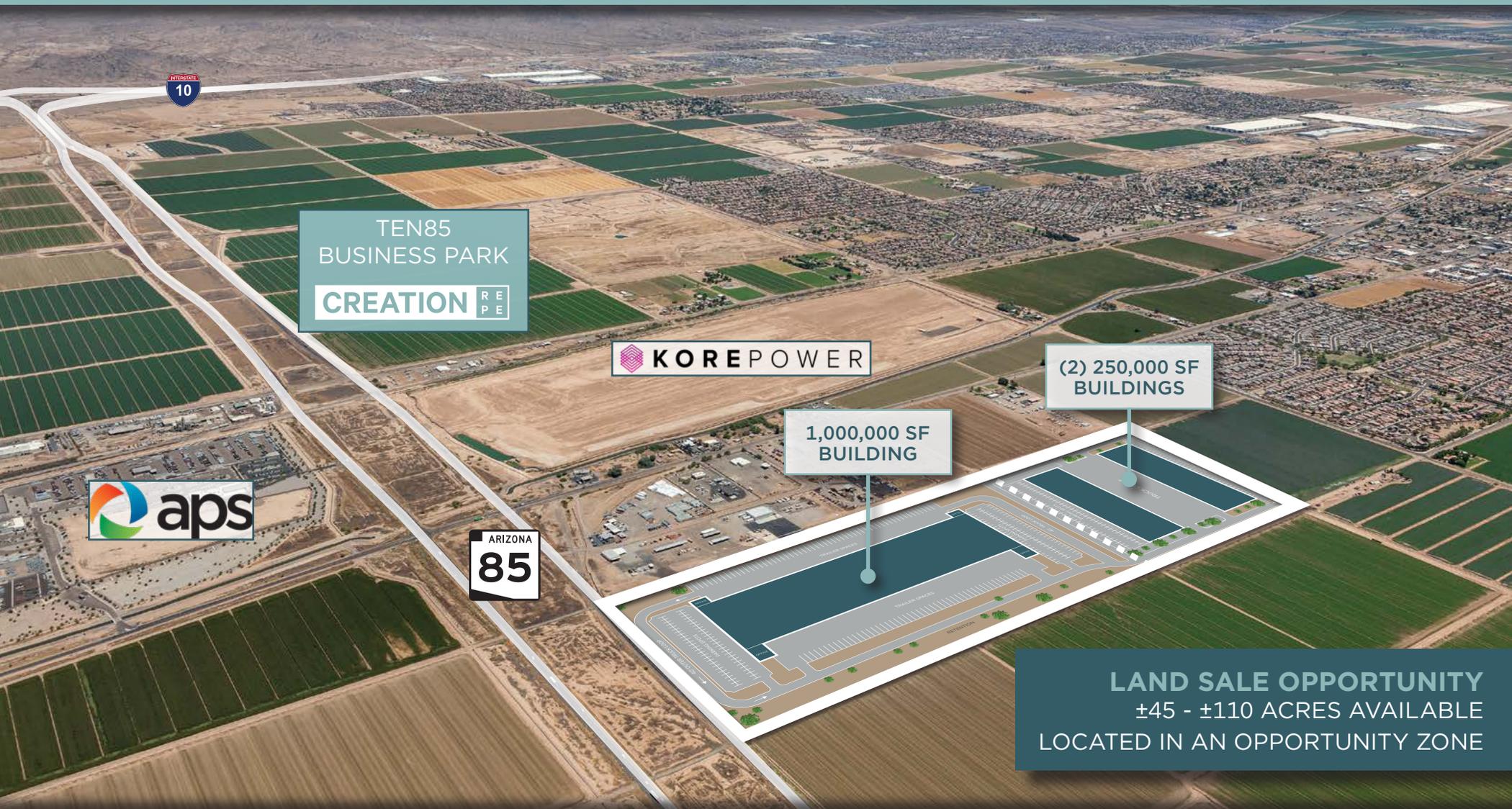


# ±45 - ±110 ACRES FOR SALE

BUCKEYE, AZ



TEN85  
BUSINESS PARK

CREATION REPE

KOREPOWER

1,000,000 SF  
BUILDING

(2) 250,000 SF  
BUILDINGS



**LAND SALE OPPORTUNITY**  
±45 - ±110 ACRES AVAILABLE  
LOCATED IN AN OPPORTUNITY ZONE

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# SITE FEATURES

- Located in an Opportunity Zone
- Freeway Frontage
- The site is part of Buckeye's Sustainable Valley which encompasses more than 400 acres, with 214 acres utilized for KOREplex, the first lithium-ion battery manufacturing facility owned by a U.S. company. With cutting edge technology, this initiative is considered the future of industrial development in the West Valley and will secure Buckeye as a leader in green energy.
- The Sustainable Valley vows to create employment opportunities for the Buckeye community while supporting clean, sustainable and affordable living.



**±45 - ±110 ACRES**

TOTAL SITE



**401-87-008K  
401-87-006-H  
401-87-008L**

PARCEL NUMBERS



**LI, LIGHT INDUSTRIAL**  
CURRENT ZONING



# PROPOSED SITE PLAN



ARIZONA  
85

250,000 SF

1,000,000 SF

TRUCK COURT



# CITY OF BUCKEYE - INFRASTRUCTURE UPGRADES



## HUB WEST DEVELOPMENT APS REGIONAL HEADQUARTERS

±83-acre state-of-the-art operations campus serving as Arizona Public Service's new West Valley hub.



## INSTITUTIONAL-GRADE COMMITMENT

Multi-phase investment by Arizona's largest utility company, consolidating core departments and long-term employment base.



## ACTIVE PHASE II EXPANSION

±43,000 SF addition underway, expanding administrative, warehouse, and storage capacity.



## PRIME BUCKEYE LOCATION

Strategically positioned at MC85 & SR85 with significant infrastructure upgrades and regional access.



## ECONOMIC GROWTH CATALYST

Anchors future industrial and commercial development throughout the Buckeye corridor.



## FARALLON WATER PLANT CRITICAL WATER INFRASTRUCTURE ASSET

20-acre treatment campus built to support Buckeye's accelerating growth, serving the Farallon Water Service Area.



## EXPANSIVE CAPACITY & GROWTH POTENTIAL

Initial treatment at 6 mgd, expandable up to 19 mgd, with new groundwater wells, finished storage, booster pumping, and distribution piping.



## STRATEGIC WATER SUPPLY DEVELOPMENT

Includes ~3 miles of raw water transmissions, >15 miles of potable water distribution lines, and blending infrastructure to manage quality challenges (arsenic, nitrates, TDS).



## FACILITATOR OF LAND DEVELOPMENT

Serves ~4,900 acres in the service area, unlocking residential, industrial, and commercial growth in currently agricultural zones.



## PORTFOLIO DIVERSIFICATION & RESILIENCE

Bolsters Buckeye's water portfolio, reducing reliance on pure groundwater via modern treatment and infrastructure enhancements.

# LOCATION OVERVIEW



An ability to **serve 30 million consumers** within a one-day truck haul



A **low-cost operating environment** and right to work state



The **third largest labor pool** in the west



An **exceedingly accessible geographic region**



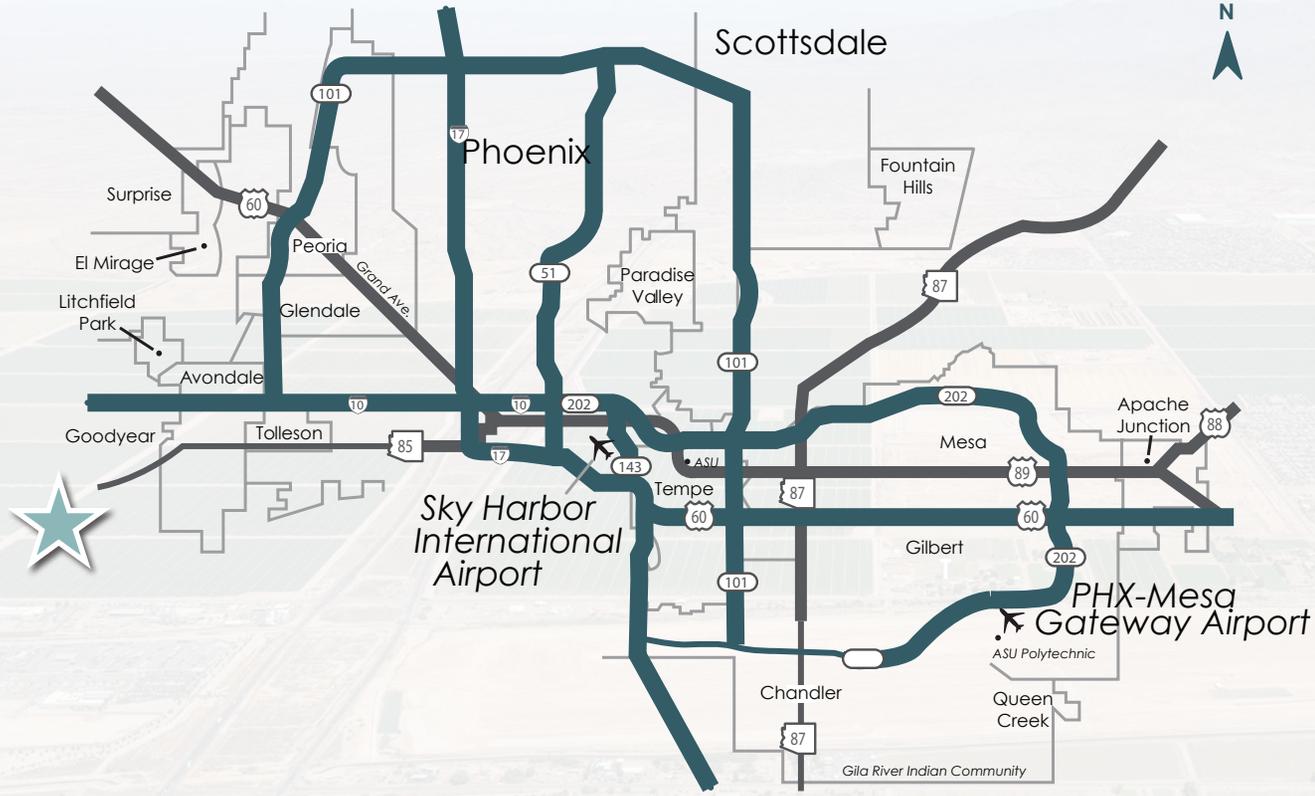
Shipping costs to California are **15-75% lower** than other mountain west markets



**Fastest growing city** in the U.S. (over past decade)



One of the **lowest labor costs** in the western U.S.



**30.1**  
AZ MEDIAN AGE



**\$101,409**  
MEDIAN HOUSEHOLD INCOME



**\$376,000**  
MEDIAN HOME SALE PRICE

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