

EXCLUSIVE OFFERING

320 ACRES OFF I-8 & SR-85



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LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

EXECUTIVE SUMMARY

LevRose Commercial Real Estate is pleased to exclusively offer 320 Acres located southeast of Gila Bend near the intersection of Interstate 8 and State Route 85, a key regional crossroads connecting the West Valley to Southern Arizona and Southern California. Gila Bend functions as a major junction for east-west freight along I-8 and north-south traffic along SR-85, supporting logistics, agriculture, and energy-related uses. Large-scale agricultural operations and utility-scale solar installations are already established west of Gila Bend along the I-8 corridor, demonstrating long-term viability for large land tracts in the area.

Approximately 25 to 30 minutes north, the Buckeye and SR-85 corridor continues to absorb large-format industrial and distribution facilities as the West Valley expands south. The subject property sits outside current development density, making it well-suited for long-term land banking with future upside tied to corridor growth, infrastructure expansion, and energy or employment-related uses.



PROPERTY DETAILS

SALE PRICE:

\$1,312,000 (\$4,100/AC)

LOT SIZE:

±320 AC

PARCEL:

402-36-009

ZONING:

R-190
(Maricopa County)

PROPERTY HIGHLIGHTS:

- ±320 acres of contiguous land
- Direct proximity to I-8 / SR-85 interchange
- Located near Gila Bend regional crossroads
- Surrounded by established ag and solar uses
- Suitable for long-term land hold, energy, or future industrial use



AERIAL OVERVIEW



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

DEMOGRAPHICS

POPULATION

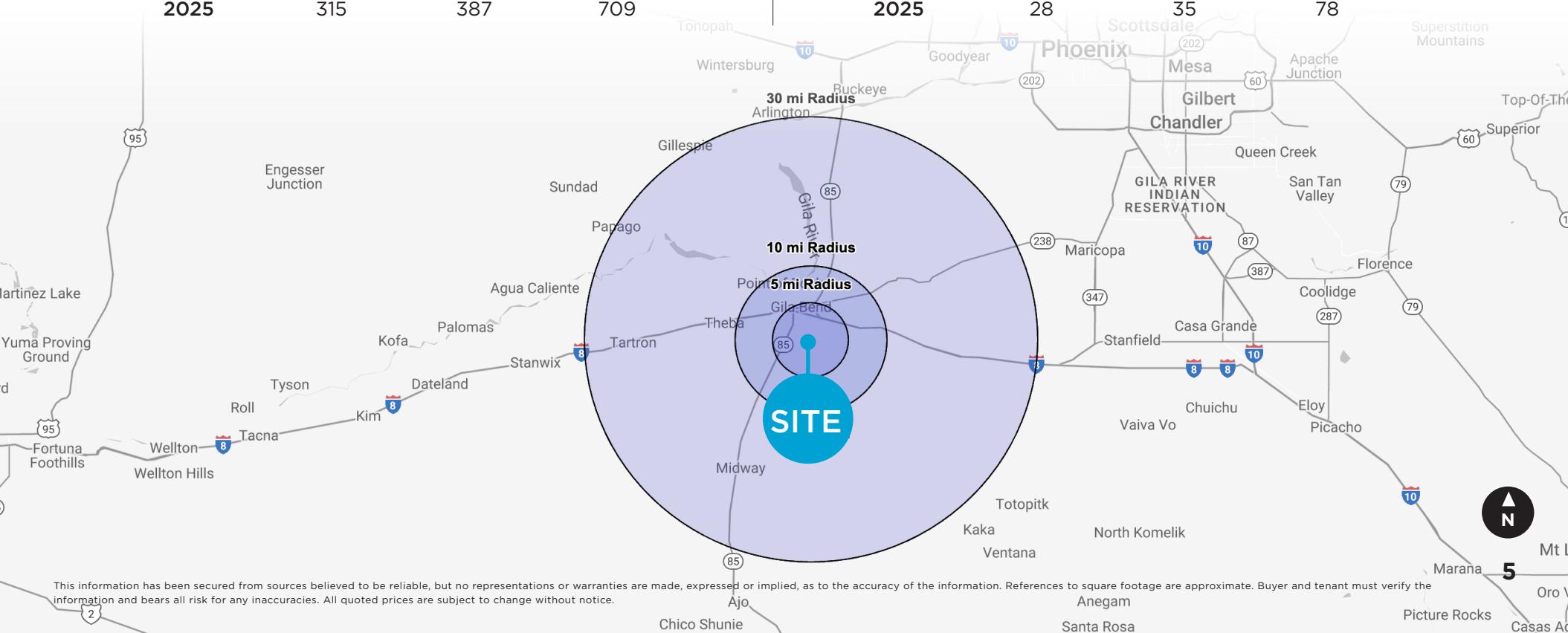
	5 MILE	10 MILES	30 MILES
2025	1,173	2,245	8,324
2030	1,148	2,196	8,390

MEDIAN HOUSEHOLD INCOME

	5 MILE	10 MILES	30 MILES
2025	\$55,475	\$55,839	\$58,085
2030	\$54,627	\$55,274	\$57,514

EMPLOYEES

	5 MILE	10 MILES	30 MILES
2025	315	387	709



HOUSEHOLDS

	5 MILE	10 MILES	30 MILES
2025	375	716	1,024
2030	373	712	1,063

AVERAGE HOUSEHOLD INCOME

	5 MILE	10 MILES	30 MILES
2025	\$79,985	\$79,606	\$80,020
2030	\$79,666	\$79,294	\$79,477

BUSINESSES

	5 MILE	10 MILES	30 MILES
2025	28	35	78



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