



# 100 ACRE BUCKEYE PROPERTY

Address Not Disclosed, Buckeye, AZ



## PROPERTY DESCRIPTION

Located in the heart of Buckeye, this 100 acre property is surrounded by other properties currently being rezoned industrial. This property currently has grandfathered irrigation rights that are able to be transferred to ground water rights.

## PROPERTY HIGHLIGHTS

- 100 acres of development ready land Right off of Union Pacific
- Railroad Tracks Located in booming industrial Buckeye
- Close proximity to I-10 and 85
- Direct Freeway Visibility
- Irrigation water rights that can be converted into ground water rights

## OFFERING SUMMARY

|                  |                            |
|------------------|----------------------------|
| Sale Price:      | 10,000,000                 |
| Number of Units: | 1                          |
| Lot Size:        | 100 Acres                  |
| APNs:            | 401-17-011-B, 401-17-010-D |

| DEMOGRAPHICS      | 1 MILE   | 10 MILES | 30 MILES |
|-------------------|----------|----------|----------|
| Total Households  | 29       | 15,557   | 345,368  |
| Total Population  | 62       | 46,416   | 974,433  |
| Average HH Income | \$66,751 | \$67,808 | \$71,090 |

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Each Office Independently Owned and Operated

LAND FOR SALE

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## PV 10 CORRIDOR

Located 2 miles west of the Loop 303 and I-10 mini-stack, the PV 10 Corridor offers over 640 acres of industrial development opportunities. Prime for advanced manufacturing, distribution & logistics, and business park developments the corridor provides direct free-way visibility and access to Interstate 10.

## MILLER CORRIDOR

Located off the I-10 and Miller Road interchange the Miller Corridor is prime for business park, distribution & logistics, light manufacturing, and flex industrial developments. The corridor includes over 160 acres and successful businesses include Five Below, Empire Southwest, Love's Travel Stop and QT.

## 85 RAIL CORRIDOR

Located in the heart of Buckeye, this rail-served complex is home to over 3 million square feet of existing industrial development including the Cardinal Glass Industries, Parker Fasteners, Walmart Distribution Center, Clayton Homes, Duncan & Son Lines, Canam Steel and Fertizona. The Complex is prime for advanced manufacturing facilities, large scale industrial campuses, and rail served developments.

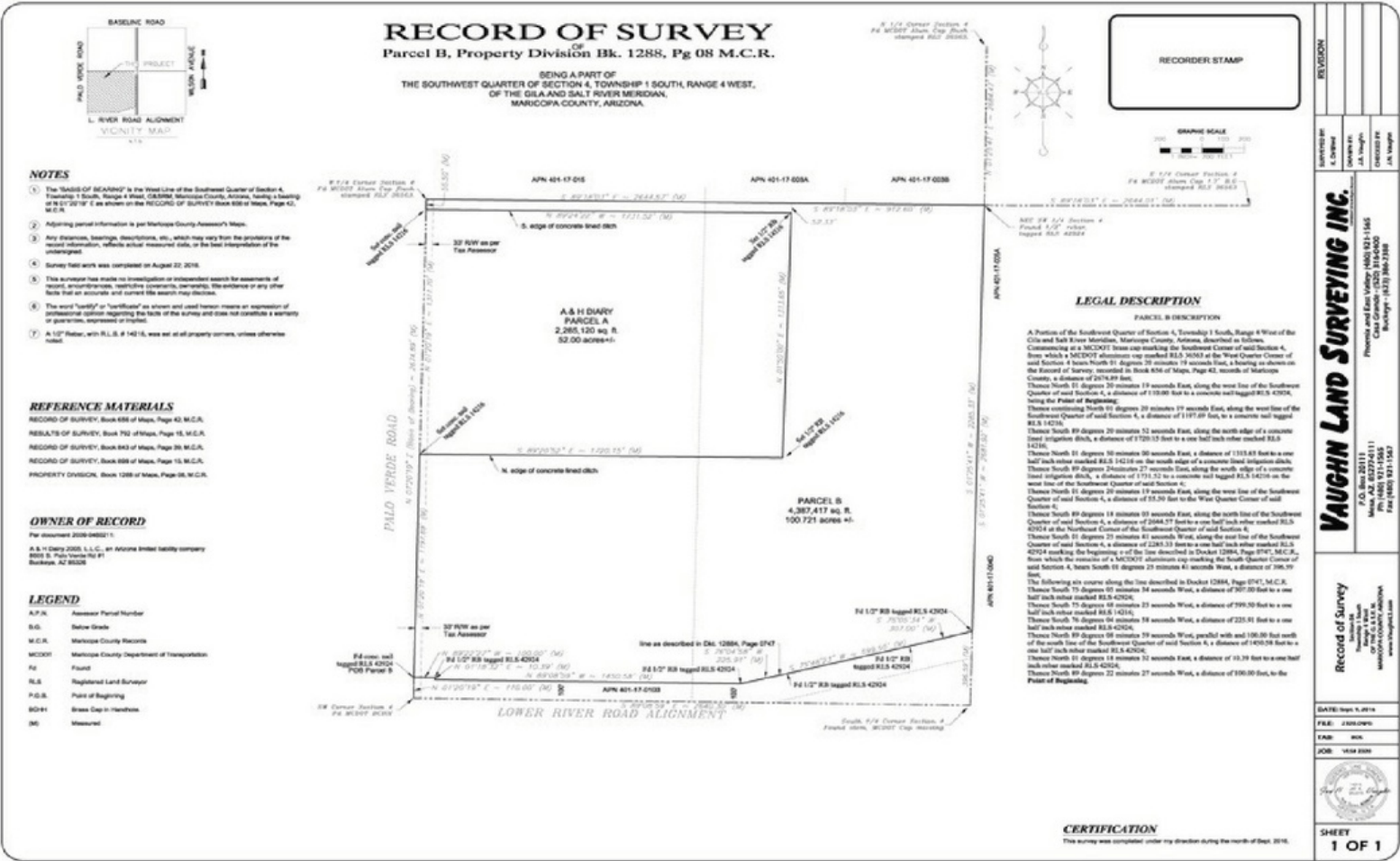
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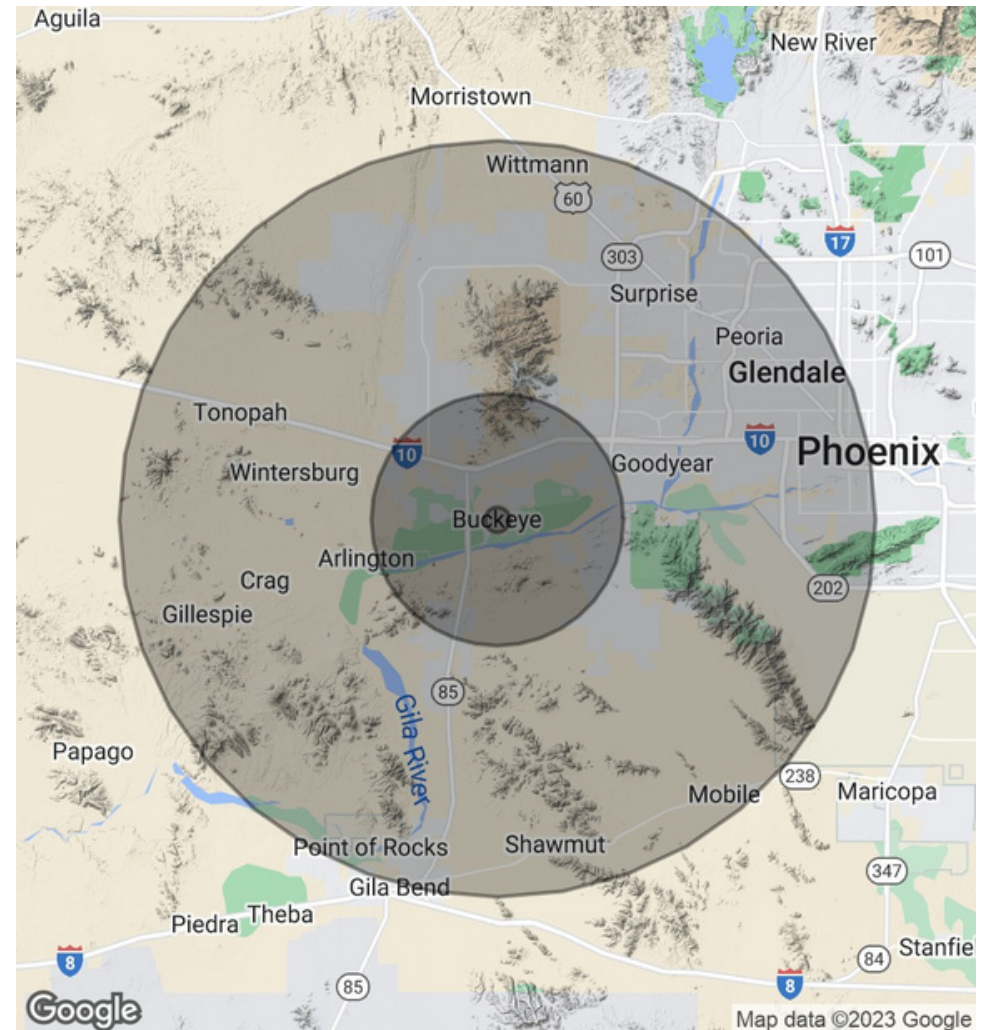
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| POPULATION           | 1 MILE | 10 MILES | 30 MILES |
|----------------------|--------|----------|----------|
| Total Population     | 62     | 46,416   | 974,433  |
| Average Age          | 40.5   | 32.4     | 36.6     |
| Average Age (Male)   | 35.5   | 31.3     | 35.8     |
| Average Age (Female) | 44.4   | 33.9     | 37.4     |

| HOUSEHOLDS & INCOME | 1 MILE    | 10 MILES  | 30 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 29        | 15,557    | 345,368   |
| # of Persons per HH | 2.1       | 3.0       | 2.8       |
| Average HH Income   | \$66,751  | \$67,808  | \$71,090  |
| Average House Value | \$309,984 | \$209,912 | \$228,173 |

\* Demographic data derived from 2020 ACS - US Census



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