

# 10eightyfive



±49 - ±100 ACRES FOR SALE  
BUCKEYE, AZ



# EAST PARCELS



**±99.98 ACRES**  
TOTAL DIVISIBLE SITE



**504-27-026D**  
**504-27-026F**  
PARCEL NUMBERS



**RU-43, MARICOPA COUNTY**  
CURRENT ZONING  
INDUSTRIAL ZONING IN THE  
GENERAL PLAN

- Frontage along MC-85
- 1 Mile to the I-10 and MC-85 Interchange
- I-1 Zoning Capability
- Multiple access points





# WEST PARCELS



**±49.48 ACRES**  
TOTAL SITE



**504-28-017A  
504-28-017B  
504-28-009M  
504-28-009N**  
PARCEL NUMBERS



**RU-43, MARICOPA  
COUNTY**  
CURRENT ZONING  
INDUSTRIAL ZONING IN THE  
GENERAL PLAN

- Located Along MC-85
- Less than 1 Mile to I-10 & MC-85 interchange
- I-1 Zoning Capability
- FTZ Capable





# CITY OF BUCKEYE



## STRONG INDUSTRIAL TENANT DEMAND



## SUPERIOR ACCESS TO FREEWAYS



## BENEFITS OF LOW BUSINESS COSTS

Located in Metro Phoenix, the country's #2 workforce market, Buckeye is the fastest growing city 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 & WORKFORCE

**20 Years of Future Growth** – Since 2000, Buckeye's population has grown from a mere 6,537 to the thriving community of 104,000 residents today. Buckeye continues to be the fastest growing city in the country and is only 5% built out today. At full build out Buckeye will be more than 1.5 million in population, which would make it the second most populous city in Arizona, after the City of Phoenix. **Demographics & Educational Attainment** – The City of Buckeye has an average household income of \$103,000, well above the national average of \$67,000. The average home value is \$344,000, below the national average of \$374,900. Buckeye is also a relatively young city with a median age of 33 years.

### THRIVING WORKFORCE

**Reverse Commute** – Employees in Buckeye benefit from a reverse commute to work, meaning employees travel against the flow of traffic, whereas traditional commuters in Greater Phoenix will travel within it; this fact alone reduces the time employees spend commuting to work and is an asset that attracts a highly skilled permanent workforce to Buckeye.

**1.45 Million Labor Force** – Businesses gain access to over 1.45 million people in the labor force within 45 minute commute of Buckeye. With access to a robust population, business will find a skilled and ready workforce for their Buckeye location.

**Exporting Workforce** – 92% of the current resident workforce in Buckeye have jobs outside the community, which means that there is a large pool of skilled workers in the area who have indicated that they would likely consider a job closer to their residence in order to cut down on their commute times, and improve their quality of life.



# #1

Fastest Growing City  
in the U.S. (Over the  
Past Decade)



# 59%

Residents with Some  
Form of College  
Education



# 9.5%

Annual  
Population  
Growth Rate

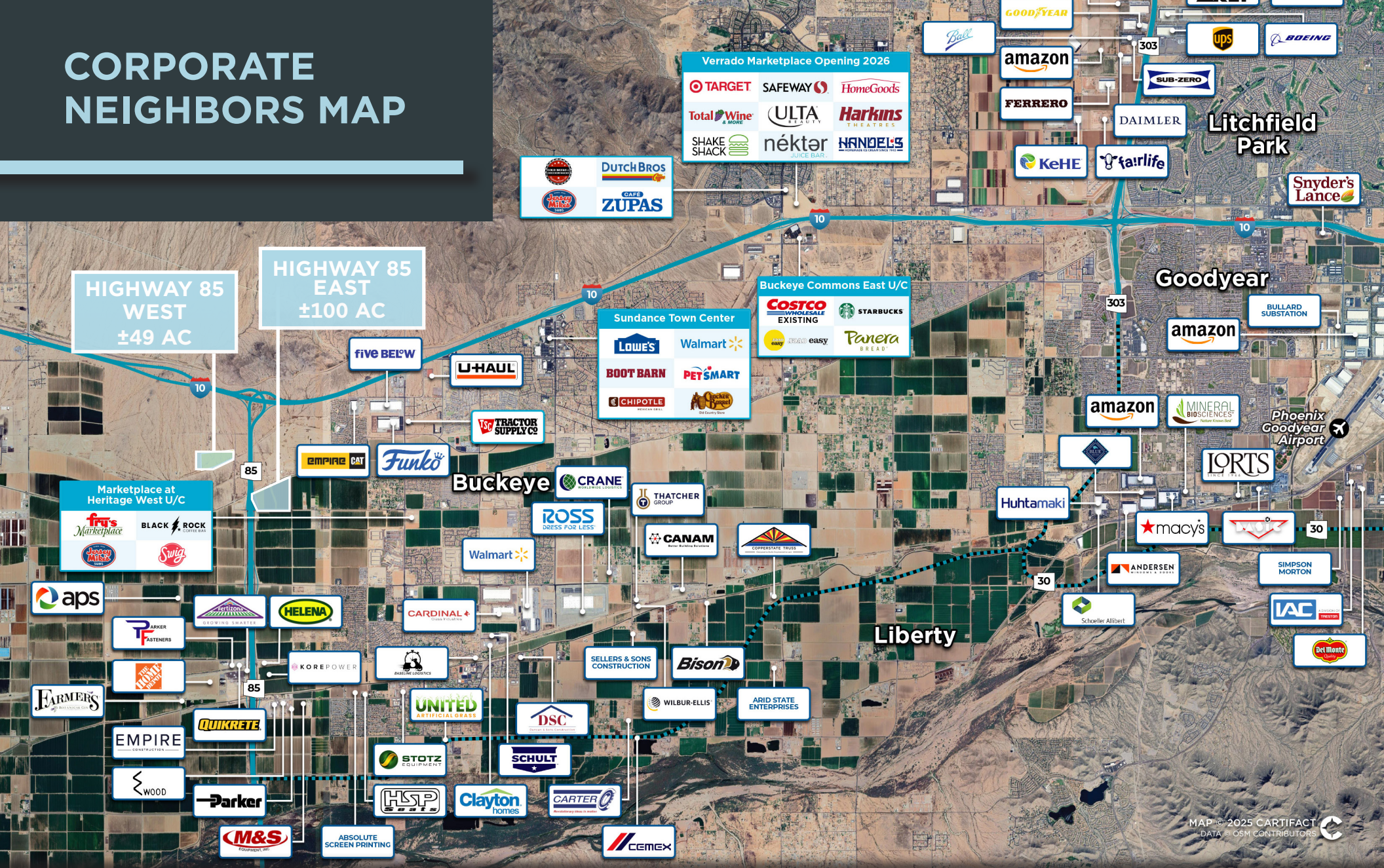


# 104,000

Population  
(August 2024)



# CORPORATE NEIGHBORS MAP



**MIKE HAENEL**  
Executive Vice Chair  
+1 602 222 4404  
michael.haenel@cushwake.com

**ANDY MARKHAM**  
Executive Vice Chair  
+1 602 229 4408  
andy.markham@cushwake.com

**PHIL HAENEL**  
Vice Chair  
602 224 4409  
phil.haenel@cushwake.com

