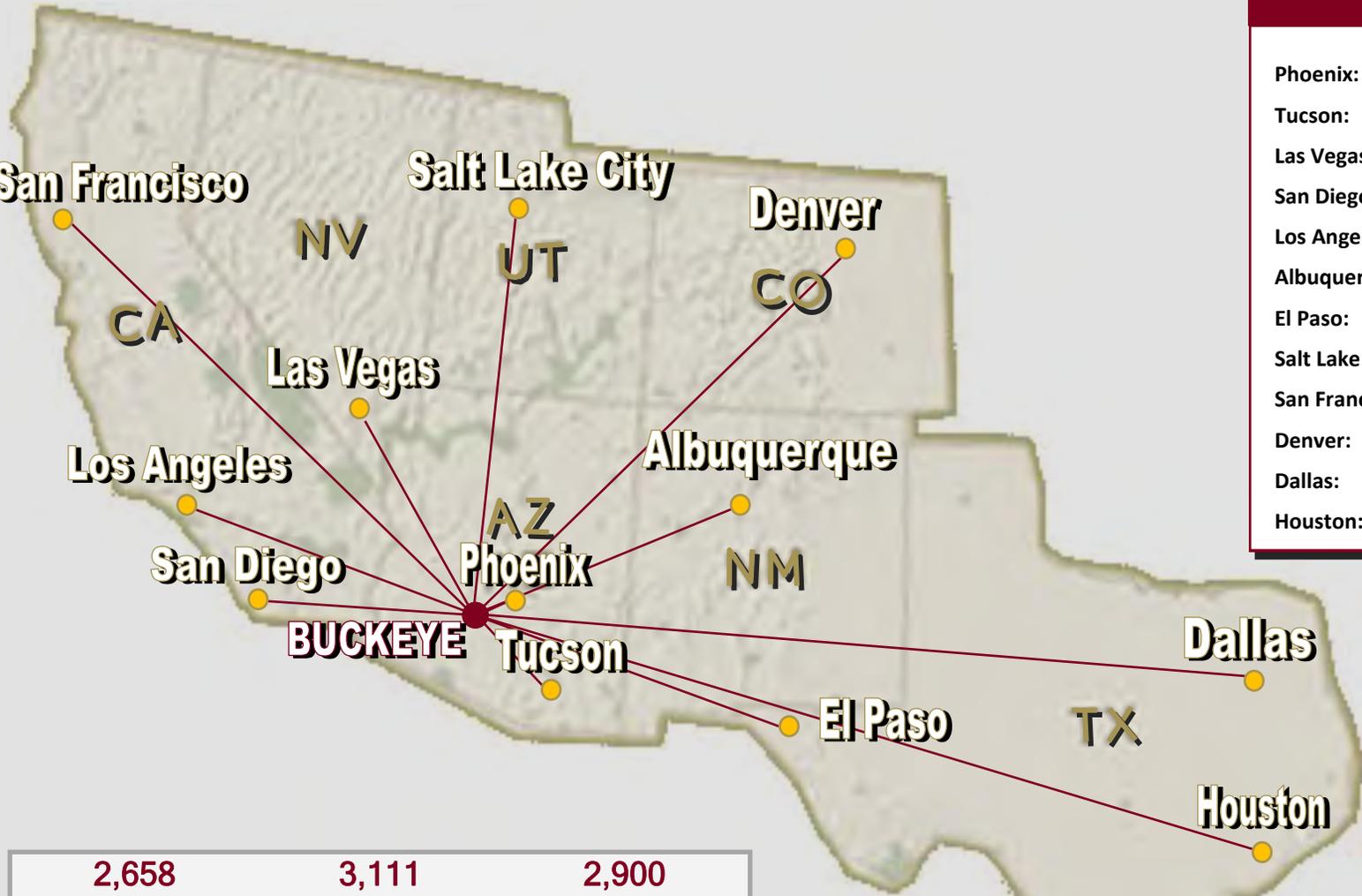
SITE



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.

DISTANCE AND DRIVE TIME TO MAJOR CITIES

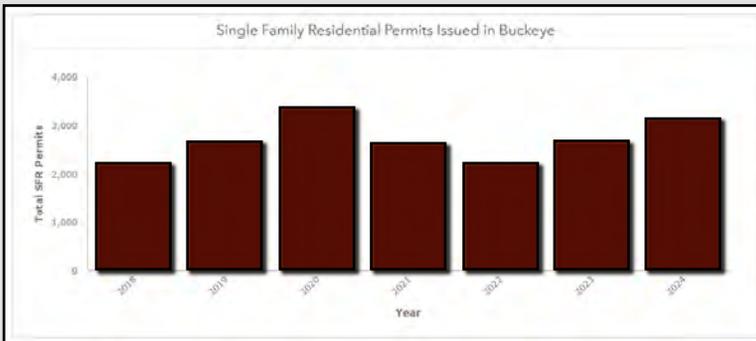
Phoenix:	35 miles / 45 minutes
Tucson:	156 miles / 2.26 hours
Las Vegas:	294 miles / 4.34 hours
San Diego:	320 miles / 4.48 hours
Los Angeles:	345 miles / 5.15 hours
Albuquerque:	458 miles / 7.20 hours
El Paso:	470 miles / 6.46 hours
Salt Lake City:	714 miles / 10.32 hours
San Francisco:	746 miles / 10.45 hours
Denver:	853 miles / 13.31 hours
Dallas:	1,105 miles / 15 hours
Houston:	1,216 miles / 17 hours



1.3M SF
ACTIVE RETAIL AND SERVICE DEVELOPMENT IN Q1 2025

7.5M SF
ACTIVE INDUSTRIAL DEVELOPMENT IN Q1 2025

2,658	3,111	2,900
2023 SFR & MF PERMITS	2024 SFR & MF PERMITS	2025 SFR & MF UNIT PROJECTION



Annual Growth
Buckeye continues to see tremendous residential growth throughout the community. The city is projecting 2,900+ SFR & Multi-family units in 2025, which equates to approximately 8,300 new residents added to the community.
(population project based on 3.2 people/SF DU & 2 people/MF DU)

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

The Pipeline
Buckeye's expansive 640 square miles promise a future brimming with opportunities. There is currently 8.8 million square feet of development activity underway. 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

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.

Why invest in Buckeye, AZ?



- Buckeye is the largest city in Arizona by land area (642 square miles)
- 5th fastest growing city in the U.S. *
- #1 fastest growing city in Greater Phoenix *
- Projected to be the 3rd 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?

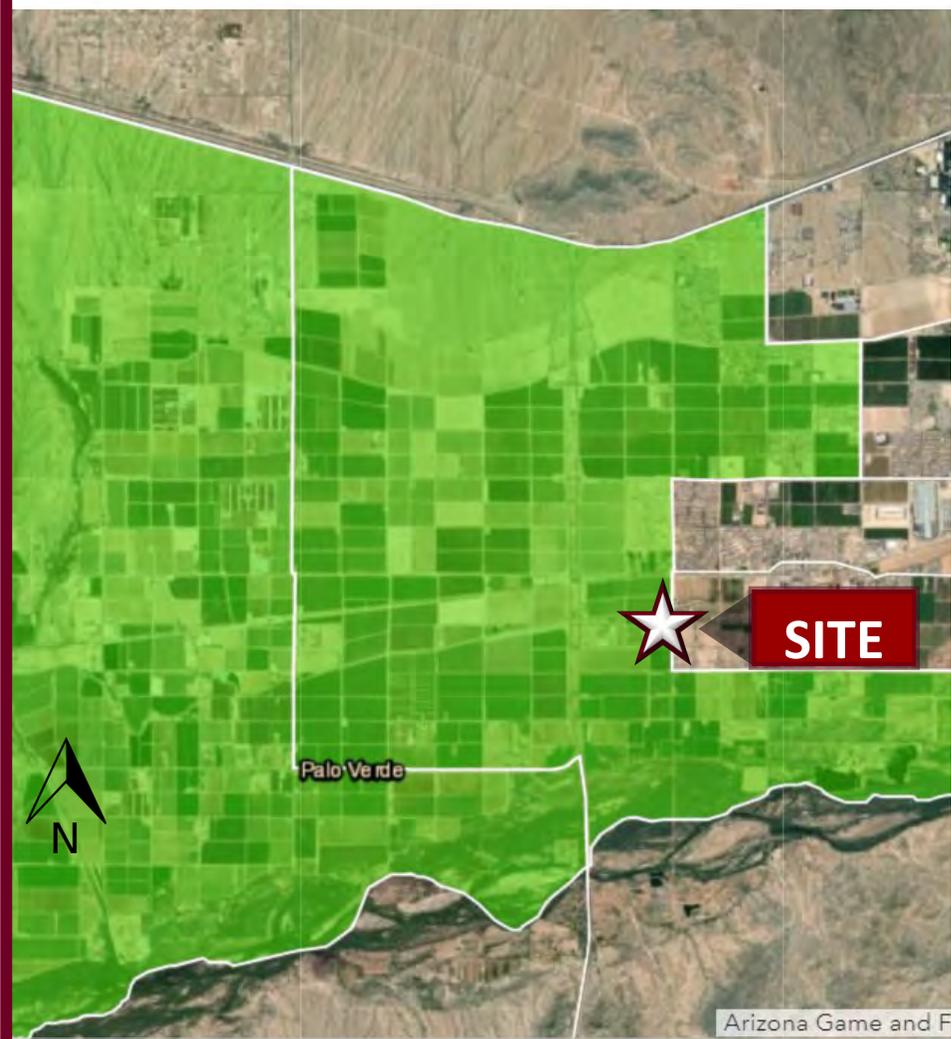
Qualified Opportunity Funds are investments vehicles, organized as a corporation or partnership, whose purpose is to invest in Qualified Opportunity Zone property; a wide variety of uses are eligible for this investment, including industrial, office, retail, and hotels.

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>1 DEFERRAL
Realize a capital gain, reinvest it in an opportunity fund. Taxation on that gain deferred until 2026.</p> | <p>2 10% REDUCTION
If opportunity fund investment held for 5 years by 12/31/26, tax on previous deferred gain reduced 10 percent.</p> |
| <p>3 15% REDUCTION
If opportunity fund investment held for 7 years, by 12/31/26, tax on previous deferred gain reduced 15 percent.</p> | <p>4 ELIMINATION
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.



SITE



Buckeye

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.