

FOR SALE



# 233 Acres, Buckeye, AZ With Water

30885 Arizona 85  
Buckeye, AZ 85326



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Section 1

# Property Information



# Property Summary

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## PROPERTY DESCRIPTION

30885 Arizona85 presents a rare, large-scale land offering with 232.93± acres (10,146,426 SF) of vacant, level terrain in rapidly expanding Buckeye, Arizona – one of the fastest-growing cities in the Phoenix Metropolitan Area

## PROPERTY HIGHLIGHTS

- De-risked by adjacency to major infrastructure upgrades:
- Water: direct supply via developing a private water utility
- Power: proximity to the 500kV line being delivered to the site
- Fiber: fiber optic markers present in the road right-of-way
- ±1,309 feet of SR-85 frontage (visibility + access)
- Zoned AG (City of Buckeye) with future land use flexibility / potential rezoning pathway

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	233 Acres

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	32	92	27,366
Total Population	4,756	4,956	92,197
Average HH Income	\$59,294	\$60,439	\$104,236

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# Property Description

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## PROPERTY DESCRIPTION

### **30885 Arizona State Route 85 | Buckeye, AZ 85326**

This 232.93-acre industrial parcel in South Buckeye is anchored by a 152-acre long-term lease with an Energy Storage project. The offering also includes full ownership of a City-supported private water utility and a possible 42-acre data center with power, water, fiber, and direct highway frontage. Strategically located along the SR-85 energy corridor, this high-impact property combines dependable long-term cash flow, rare utility control, and tech-ready infrastructure on a growth trajectory.

Finally, the offering includes an additional 42-acre parcel for a possible data center positioned along SR-85. Benefiting from fiber-optic proximity, water potential with no NOI to drill and power access, and a security buffer, this site offers a high-yield, plug-and-play opportunity for resale, build-to-suit, or lease.

## LOCATION DESCRIPTION

Strategically positioned in the heart of South Buckeye's SR-85 Energy Corridor, 30885 Arizona State Route 85 offers direct access to one of Arizona's most active industrial and energy development zones. The site lies just south of Interstate 10, connecting quickly to Phoenix's metro core, major logistics hubs, and national rail and highway networks.

This location is surrounded by a rapidly expanding ecosystem of utility-scale energy projects, solar farms, and advanced infrastructure developments, making it a magnet for clean tech, data center, and industrial growth. With frontage along a major state highway, the property offers both visibility and ease of access for tenants and infrastructure deployment.

Additionally, Buckeye is one of the fastest-growing cities in the U.S., supported by a business-friendly regulatory environment, robust workforce pipeline, and access to critical resources like power, water, and fiber—already in place at the site.

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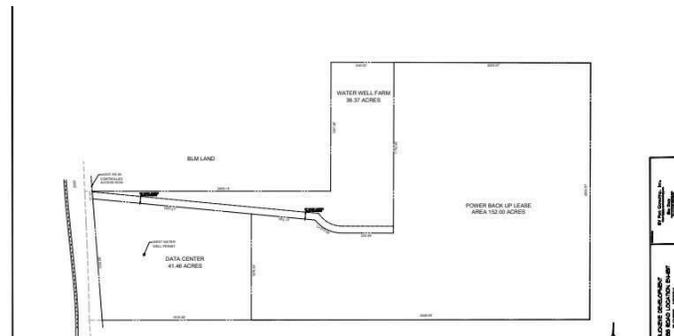
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# Additional Photos

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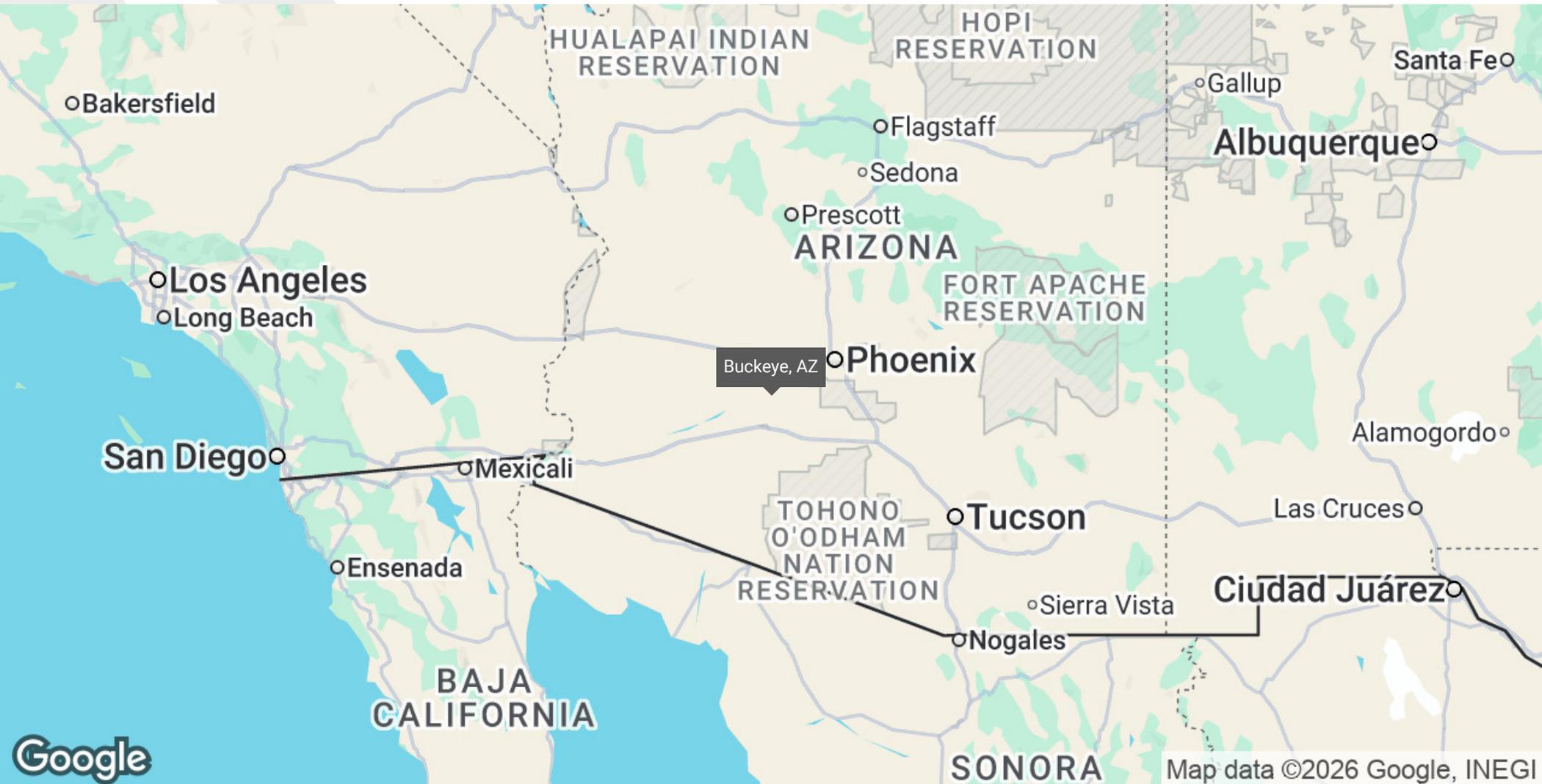
Section 2

# Location Information



# Regional Map

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# Location Map

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# Aerial Map

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Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

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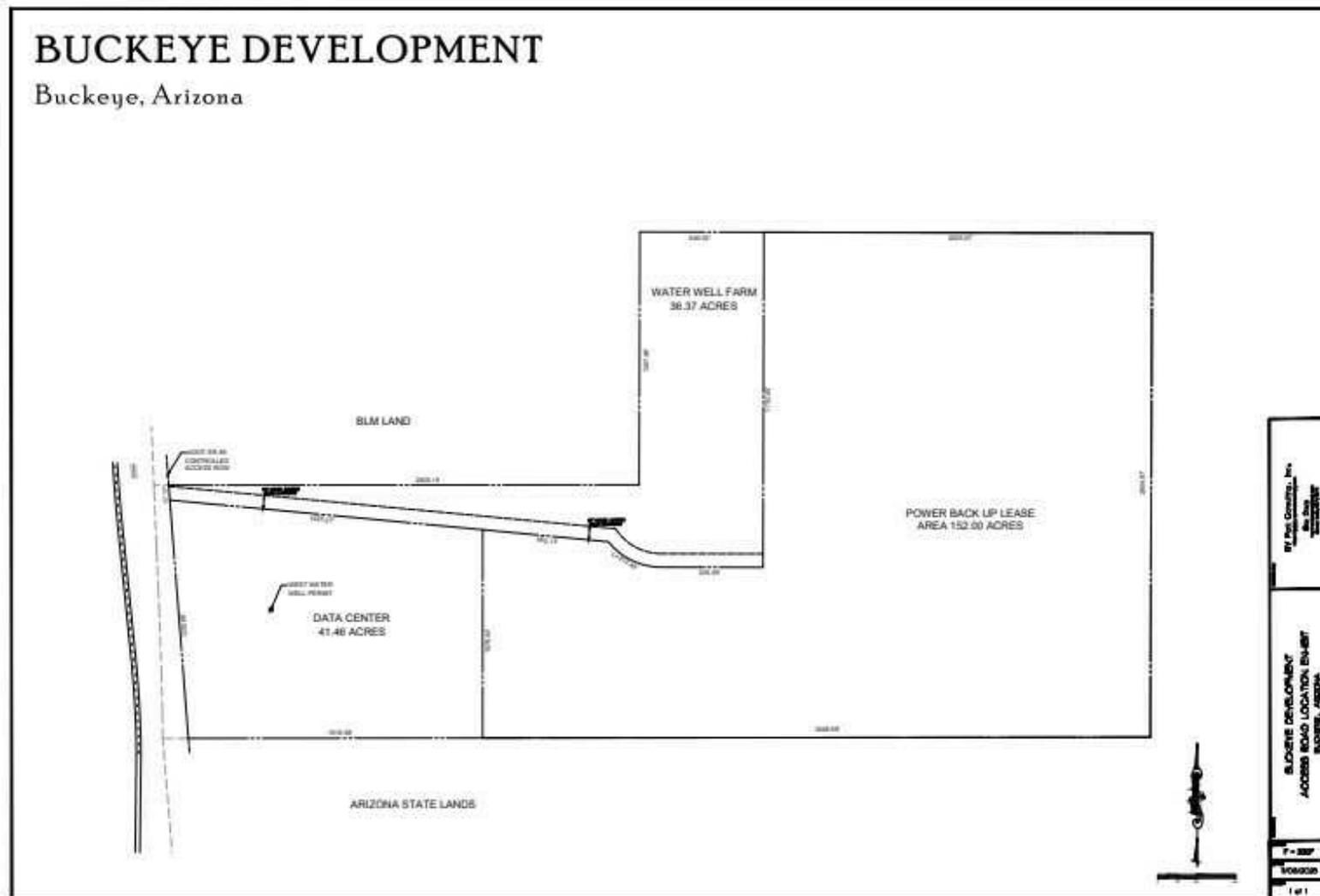
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# Site Plans

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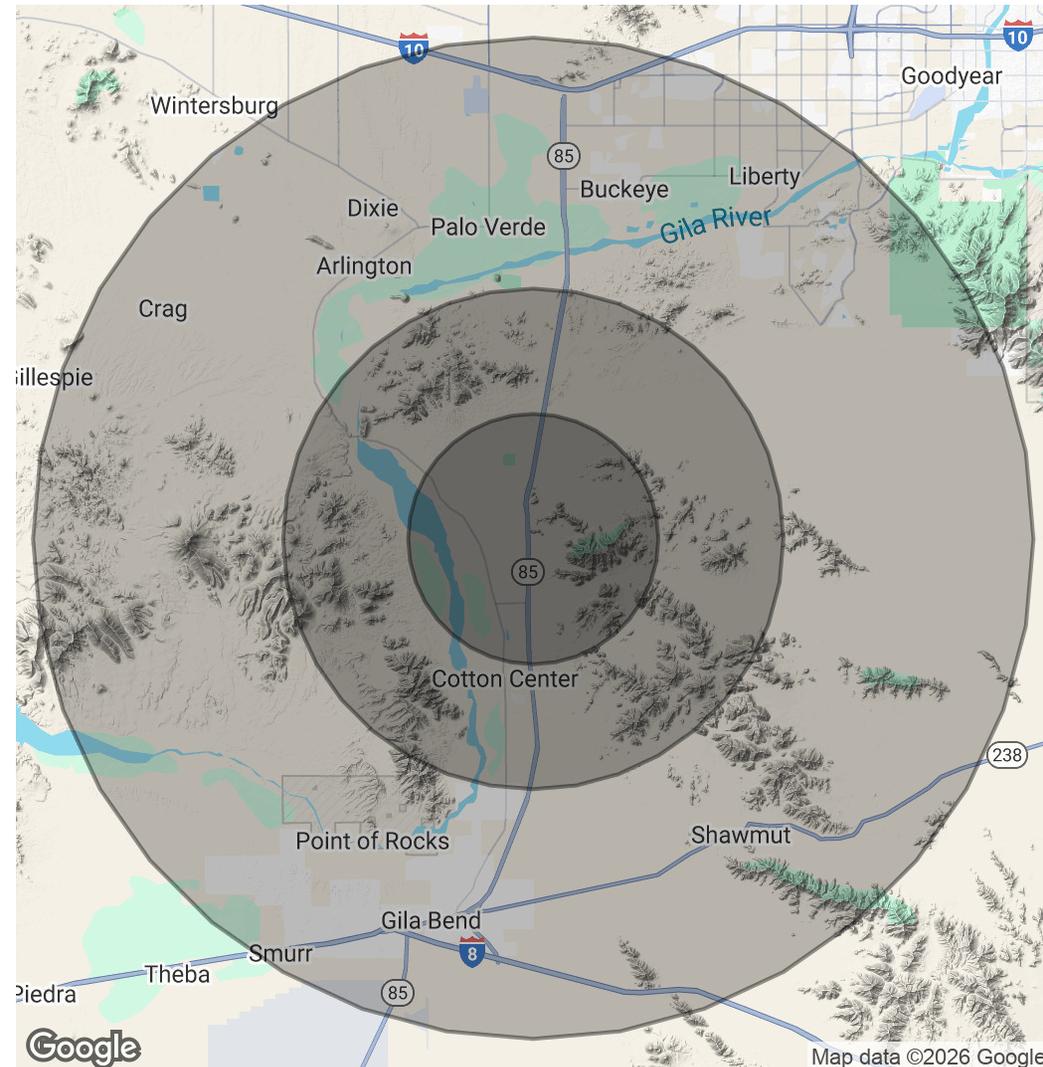
# Demographics

# Demographics Map & Report

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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	4,756	4,956	92,197
Average Age	40	40	37
Average Age (Male)	40	40	37
Average Age (Female)	45	44	38
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	32	92	27,366
# of Persons per HH	148.6	53.9	3.4
Average HH Income	\$59,294	\$60,439	\$104,236
Average House Value	\$268,368	\$275,698	\$400,343

Demographics data derived from AlphaMap



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