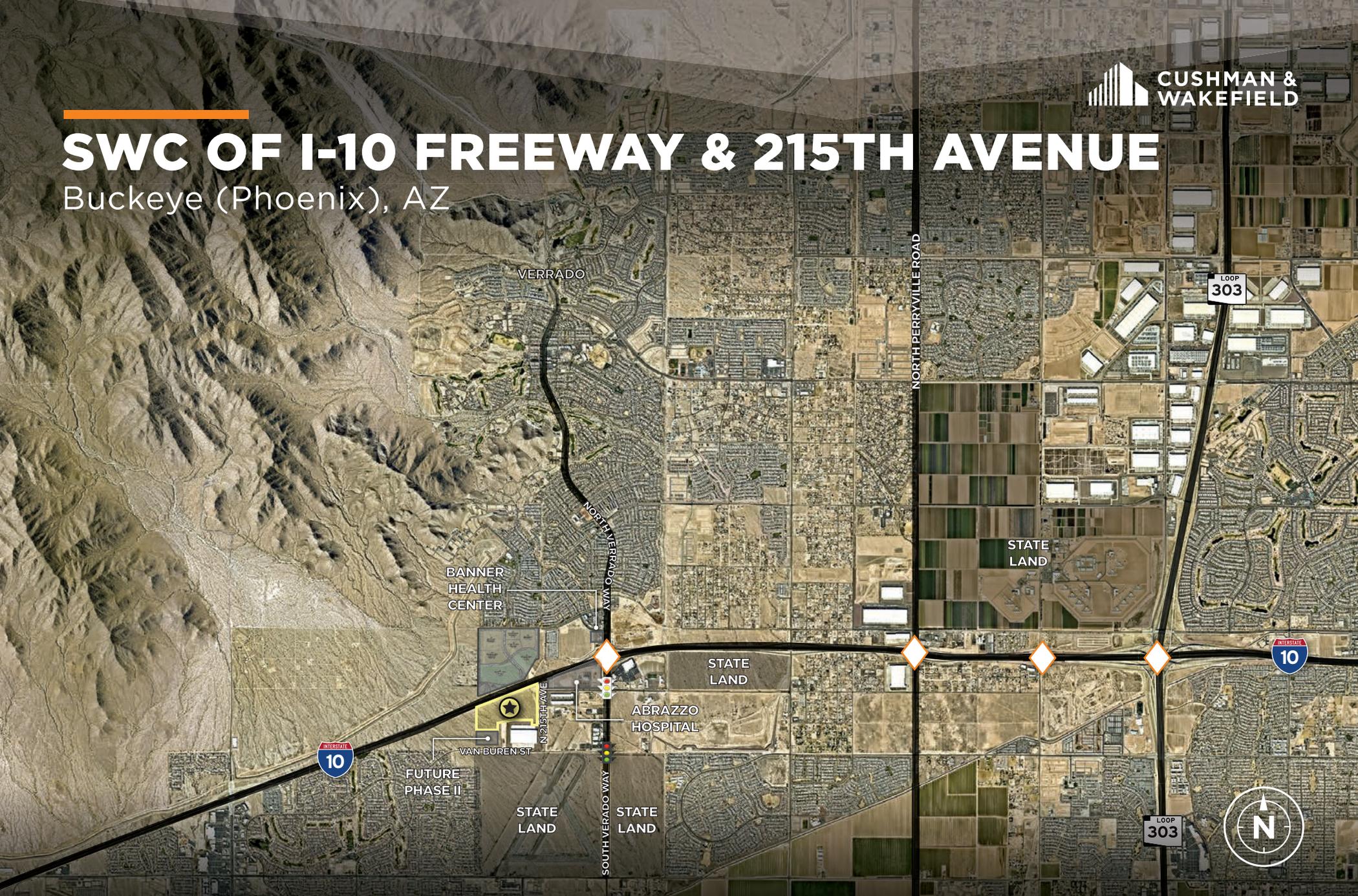


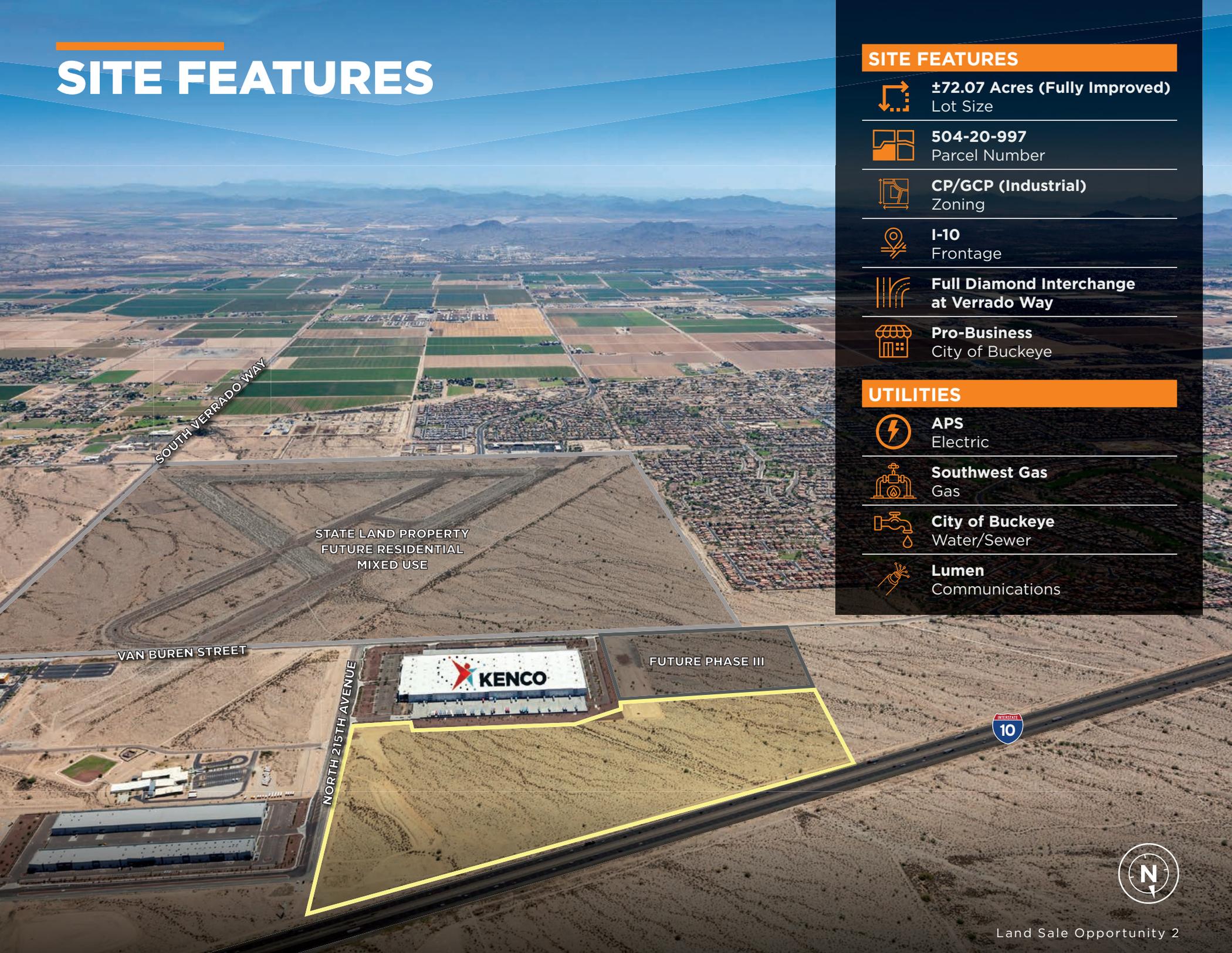
SWC OF I-10 FREEWAY & 215TH AVENUE

Buckeye (Phoenix), AZ



BUILDING CD'S COMPLETE | LAND SALE OPPORTUNITY | ±72 ACRES FOR SALE
ZONING: APPROVED CMP WITH EMPLOYMENT / INDUSTRIAL USES

SITE FEATURES



SOUTH VERRADO WAY

STATE LAND PROPERTY
FUTURE RESIDENTIAL
MIXED USE

VAN BUREN STREET

NORTH 215TH AVENUE



FUTURE PHASE III



SITE FEATURES



±72.07 Acres (Fully Improved)
Lot Size



504-20-997
Parcel Number



CP/GCP (Industrial)
Zoning



I-10
Frontage



Full Diamond Interchange
at Verrado Way



Pro-Business
City of Buckeye

UTILITIES



APS
Electric



Southwest Gas
Gas



City of Buckeye
Water/Sewer



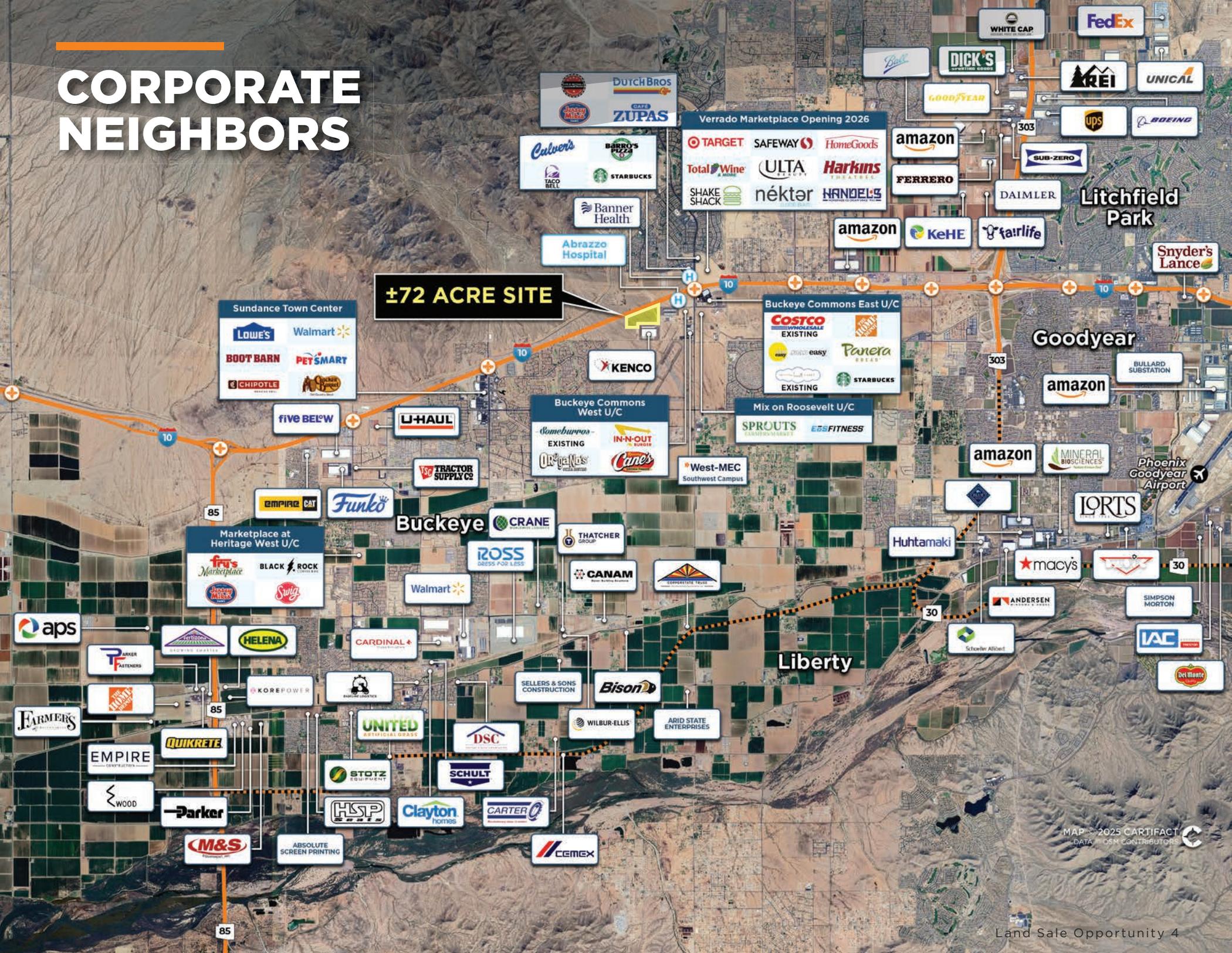
Lumen
Communications

APPROVED CONCEPTUAL SITE PLAN



CORPORATE NEIGHBORS

±72 ACRE SITE



Sundance Town Center

- Lowe's
- Walmart
- BOOT BARN
- PETSMART
- CHIPOTLE

Verrado Marketplace Opening 2026

- TARGET
- SAFeway
- HomeGoods
- amazon
- Total Wine
- ULTA
- Harkins
- SHAKE SHACK
- nékter
- HANDEL'S
- FERRERO
- amazon
- KeHE
- fairlife

Marketplace at Heritage West U/C

- Fry's Marketplace
- BLACK & ROCK
- Swiggy

Buckeye Commons East U/C

- COSTCO WHOLESALE EXISTING
- Panera BREAD
- STARBUCKS

Buckeye Commons West U/C

- Someburros EXISTING
- IN-N-OUT BURGER
- ORLANDO'S
- Cine's

Marketplace at Heritage West U/C

- aps
- FARMER'S
- EMPIRE
- WOOD
- Parker
- M&S
- ABSOLUTE SCREEN PRINTING

Buckeye

- Walmart
- CRANE
- THATCHER GROUP
- CANAM
- WILBUR-ELLIS
- ARID STATE ENTERPRISES
- STOTZ EQUIPMENT
- HSP
- Clayton homes
- CARTER
- SCHULT
- DSC
- WILBUR-ELLIS
- WILBUR-ELLIS
- WILBUR-ELLIS

Liberty

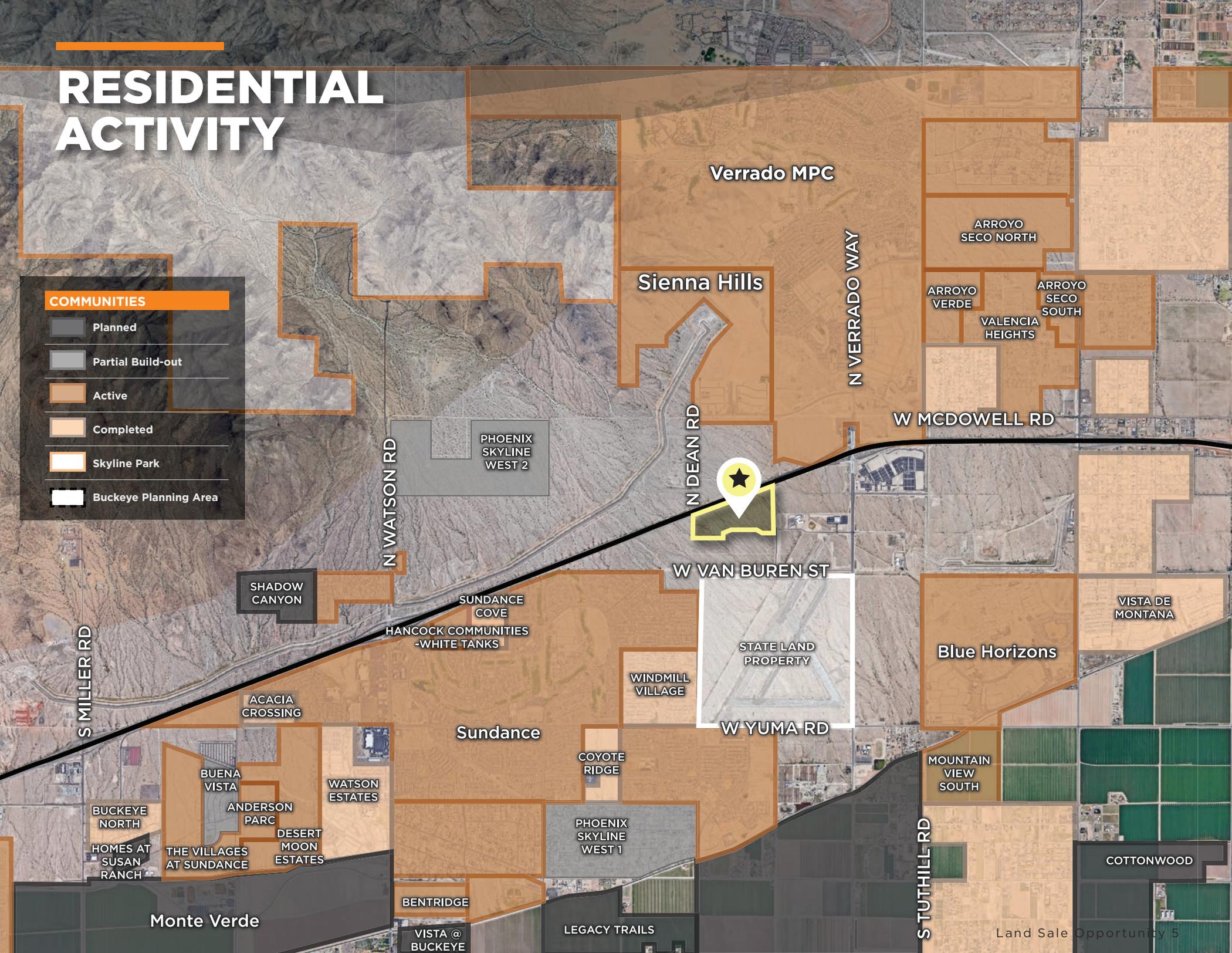
- Huhtamaki
- macys
- ANDERSEN
- SIMPSON MORTON
- IAC
- Del Monte
- Schaefer Albert

MAP © 2025 CARTIFACT
DATA © OSM CONTRIBUTORS

RESIDENTIAL ACTIVITY

COMMUNITIES

- Planned
- Partial Build-out
- Active
- Completed
- Skylines Park
- Buckeye Planning Area



THE PHOENIX ADVANTAGE

Rapid Growth

Favorable Business Environment

Strong Economic Fundamentals.

#1

In the Country for Population Growth in the Last Decade

#2

In U.S. for Distribution & Warehousing

#3

In the U.S. for Real Estate Investor Demand



Cost of Living Index is **5% Lower than the National Average**



33 Million Consumers Reached Within a One-Day Truck Haul

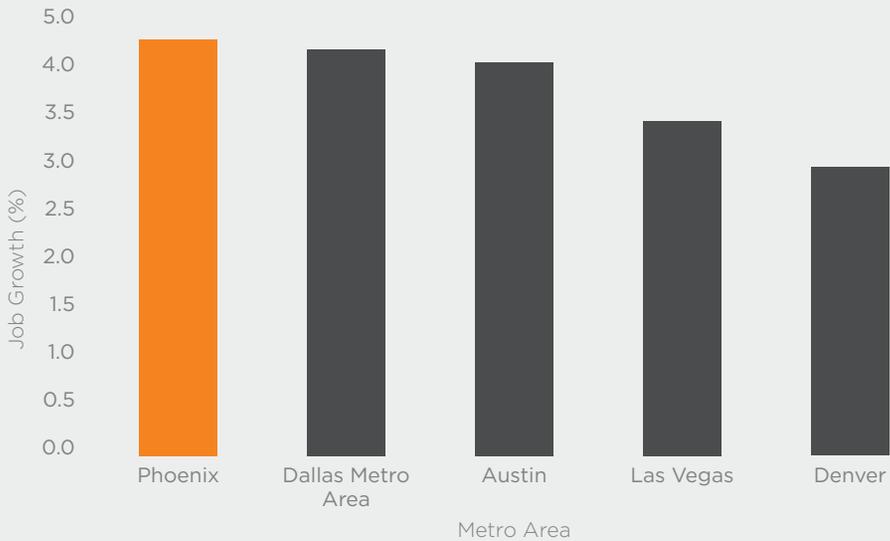


Tech Sector Has Grown 16.2% in the Past Five Years

THE PHOENIX ADVANTAGE

Phoenix has been one of the fastest-growing cities in the U.S., driven by domestic migration and high quality of life.

JOB GROWTH COMPARISON BY METRO AREA



March 2023 - March 2025

Industry	Approximate Jobs	% of Total Jobs
Healthcare and Social Assistance	450,000	14.0%
Retail Trade	400,000	12.5%
Educational Services	300,000	9.5%
Professional and Business Services	250,000	8.0%
Accommodation and Food Services	225,000	7.0%
Manufacturing	200,000	6.5%
Construction	175,000	5.5%
Transportation and Warehousing	150,000	4.5%
Financial Activities	125,000	4.0%
Government	100,000	3.0%

The population of greater Phoenix is 5.0 million and is expected to grow to nearly 6.4 million (A 25% increase) over the next 20 years.

4.6% increase in job growth over the past two years

2.9% unemployment rate in Metro Phoenix

40% of the workforce holds a higher education degree

PHOENIX RANKS NO. 4 FOR YEAR-OVER-YEAR POPULATION GROWTH

RANK	1	2	3	4	5	6	7	8	9	10
METRO	Dallas	Houston	Atlanta	Phoenix	Austin	Orlando	Tampa	San Antonio	Charlotte	Nashville
RESIDENT GROWTH, YOY	152,598	139,193	68,961	54,916	51,622	50,458	50,105	49,240	48,071	39,373

METRO PHOENIX INDUSTRIAL MARKET

The Metro Phoenix industrial market has experienced 56 consecutive quarters of positive net absorption despite the market growing over 25 MSF in the last year, driven by a deep pool of affordable labor, reliable and cost-effective power sources, affordable housing options for employees, and the ability to service 40 million people in a single-day truck drive. In Q2 2025, the Phoenix Metro industrial market absorbed approximately 2,464,395 SF.

In Q2 2025, the Phoenix metro industrial market direct vacancy rate was 13.3%. Robust tenant demand has kept downward pressure on vacancy and escalated rental rates. The Phoenix metro development pipeline continues to be dominated by warehouse projects. With extremely high tenant demand and positive absorption, warehouse inventory growth is needed to meet the sector's demand for occupiers actively looking to locate or expand operations within Metro Phoenix. Warehouse and distribution centers will remain highly sought after as they continue to offer a closer foothold to customers, allowing for lower costs while increasing customer satisfaction. Phoenix has been a beneficiary of the lack of functional and cost-effective Class A industrial distribution locations in California. The Inland Empire industrial market (639 MSF) is currently 7.94% vacant with limited land availability and occupancy costs 40% to 60% higher than Phoenix.



Maricopa County is the **FOURTH HIGHEST FASTEST-GROWING COUNTY** in the country



Maricopa County makes up **MORE THAN HALF** of Arizona's population



Maricopa County added **57,471 RESIDENTS** in 2024



157 PEOPLE move to Maricopa County every single day



BUCKEYE ECONOMIC HIGHLIGHTS

OVERVIEW

Located in Metro Phoenix, Buckeye is one of the fastest growing cities in the United States over the last decade. Its location, abundant land, and low-cost environment combine to create strategic opportunities for business.

POPULATION & DEMOGRAPHICS

Buckeye has a population of approximately 119,000 residents, with a steady annual growth rate. The city's population is relatively young, with a median age of around 35 years. This youthful demographic contributes to a dynamic labor market and a strong demand for housing and services. The city's growth is driven by a combination of factors, including affordable housing, quality of life, and its strategic location within the Greater Phoenix metropolitan area.

THRIVING WORKFORCE

Buckeye provides businesses with access to a labor force of over 1 million people within a 45-minute commute, offering a diverse and skilled talent pool. The city benefits from a reverse commute pattern, meaning workers travel against peak traffic, resulting in shorter, more efficient commutes. This unique advantage appeals to employees seeking improved work-life balance and draws a more permanent, high-quality workforce to the area. Currently, 92% of Buckeye residents work outside the city, highlighting a significant pool of experienced professionals who may be eager to work closer to home. In response, the city is actively investing in education and workforce training programs to align local skills with the evolving needs of modern industries, ensuring businesses have access to a competitive and future-ready workforce.

ROBUST TRANSPORTATION NETWORK

Buckeye's transportation infrastructure is strong, with easy access to Interstate 10 and future plans for Interstate 11, which will enhance connectivity to Las Vegas and other key markets. The city is also investing in road improvements and public transit options which will meet the needs of its residents and businesses while enhancing connectivity within the Greater Phoenix metropolitan area. Furthermore, Buckeye is strategically positioned for rail freight transport, with access to major rail lines operated by Union Pacific Railroad. These rail lines are vital for the transportation of goods, supporting the city's industrial and logistics sectors.



BUCKEYE ECONOMIC HIGHLIGHTS



#1

**FASTEST GROWING
CITY IN THE U.S.**
(over the past decade)



#6

**BEST PLACE TO LIVE
IN THE U.S.**



89K

**Average Household
Income**



11M

**Square Feet of
New Commercial
Development in 2021**



1.45M

**Labor force within 45
minutes of Buckeye**



92%

**of Buckeye's Skilled
Workforce Commutes
Outside of Buckeye
for Work**



33

**Median age of
Buckeye Resident**



7

**Robust Transportation
Network with access
to 7 Major Interstates
or Highways**

TRANSACTION LEADERS

MIKE HAENEL

+1 602 224 4404
michael.haenel@cushwake.com

ANDY MARKHAM, SIOR

+1 602 224 4408
andy.markham@cushwake.com

PHIL HAENEL

+1 602 224 4409
phil.haenel@cushwake.com

CAPITAL MARKETS/JV EQUITY CONTACTS

WILL STRONG

+1 602 224 4467
will.strong@cushwake.com

JACK STAMETS

+1 602 525 1070
jack.stamets@cushwake.com

MOLLY HUNT

+1 602 361 9501
molly.hunt@cushwake.com

MADLINE WARREN

+1 602 224 4440
madeline.warren@cushwake.com

DEBT ADVISORS

BRIAN SHARE

+1 310 595 2231
brian.share@cushwake.com



©2025 CUSHMAN & WAKEFIELD. ALL RIGHTS RESERVED. THE INFORMATION CONTAINED IN THIS COMMUNICATION IS STRICTLY CONFIDENTIAL. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

