

OFFERING MEMORANDUM

539TH AVE

SALOME HWY

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128.7

ACRES

PROPERTY

OFFERING SUMMARY

ASKING PRICE \$2,500,000 (\$19,425/AC)

LOT SIZE +/- 128.7 Acres

ZONING R190

PARCEL NO# 506-16-004A

JURISDICTION Maricopa County

FEATURES

1. Prime Highway Access & Visibility
2. Fiber Optic Connectivity
3. Proximity to CAP Canal & Water Security
4. Energy & Utility Scale Potential
5. Regional Growth & Market Demand

OVERVIEW



PROPERTY DESCRIPTION

UTILITY PROVIDERS

POWER Arizona Public Service (APS)

WATER Harquahala INA

SEWER Commercial Septic, yet to be provided to the site

FIBER OPTIC AT&T Telecom Fiber

GAS El Paso Natural Gas 10 Miles

Situated just 3.5 miles off the Salome Highway exit in the Harquahala Plains, this 129-acre parcel offers a powerful convergence of scale, infrastructure, and interstate access making it a prime candidate for mission-critical industrial deployment. With fiber optic connectivity running the full frontage, and flat, development-friendly topography, the site is fully prepped for next-generation logistics, warehousing, or energy-aligned operations.

Positioned within the APS electrical service zone, with the Delaney Substation just 16 miles nearby, the property is strategically suited for data center development or high-load utility infrastructure. It sits within the Harquahala INA designated water area.

Direct connectivity to Interstate 10 supports high-throughput logistics with a combined average daily traffic volume of over 25,900 vehicles. This corridor enables rapid access to Phoenix, Southern California, and the broader Southwestern U.S. a critical edge for time-sensitive fulfillment or transport operations.

Whether your vision is a 3PL logistics hub, a hyperscale data facility, or an energy storage installation, this site offers the foundational assets operators require and investors demand.

This isn't just acreage. It's an industrial launchpad. Execute with vision. Scale with certainty.





WSALOME HWY

FIBER OPTIC

128.7 ACRES

900-10-001A

900-10-001B

900-10-001C

900-10-001D

900-20-001

900-20-001

WSALOME HWY

900-20-001

900-10-001A

900-20-001

AN IDEAL LOCATION

Adjacent to the proposed West Valley South solar project, which is proposing to extend a power line from the Delaney Substation 15 miles away, with the line running within 2.5 miles of the site.

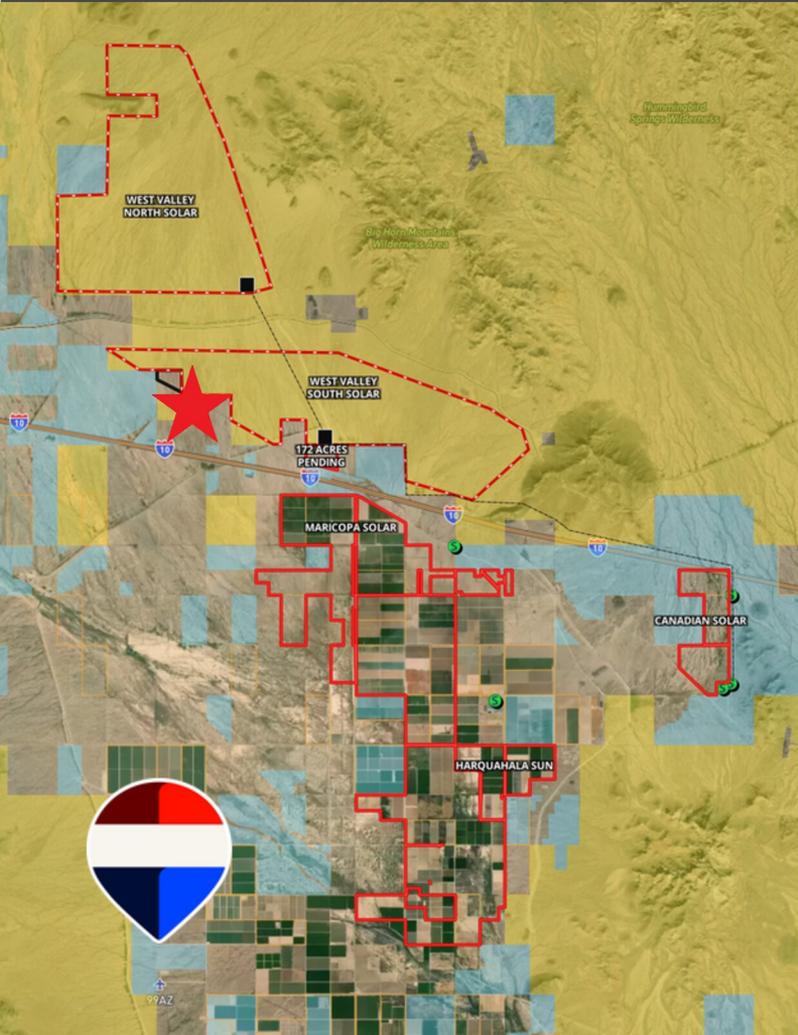
- Maricopa Solar – Approx. 3,291 acres; up to 675 MW solar generation capacity; 1,350 MWh battery energy storage system.
- Canadian Solar – Approx. 2,560 acres; up to 500 MW solar; 500 MWh battery storage planned.
- Harquahala Sun – Approx. 3,400 acres; 400 MW solar; 800 MWh battery energy storage system.
- West Valley South – Approx. 3,600 acres; up to 500 MW solar; 1,000 MWh battery storage.
- West Valley North – Approx. 3,600 acres; up to 500 MW solar; 1,000 MWh battery storage.

2,500 MW

**SOLAR
ENERGY**

4.65 MWh

**ENERGY
STORAGE**



FEATURES



Key Investment Highlights

Prime Highway Access & Visibility

- 3 miles from I-10/Harquahala Valley exit.
- Positioned for rapid distribution, with direct routes to Phoenix Metro (approx. 55 minutes), Tucson, and Los Angeles.

Fiber Optic Connectivity

- Fiber optic line along the property frontage mission-critical for data centers, logistics hubs, and advanced manufacturing.

Proximity to CAP Canal & Water Security

- Near the Central Arizona Project (CAP) canal for critical regional water infrastructure.
- Located in the Harquahala INA, where groundwater use for industrial purposes is unrestricted a bankable asset for utility-scale and industrial operators.

Energy & Utility Scale Potential

- APS electrical service zone with the Delaney Substation approximately 16 miles away.
- Surrounded by multiple utility-scale solar generation and battery storage projects strong precedent for interconnection and permitting.
- Flat, development-friendly topography for fast-track construction.

Regional Growth & Market Demand

- Harquahala Valley is emerging as an energy and logistics hub due to its land availability, infrastructure access, and power capacity.
- Phoenix Metro proximity offers both workforce and market reach — ideal for last-mile fulfillment, manufacturing, or renewable energy storage.

Development Positioning

- Logistics & Fulfillment: Ideal for regional distribution centers or 3PL operations seeking uncongested freeway access.
- Data & Tech Infrastructure: Fiber optic connectivity, robust power corridor, and cooling water availability make it a fit for hyperscale or modular data centers.
- Renewable Energy & Storage: Proven location for solar PV and BESS (battery energy storage system) installations.

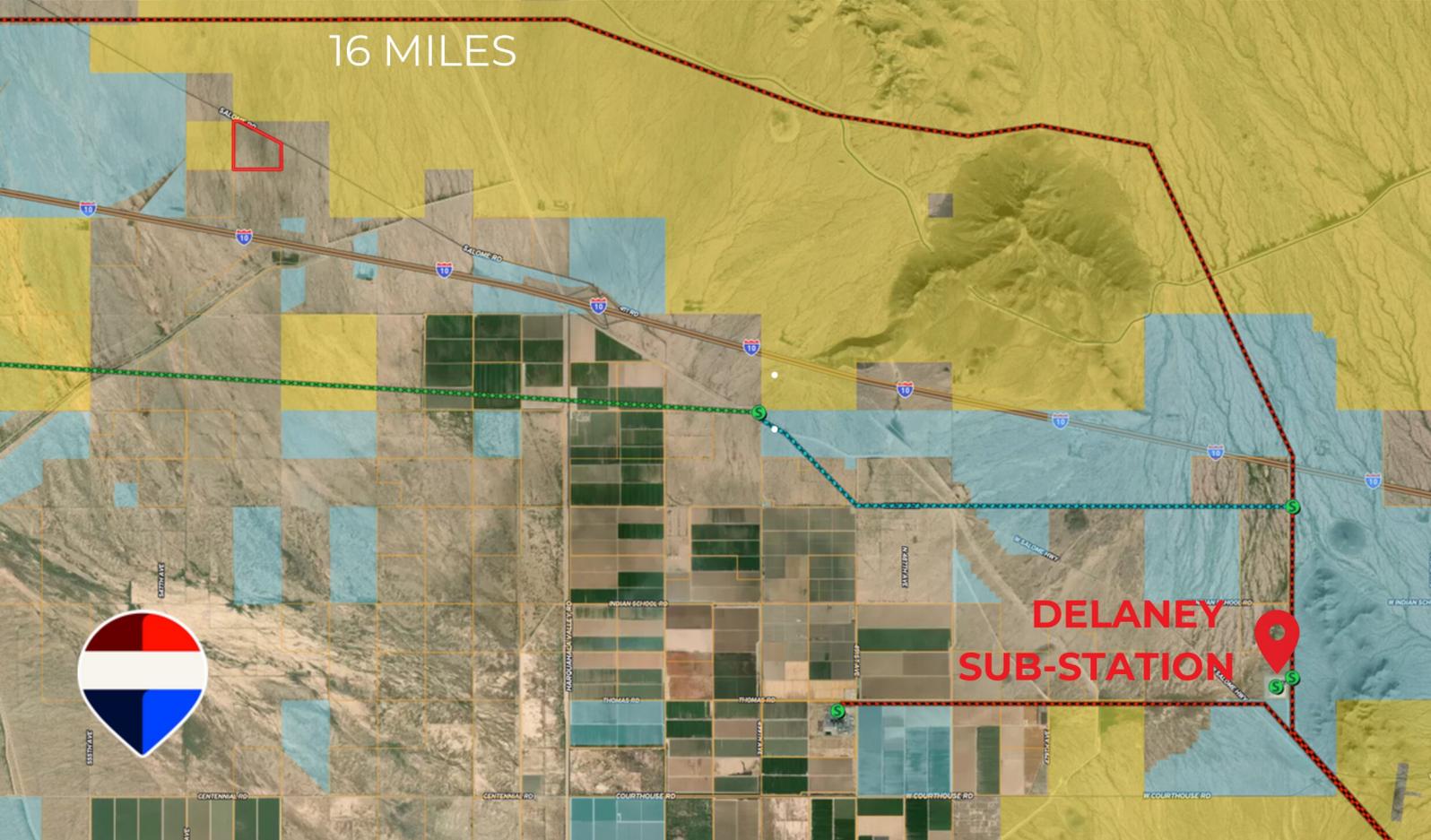
Conclusion

This is more than raw acreage it's an industrial launchpad positioned in the direct path of the Southwest's infrastructure, renewable energy, and logistics growth. The scale, utilities, and access profile align with institutional-grade site selection criteria.

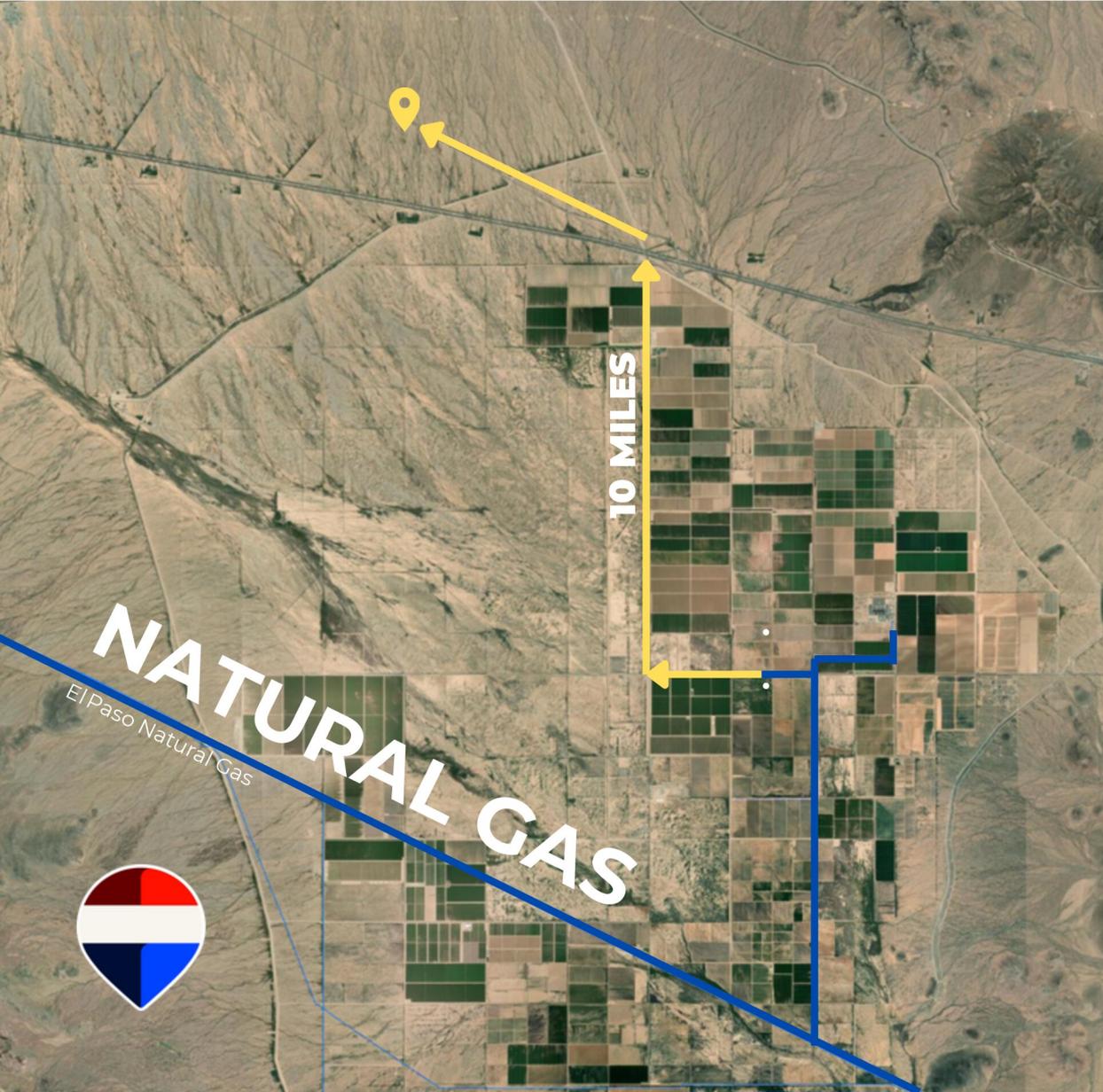
POWER



16 MILES



**DELANEY
SUB-STATION**



NATURAL GAS

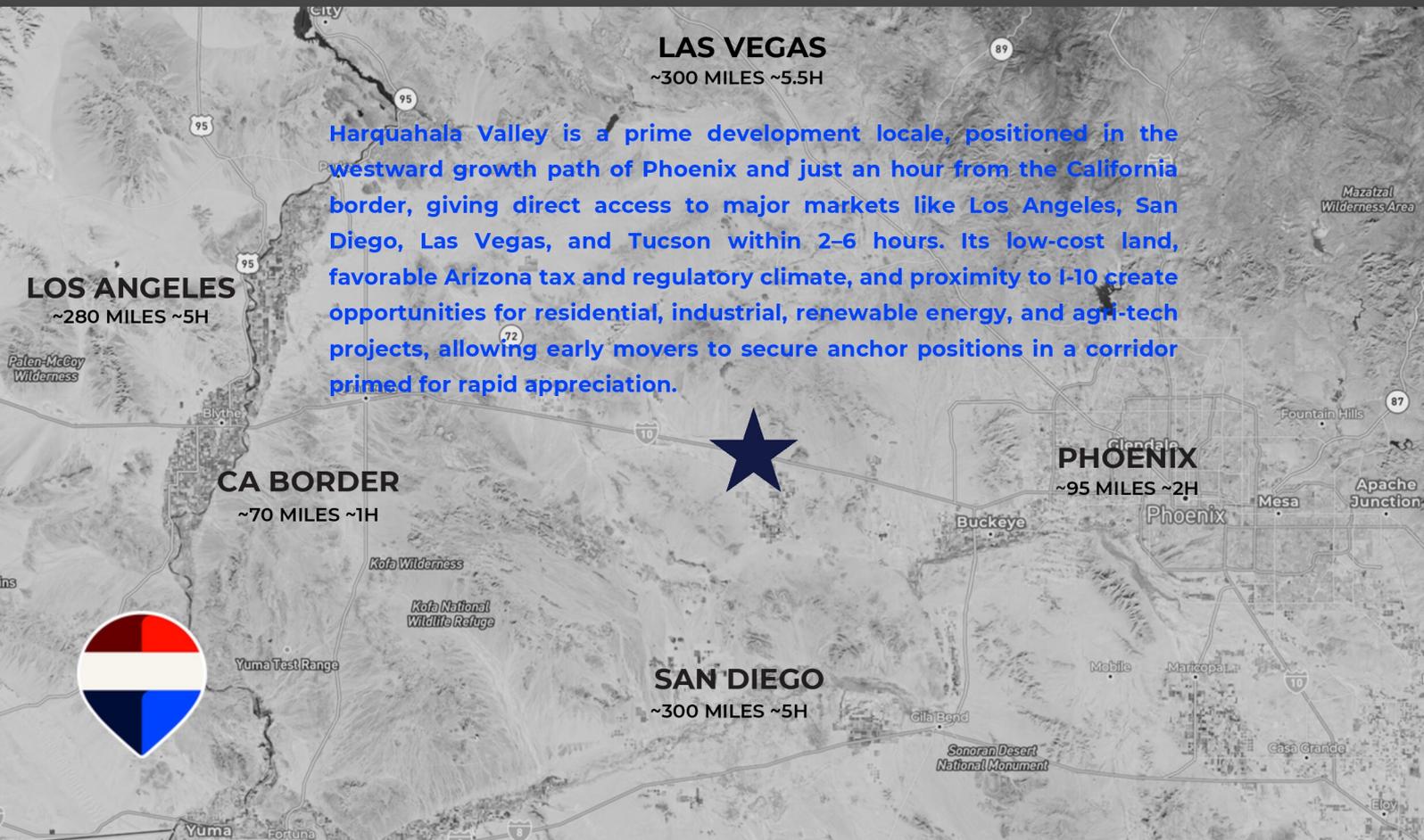
El Paso Natural Gas



Map Layers

- Accidents (Liquid)
- Incidents (Gas)
- LNG Plants
- Breakout Tanks
- Gas Transmission Pipelines
- Hazardous Liquid Pipelines
- Abandoned Pipelines
- Other Populated Areas (scale dependent)
- Highly Populated Areas (scale dependent)
- Commercially Navigable Waterways
 - CNW Inland
 - CNW Ocean/Great Lakes
- Coastal Ecological USA (Coastal Eco USA)
- Tribal Government Lands
- State Boundaries
 - abc Show Labels
- County Boundaries
 - abc Show Labels
- BOEM Block Groups
 - abc Show Labels
- BOEM Blocks
 - abc Show Labels
- Open Street Map
- Satellite Imagery
- Other Map
- Other Satellite

PRIME LOCALE



LAS VEGAS

~300 MILES ~5.5H

Harquahala Valley is a prime development locale, positioned in the westward growth path of Phoenix and just an hour from the California border, giving direct access to major markets like Los Angeles, San Diego, Las Vegas, and Tucson within 2-6 hours. Its low-cost land, favorable Arizona tax and regulatory climate, and proximity to I-10 create opportunities for residential, industrial, renewable energy, and agri-tech projects, allowing early movers to secure anchor positions in a corridor primed for rapid appreciation.

LOS ANGELES

~280 MILES ~5H

CA BORDER

~70 MILES ~1H

SAN DIEGO

~300 MILES ~5H

PHOENIX

~95 MILES ~2H

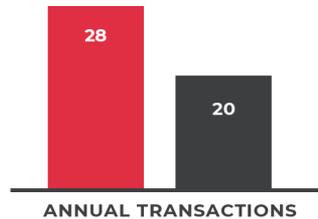


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CCIMs average 42% more transactions annually than a typical brokerage specialist.



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