



Baseline Rd



Union Pacific Rail Road

Palo Verde Rd



±340 acres for sale

Maricopa County, Arizona

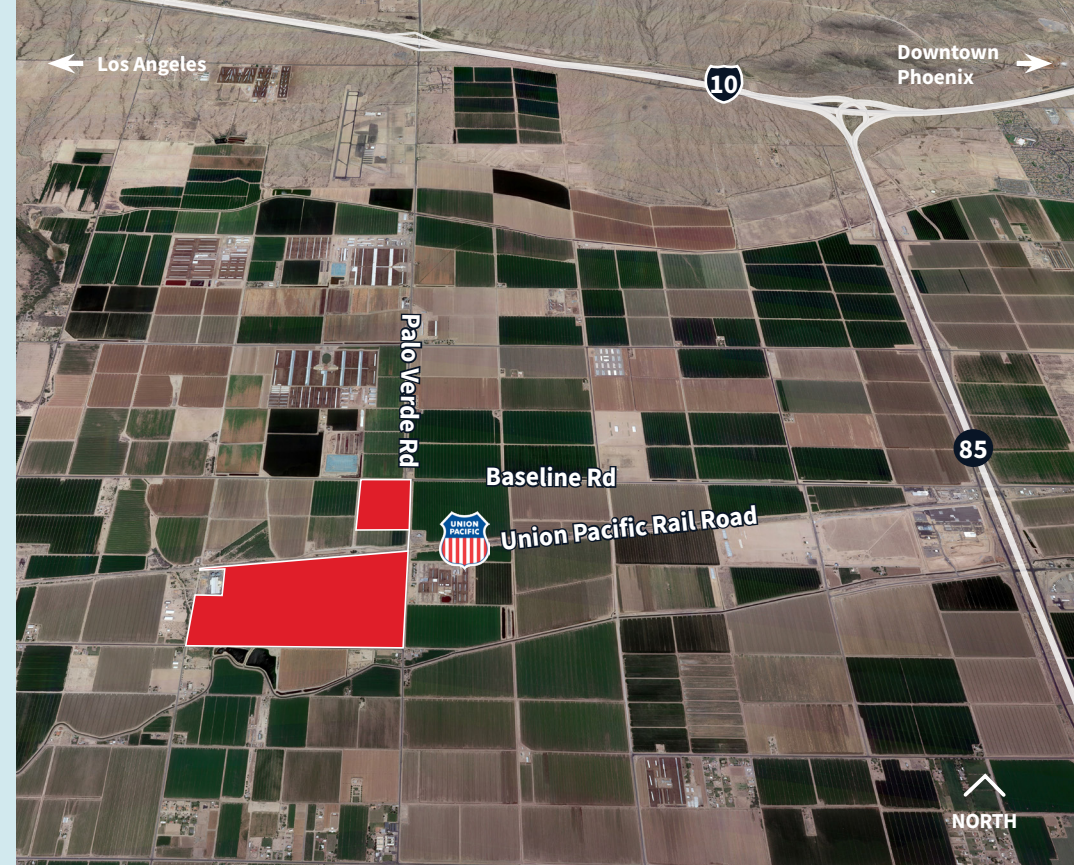
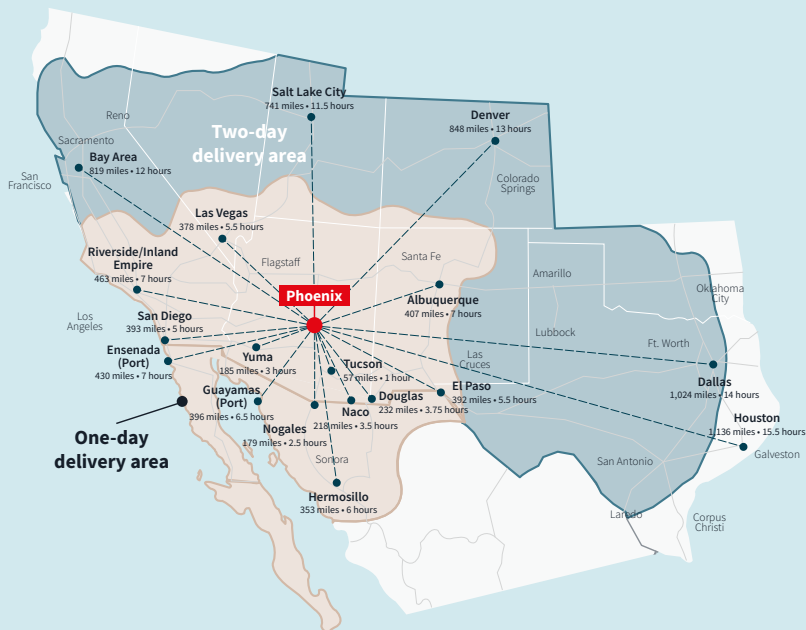


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Approximately 340 acres offered for sale on the southwest corner of Baseline Road and Palo Verde Road and on the southwest corner of the Union Pacific Railroad and Palo Verde Road, just to the west of the city of Buckeye in Maricopa County, Arizona.

Location highlights

- Full diamond interchange at Palo Verde Rd and Interstate 10
- 5 miles to Buckeye Municipal Airport
- 40 miles/45 minutes to Sky Harbor International Airport
- Buckeye is the Phoenix Metro's western-most city making it a premier gateway location between, Arizona, California, and the Western United States
- ±6 hours to Los Angeles/Long Beach, or ±5 hours to San Diego from Buckeye



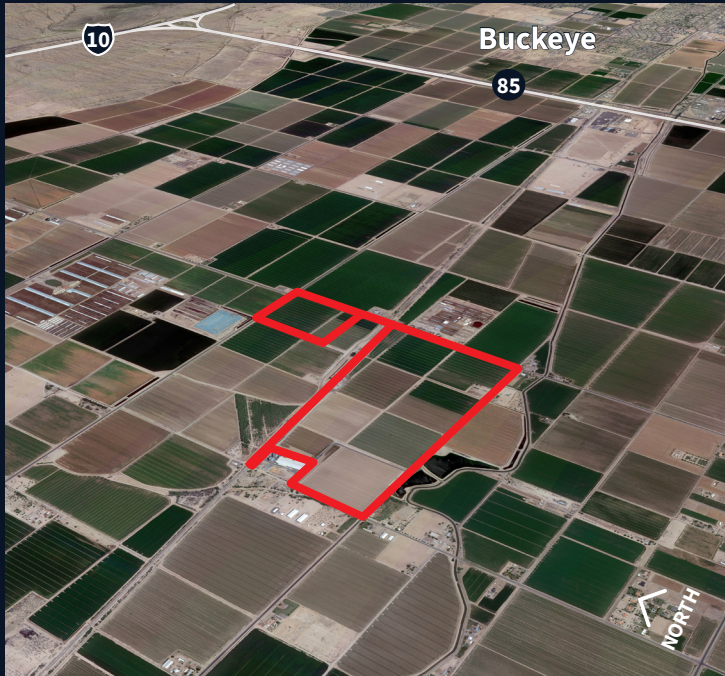
Property details

- Parcel numbers: 401-36-0038, 401-36-003L, 401-36-004C, 401-36-008C, 401-36-008D, 401-36-002A, and 401-36-001D
- Zoning: RU-43 (Agriculture), Maricopa County
- Utilities: TBD
- Baseline Road frontage on the northern parcel
- Union Pacific Railroad frontage on the southern parcel
- 3 miles to AZ-85
- 5 miles to Interstate 10
- Corporate neighbors include: Rehrig Pacific, KORE Power, Parker Fasteners, Exxon Mobile, Cardinal Glass, Ross Distribution Center, Walmart Distribution Center, Clayton Homes, Five Below, Funko, and more



Why Buckeye?

±340 acres for sale



#1

fastest growing city
in the U.S.
between 2010-2020

6.3M

square feet of
new commercial
development in 2023

1M+

immediate
regional
workforce

#6

best place
to live in the U.S.

34.5

median age of
Buckeye resident

\$114K

average
household income

7

robust transportation
network with access to 7
major interstates/highways

92%

of skilled workforce
commutes outside of
Buckeye for work

640 Sq M

Buckeye is
640 square miles,
the largest city in Arizona

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