



±1,825 ACRES (ALL OR PART) INDUSTRIAL MEGA SITES



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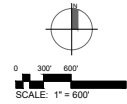
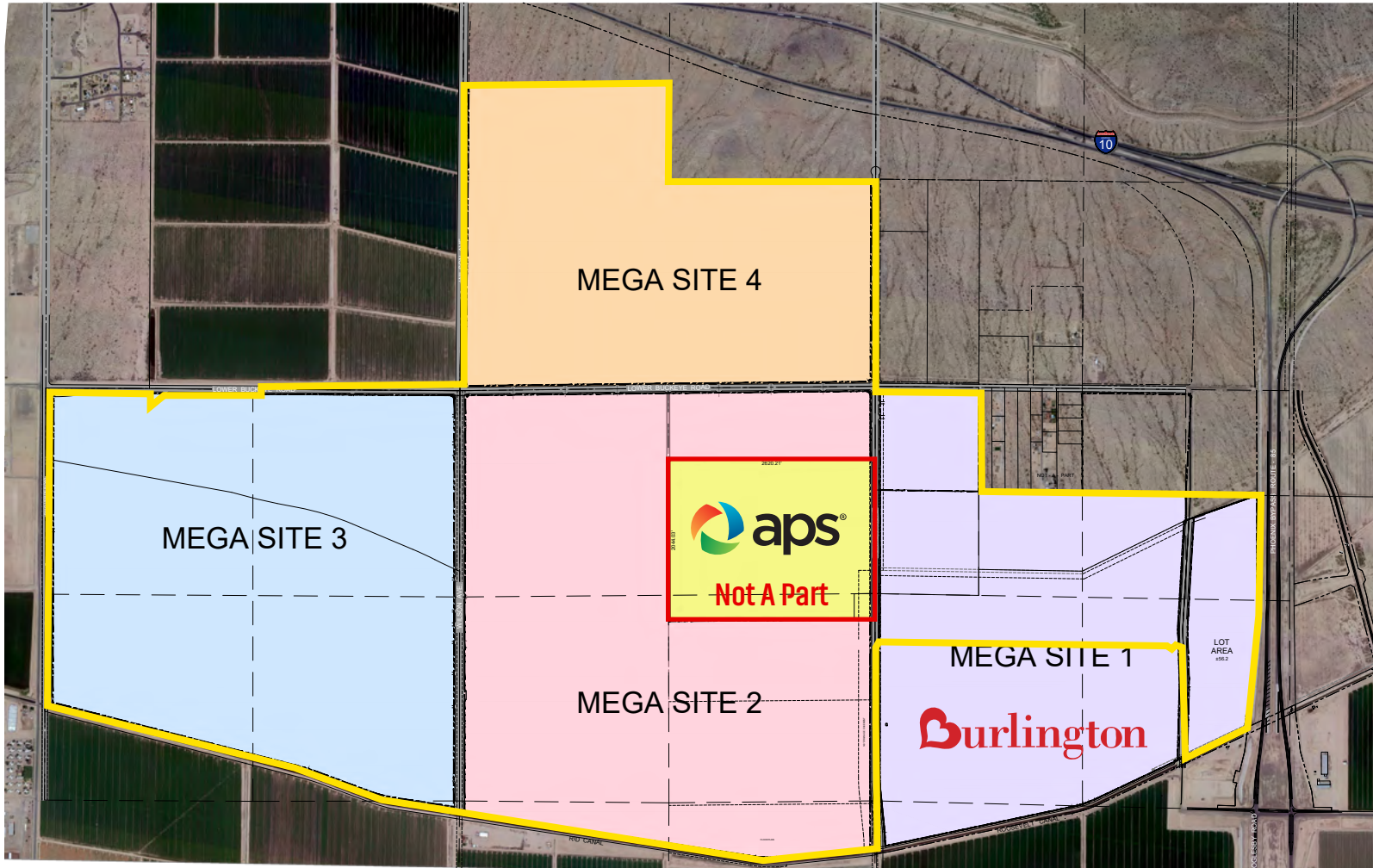
EXECUTIVE SUMMARY



LOCATION AND ACCESS	Property located southwest of the Junction between Interstate 10 and State Route 85 located in Buckeye, AZ. The property can be accessed off the Palo Verde & I-10 interchange or off SR-85 & Broadway Road's interchange. These nearby highways connect the property to Phoenix, Tucson, San Diego, Los Angeles, and more.
PRICE	Submit - Call for Details
COMMISSION	<i>Seller is exclusively represented by Nathan & Associates and Land Advisors Organization; therefore, Seller is not offering or agreeing to pay a brokerage fee-commission to any outside broker to represent Seller. Notwithstanding the foregoing, <u>Seller will pay a brokerage fee/commission to a licensed real estate broker that represents an End-User that acquires land from Seller ("End-User's Broker"), provided End-user's Broker is identified in writing prior to execution of the purchase agreement (or as otherwise required by applicable law).</u></i>
SIZE	±1,825 Acres (all or part)
UTILITIES	<p>Water & Sewer: City of Buckeye</p> <p>Power: Arizona Public Service (APS)</p> <p>The owner of Westpark has submitted its Large Project request to APS and has completed a load ramp up study for the entire Westpark development. The owner has requested and is in the que for 2GW of power. It is anticipated that 11-15GW will be transmitted at the TS35 APS substation. APS has stated that proximity to large APS infrastructure will play a role in power availability and where the owner is in the que.</p> <p>Westpark Data Center Large Load Request Feasibility Study Report</p> <p>Westpark Data Center Feasibility Notes</p>

APS SUBSTATION	The 120-acre APS substation will be one of the largest substations in Western USA. APS acquired the land in Q1 of 2025 and is in the process of completing their line siting study with the AZCC. Based on preliminary site plans, there is capacity for seven 500kv lines, thirteen 250kv lines, and seven 69kv lines at this substation. After AZCC approval, the project will start construction and take 2-3 years to complete construction. APS refers to the substation in their 10-year Transmission System Plan as TS35. The proximity to this major piece of infrastructure presents an exceptional opportunity for data center and battery developers alike. The owner has data center zoned sites available today.
OFFSITE CONSTRUCTION SCHEDULE	Please see attached exhibits.
U.S. FOREIGN-TRADE ZONES	FTZ NO. 277 Service Area
OPPORTUNITY ZONE	Property is located in an opportunity zone. Please click here for additional details on Arizona Opportunity Zones .
BUCKEYE MUNICIPAL AIRPORT	The primary objective of this airport is to develop and maintain a financially feasible, long term development program which will satisfy aviation demand and be compatible with the surrounding community development. To read more please click here.

WESTPARK COMMERCE & LOGISTICS CENTER



COLOR LEGEND

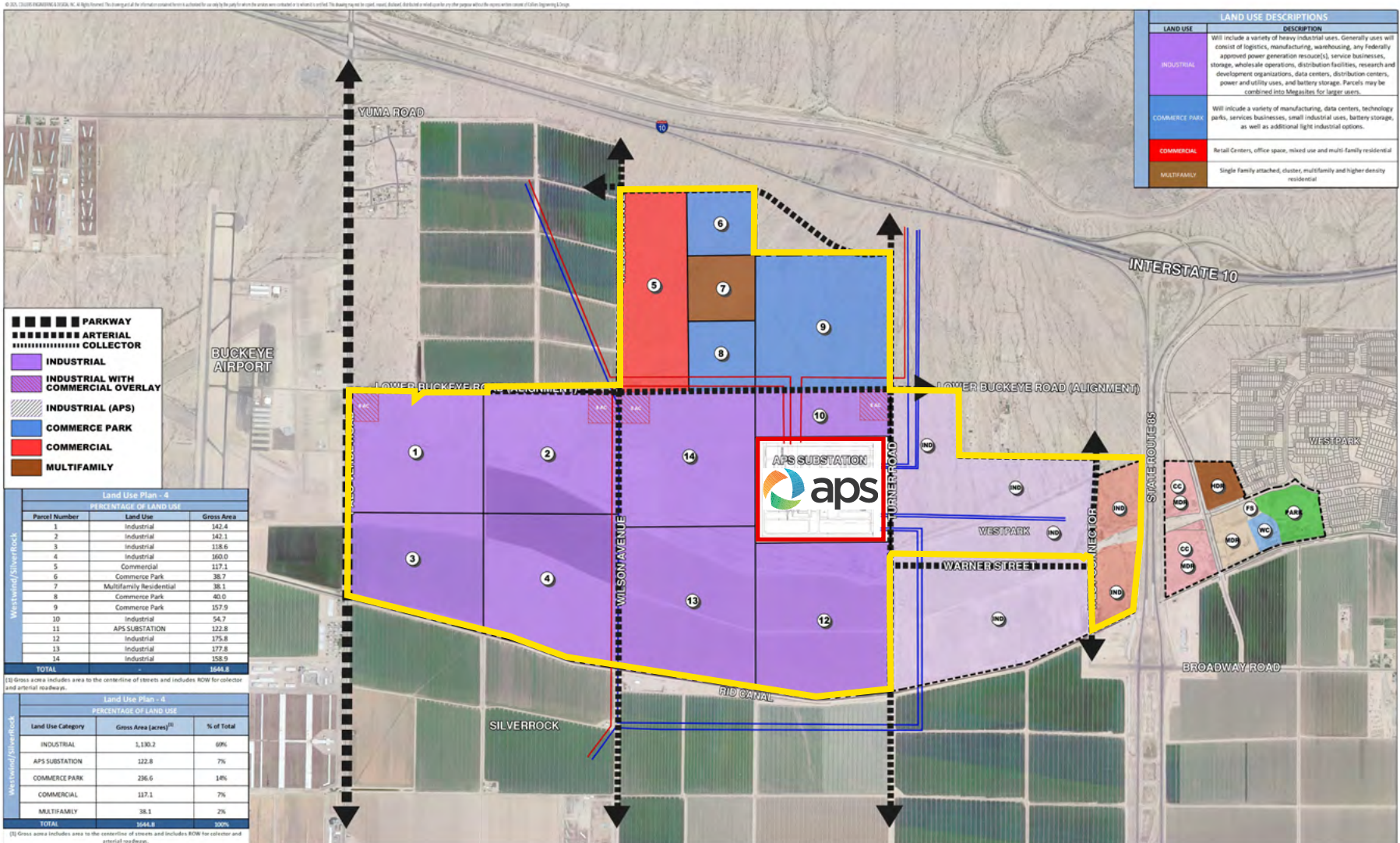
- MEGA SITE 1
±453.6 AC
- MEGA SITE 2
±546.4 AC
- MEGA SITE 3
±534.0 AC
- MEGA SITE 4
±374.7 AC



WESTPARK
Commerce & Logistics Center
BUCKEYE, AZ



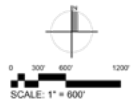
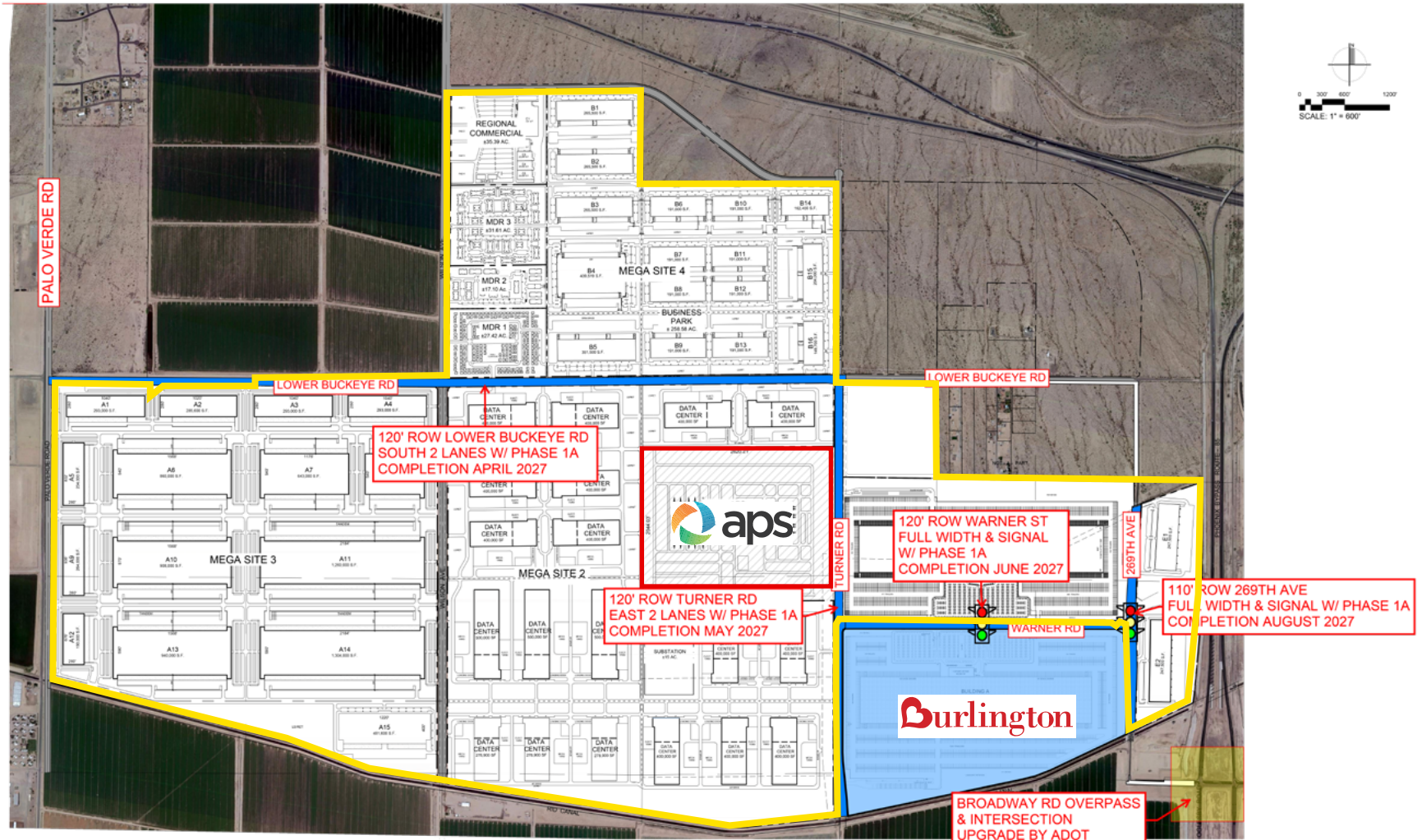
CONCEPTUAL LAND USE PLAN



WESTWIND/SILVERROCK
BUCKEYE, AZ

CONCEPTUAL LAND USE PLAN 4

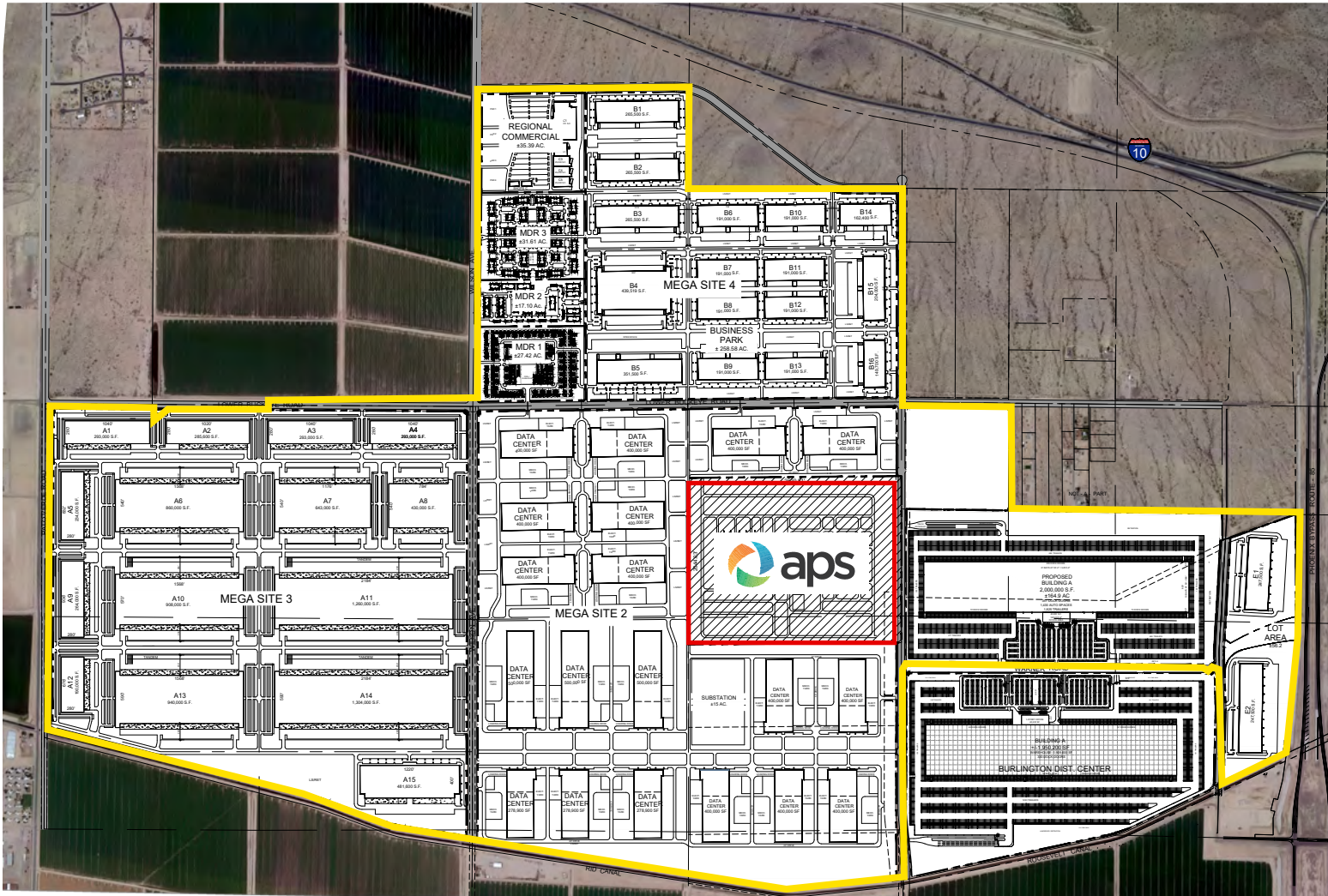
WESTPARK DESIGN SCHEDULE



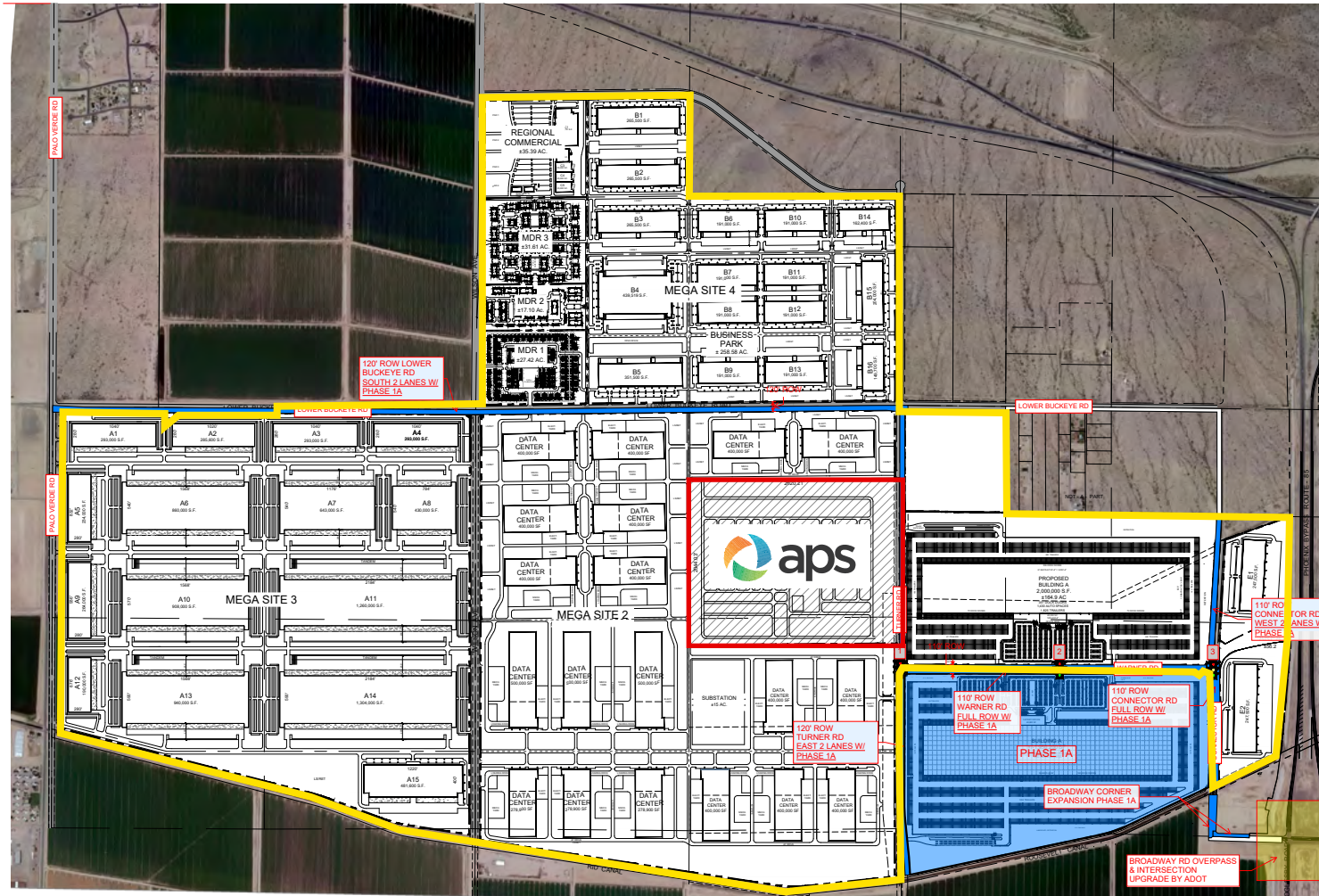
WESTPARK Commerce & Logistics Center

**INFRASTRUCTURE CURRENTLY FUNDED
CONSTRUCTION STARTING Q2 2026**

MASTER SITE PLAN



INFRASTRUCTURE PLAN

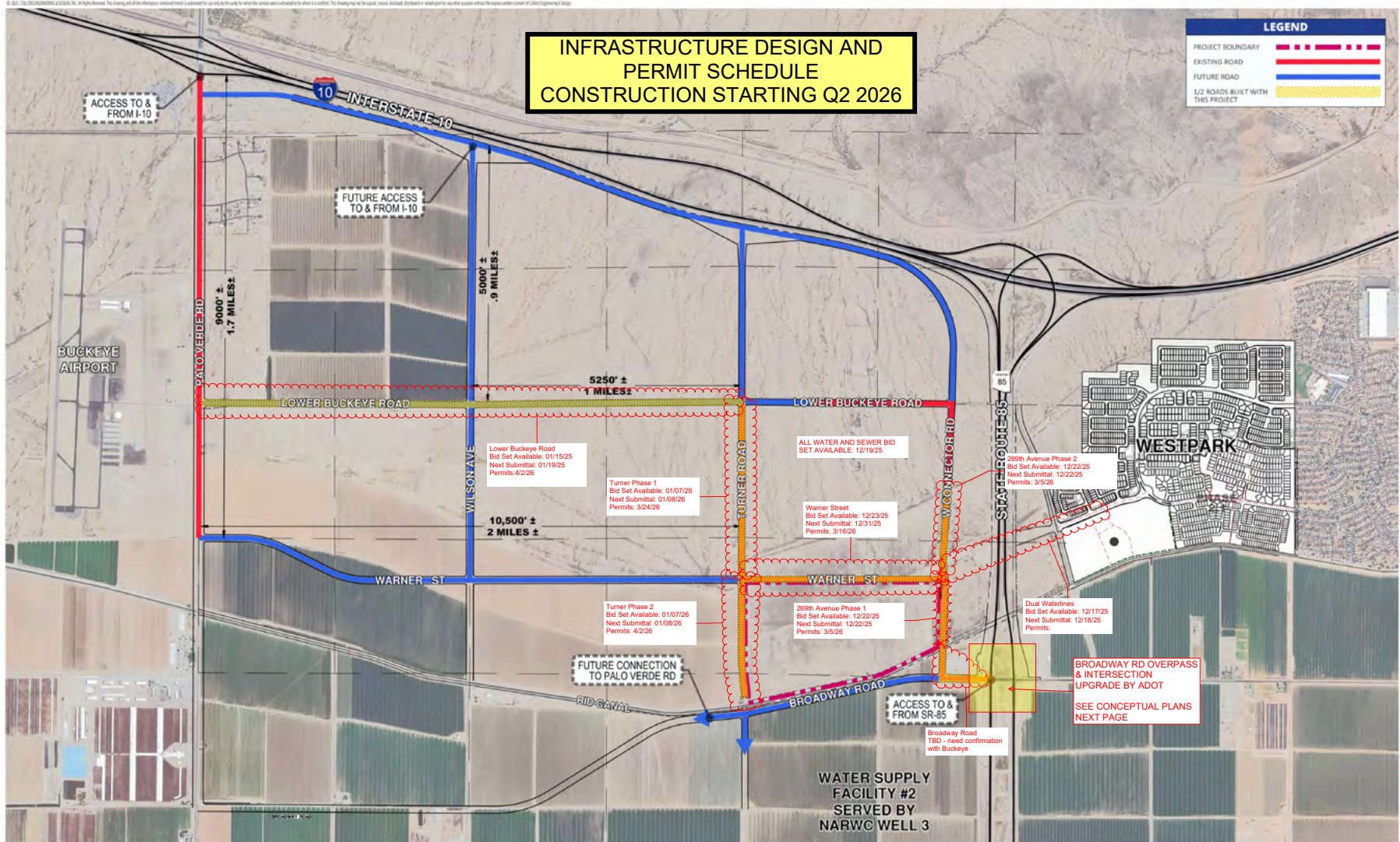


SIGNAL 1: DESIGN & INSTALLATION REQUIRED WITH SITE - USER OF SUBJECT PROPERTY RESPONSIBLE

SIGNAL 2: BEING BUILT WITH BURLINGTON SALE

SIGNAL 3: BEING BUILT WITH BURLINGTON SALE

ACCESS EXHIBIT



WESTPARK
BUCKEYE, AZ

ACCESS EXHIBIT



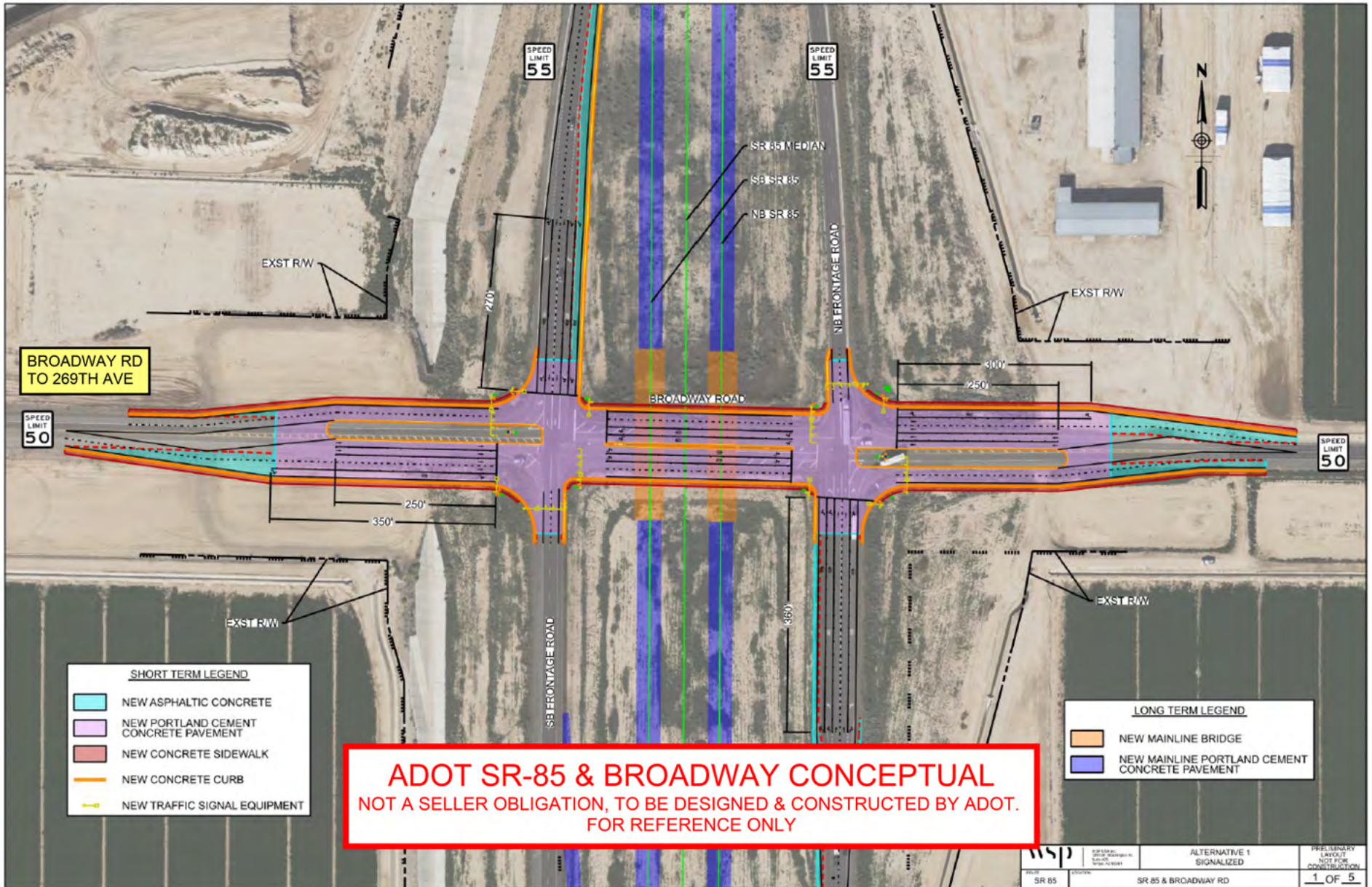
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February, 2025
24X36

This plan is conceptual and subject to change through the planning and development process.

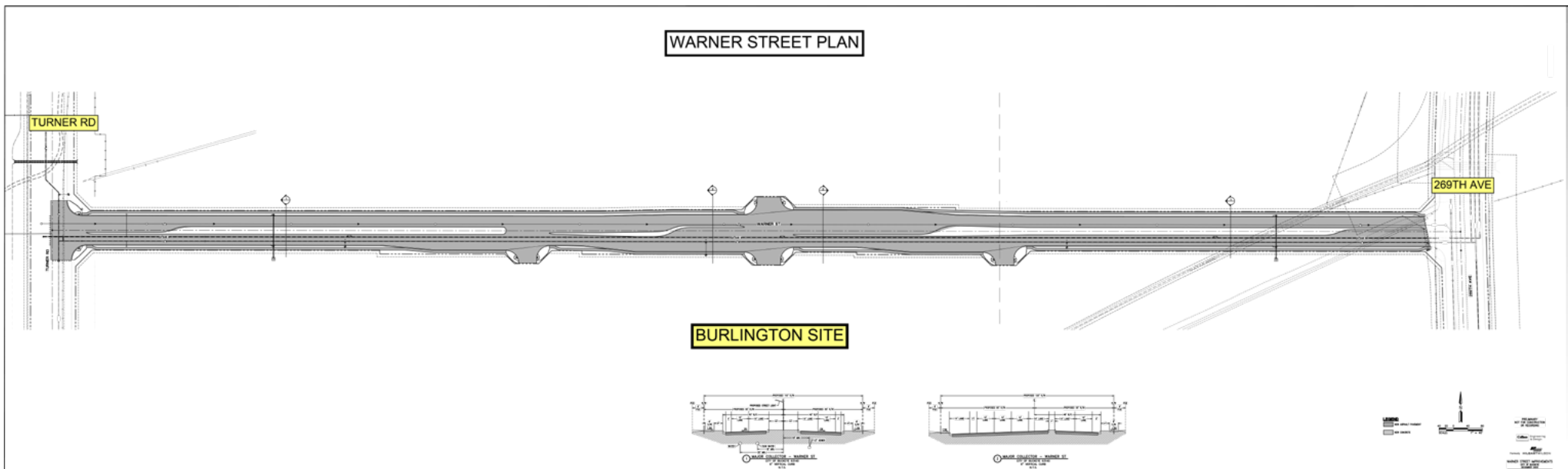
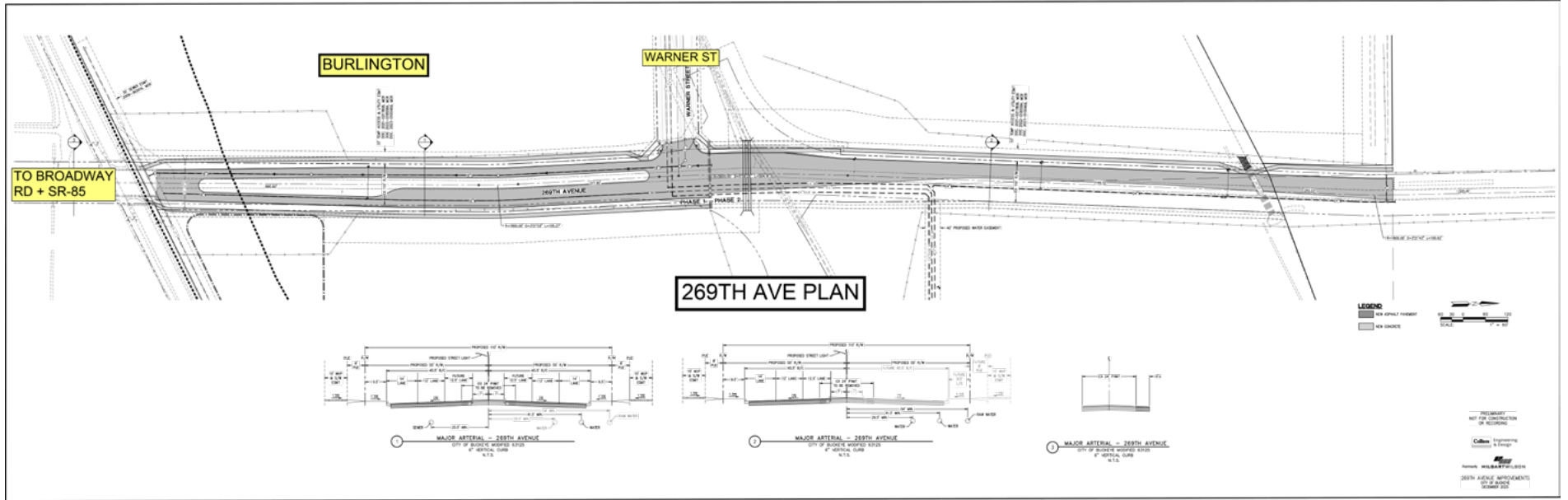
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ROAD IMPROVEMENTS

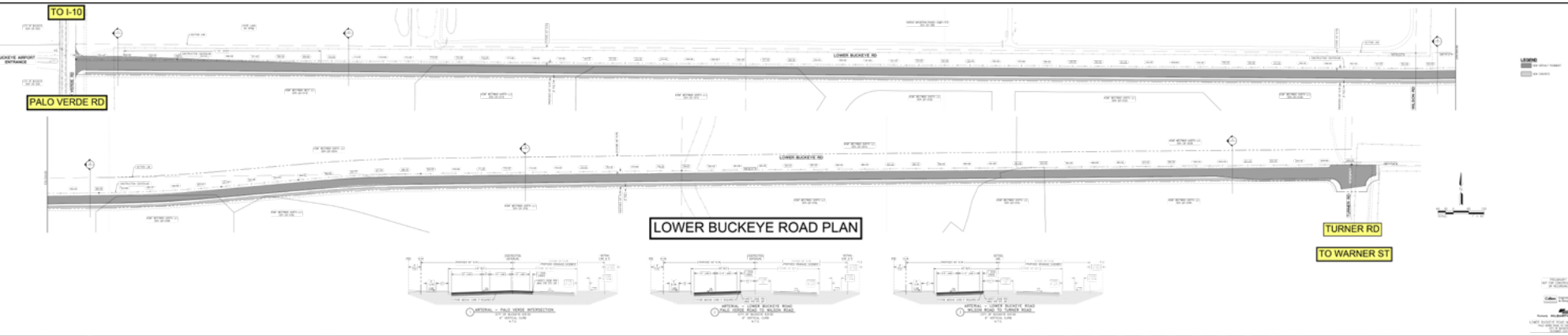
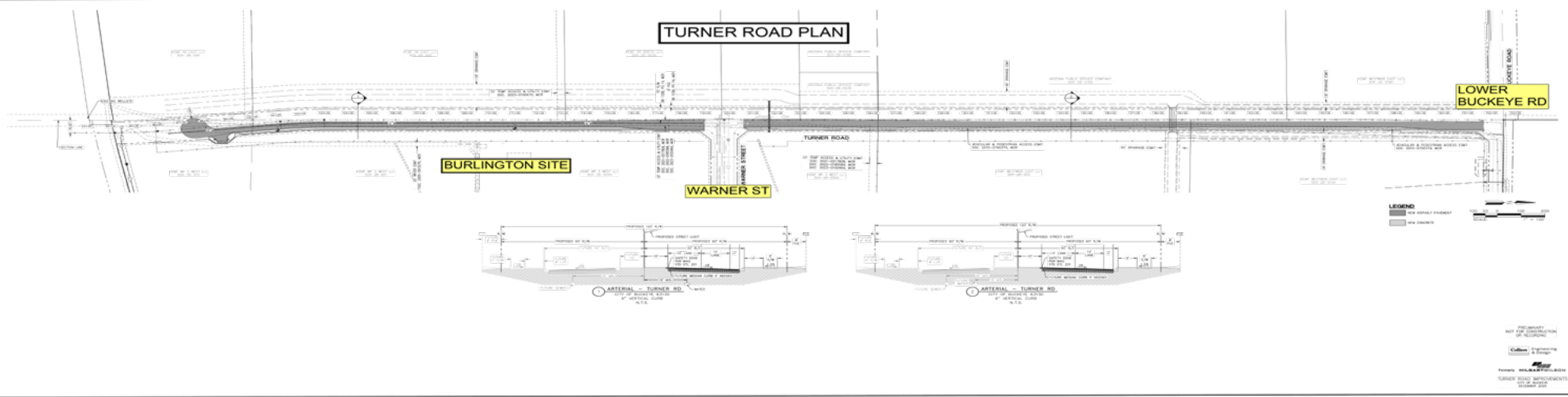
Figure 3.1: Alternative 1 – SR 85 and Broadway Road

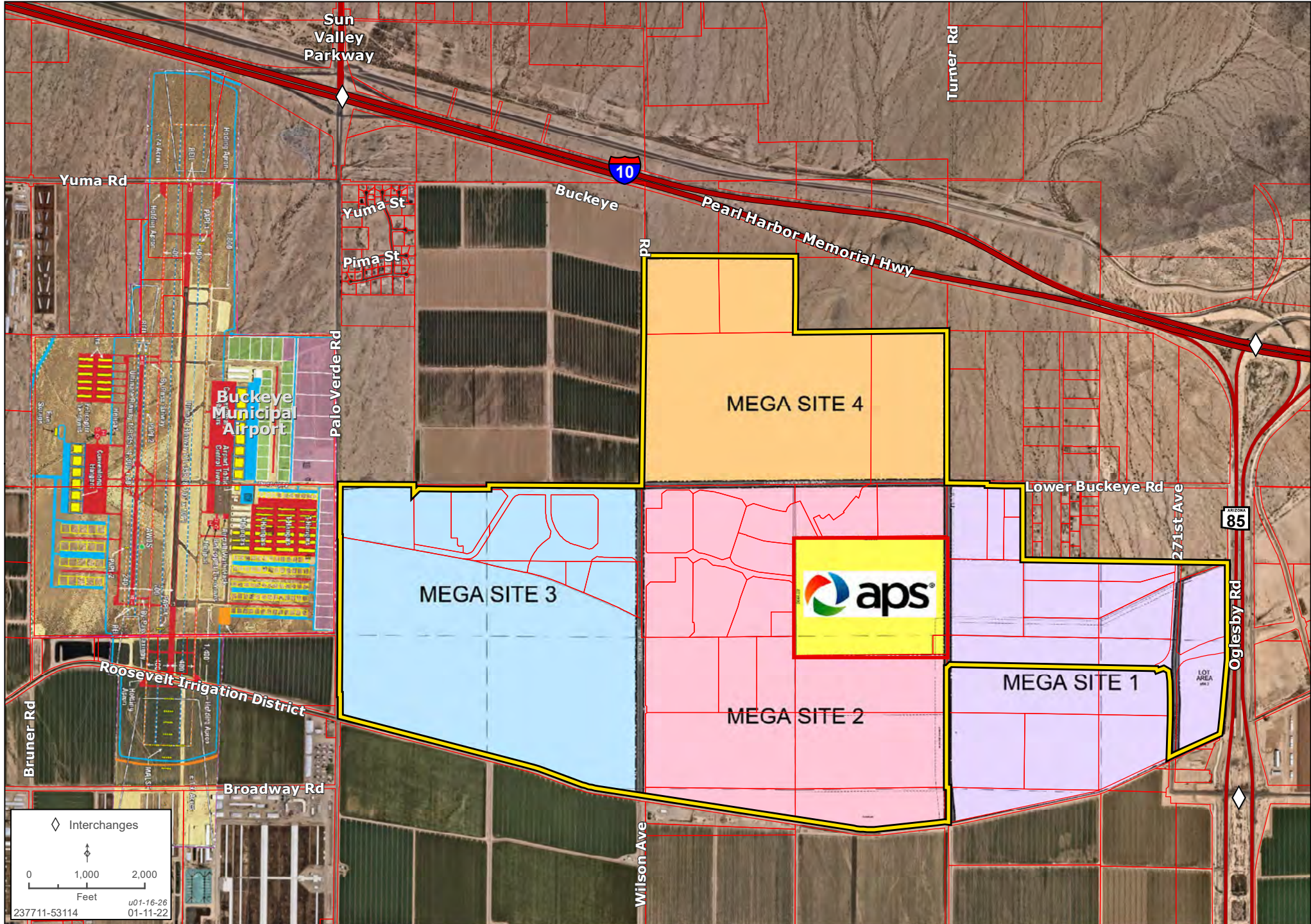


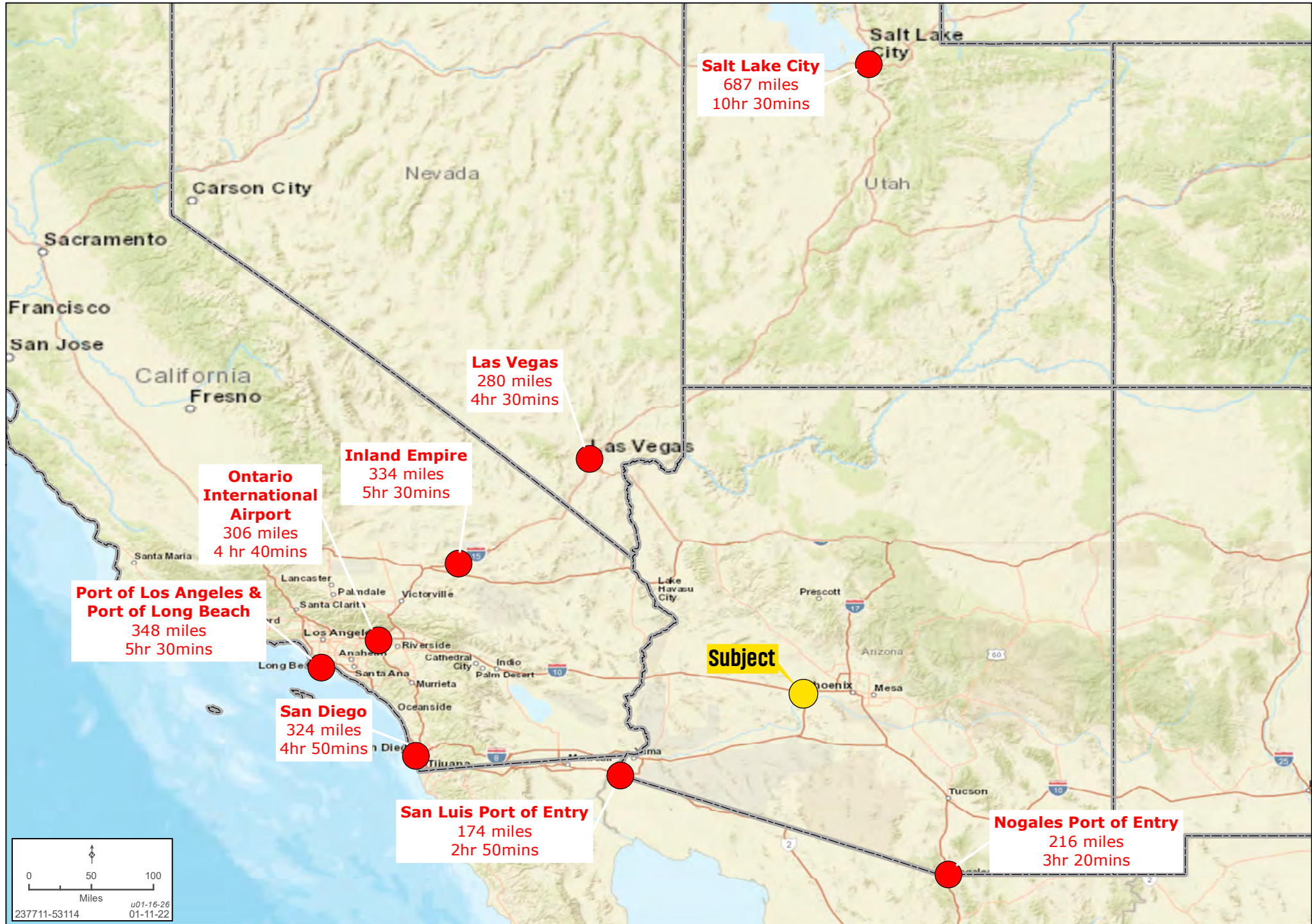
ROAD IMPROVEMENTS



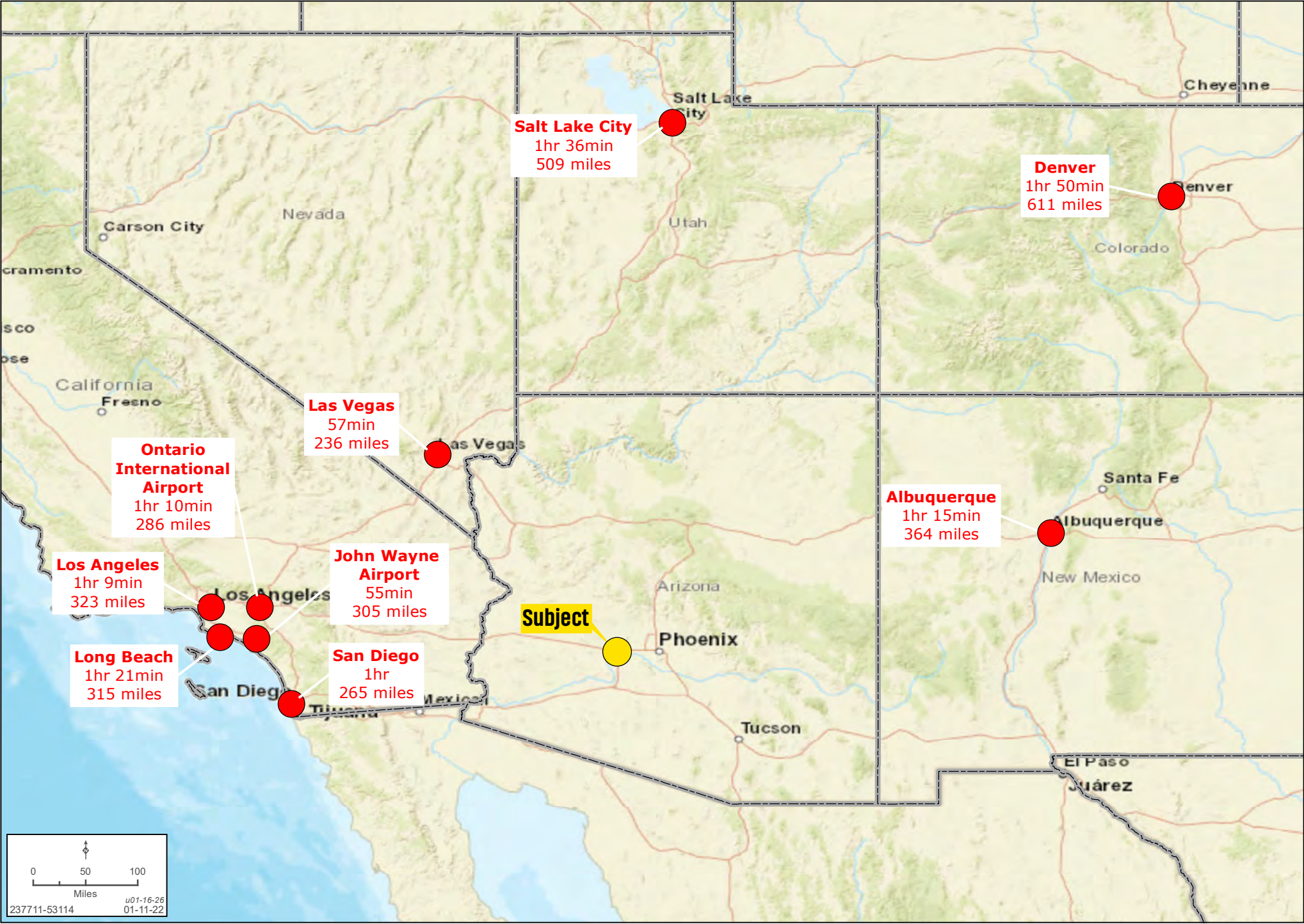
ROAD IMPROVEMENTS







FLIGHT TIME MAP TO/FROM BUCKEYE AIRPORT

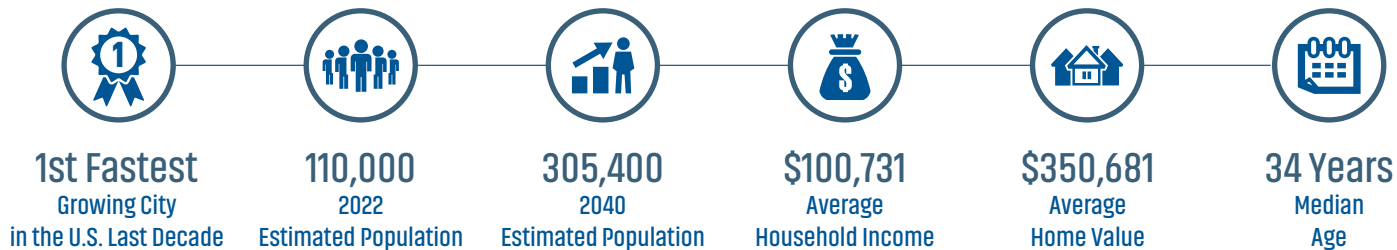


SNAPSHOT ON BUCKEYE

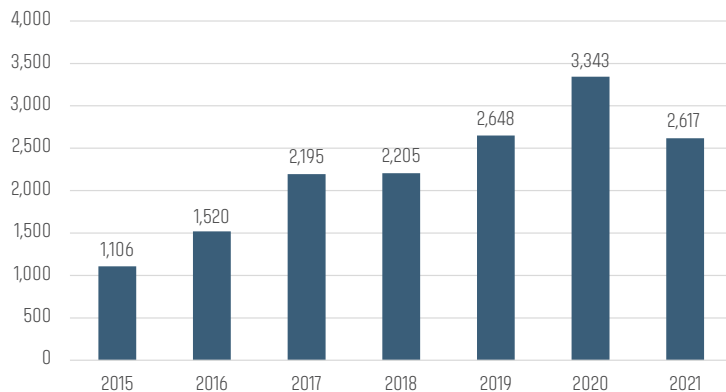


The City of Buckeye has put forth tremendous effort to create a multi-decade development vision that will accommodate large amounts of anticipated growth. Buckeye’s planning efforts have included generating an assured 100-year water supply, analyzing the general plan, creating business incentives, building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

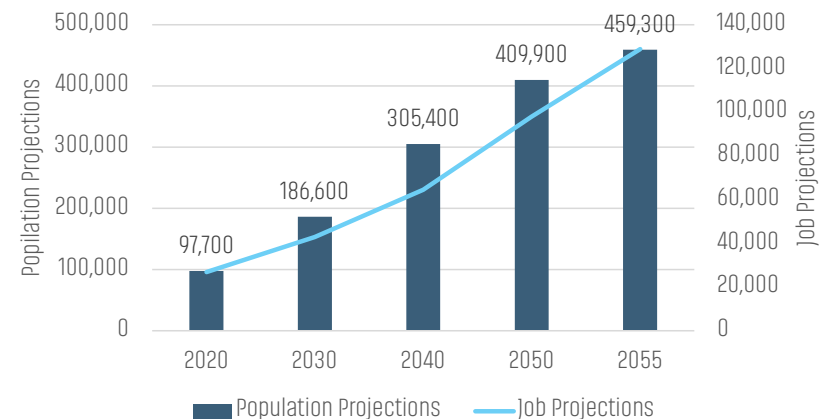
The City of Buckeye has seen tremendous growth over the past decade has been the fastest growing city in the U.S. during that period. Buckeye has seen steady permit growth since 2015 with the first decline in permits occurring in 2021. Buckeye continues to be an attractive destination for new home buyers 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

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, Fetizona, 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	Macys	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



TRANSPORTATION SYSTEM



BUCKEYE IS EMERGING AS A MAJOR CENTER FOR DISTRIBUTION AND LOGISTICS.

Buckeye provides a strong transportation network with access to seven major interstates and highways, over 16 miles of Union Pacific Railroad, a 700 acre municipally owned airport and within 35 miles to Phoenix Sky Harbor International Airport.



Interstate 10



Maricopa County 85



State Route 85



Future Interstate 11



State Route 30



Direct Access to
Interstate 8



Direct Access to
State Route 303



Access to
Union Pacific Railroad

TRANSPORTATION UPGRADES

Improvements in the area include Interstate 10 expansion and planning efforts for Interstate 11 and SR-30.

Interstate 10 plans include expansion between Verrado Way and State Route 85 and pavement rehabilitation. ADOT's expansion plans include adding a lane of travel in each direction and improving the Miller Road and Watson Road Interchanges. [Additional information regarding these improvements can be found here.](#)

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. Most recently, the I-11 Record of Decision was recorded in November of 2021. [Please click here for additional information related to Interstate 11.](#)



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