

BUCKEYE, ARIZONA 85326

AT THE SOUTHWEST CORNER OF

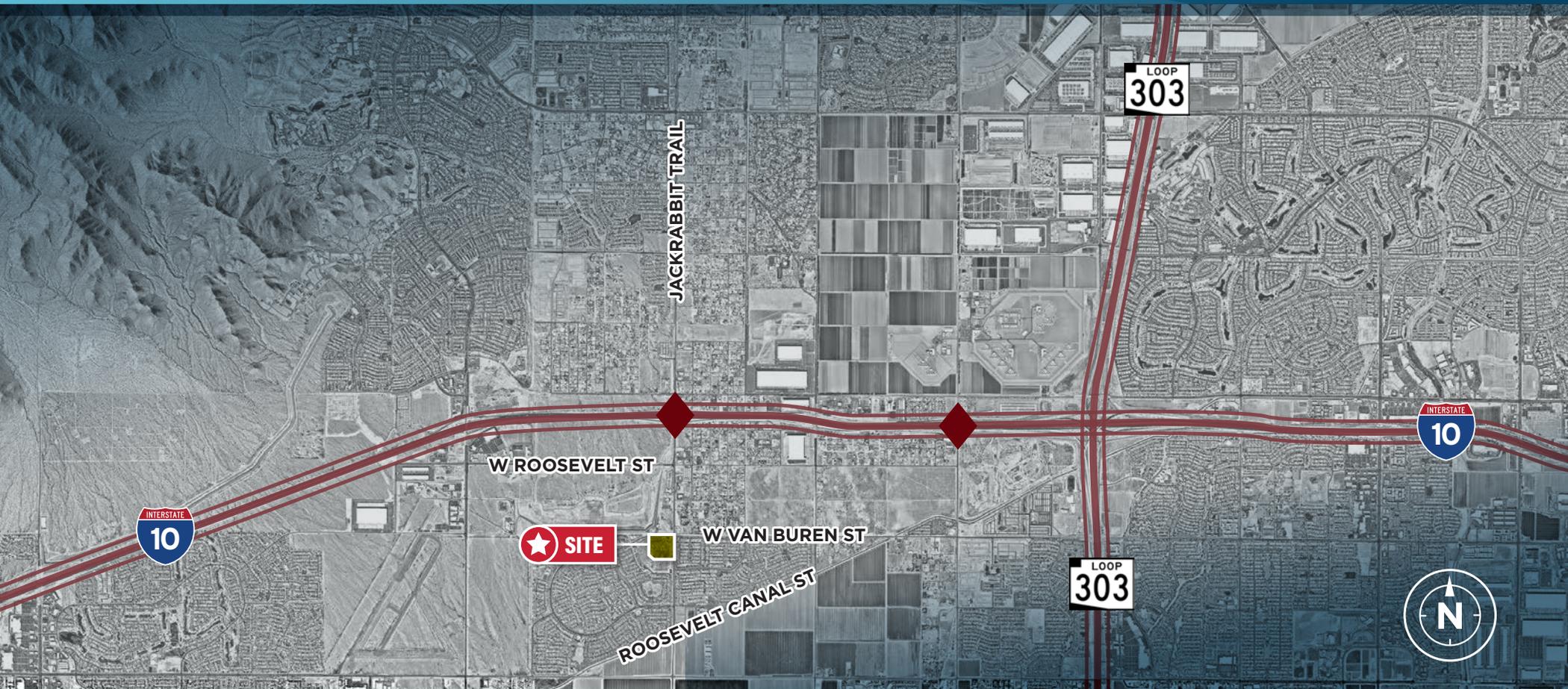
JACKRABBIT & VAN BUREN

± 17 ACRES

LAND FOR SALE

DEVELOPMENT OPPORTUNITY

USE AND SITE PLAN APPROVED



PROPERTY OVERVIEW

± 17 ACRES LAND FOR SALE /DEVELOPMENT OPPORTUNITY

SWC of Jackrabbit & Van Buren |
Buckeye, Arizona 85326

SIZE

± 17 acres South of I-10

UTILITIES

Power: APS

Water/Sewer: Town of Buckeye

Gas: Southwest Gas

Telcom/Fiber: CenturyLink

ZONING

Community Commercial (CC)

Town of Buckeye—use and site plan
approved for ±300k SF of Light Industrial

PARCEL #: APN 502-35-009K

PROPERTY SUMMARY



Address

SWC of Jackrabbit & Van Buren
Buckeye, Arizona 85326



Submarket

Buckeye, AZ



Block / Lot

502-35-009K



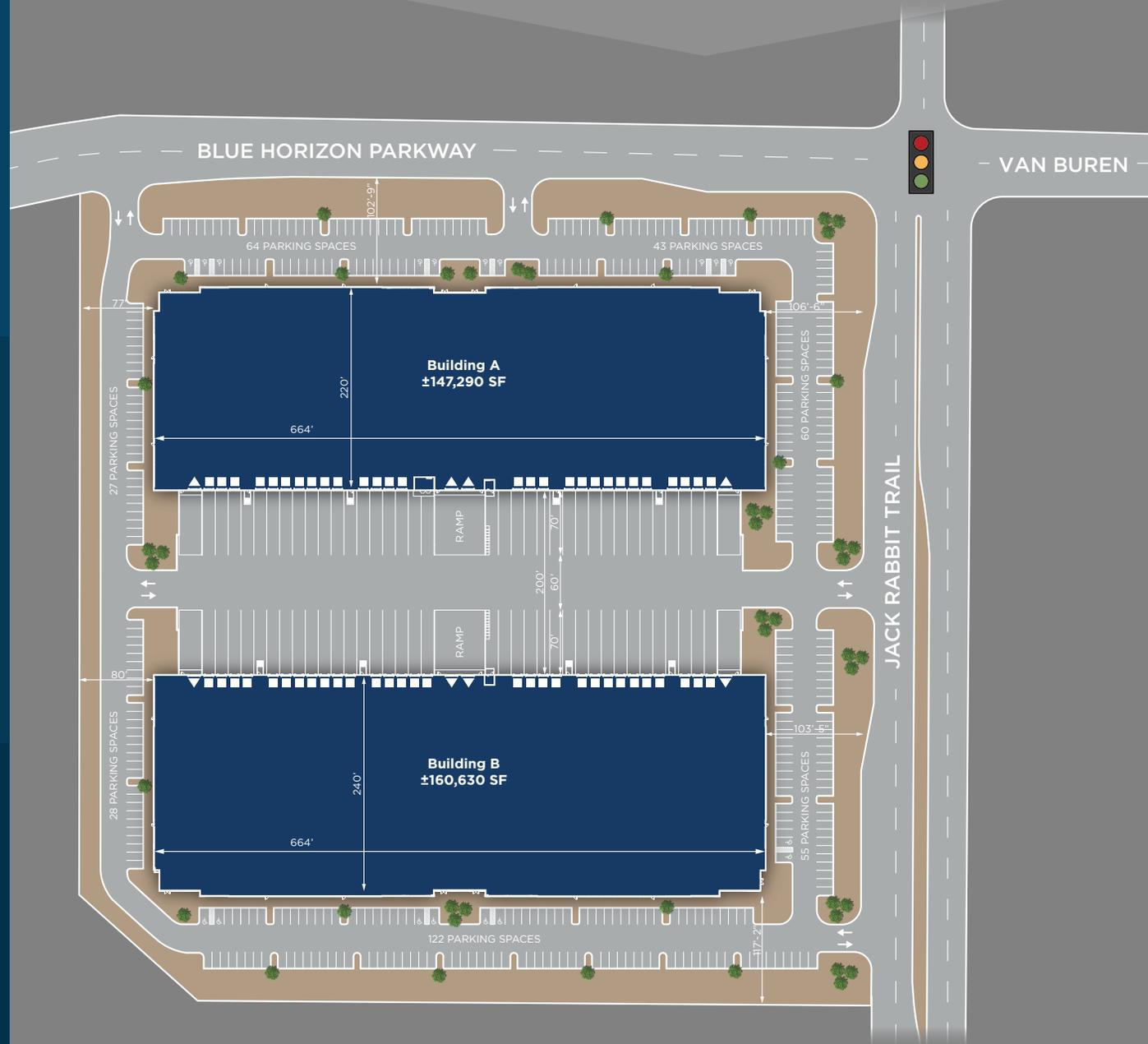
Sq. Ft.

307,880 SF



Zoning

PC / CMP*



Site plans are conceptual

*Permitted uses in accordance w/ Buckeye Commercial Center Obsolete Zoning District.

CORPORATE NEIGHBORS



THE PHOENIX ADVANTAGE

Rapid Growth

Favorable Business Environment

Strong Economic Fundamentals.

#1

In the Country for Population Growth in the Last Decade

#2

In U.S. for Distribution & Warehousing

#3

In the U.S. for Real Estate Investor Demand



Cost of Living Index is **5% Lower than the National Average**



33 Million Consumers Reached Within a One-Day Truck Haul



Tech Sector Has Grown 16.2% in the Past Five Years

BUCKEYE ECONOMIC HIGHLIGHTS



#1

FASTEST GROWING
CITY IN THE U.S.
(over the past decade)



#6

BEST PLACE TO LIVE
IN THE U.S.



89K

Average Household
Income



11M

Square Feet of
New Commercial
Development in 2021



1.45M

Labor force within 45
minutes of Buckeye



92%

of Buckeye's Skilled
Workforce Commutes
Outside of Buckeye
for Work



33

Median age of
Buckeye Resident



7

Robust Transportation
Network with access
to 7 Major Interstates
or Highways

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KITCHELL DEVELOPMENT



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