



- **Location:** SWC of Southern Ave & Bruner Rd, Maricopa County, AZ
- **Size:** 38.3 Acres
- **Zoning:** RU-43
- **Price:** \$2,300,000
- **Comments:**
 - ✓ Irrigated property located on the hard corner of two major section line arterials in the region. Southern Avenue has an interchange to the east at Highway 85. The property is contiguous to several thousand-acre Cipriani master plan. This site is perfect for investment or 1031 exchange.

Great Investment Opportunity | Exclusively Available

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

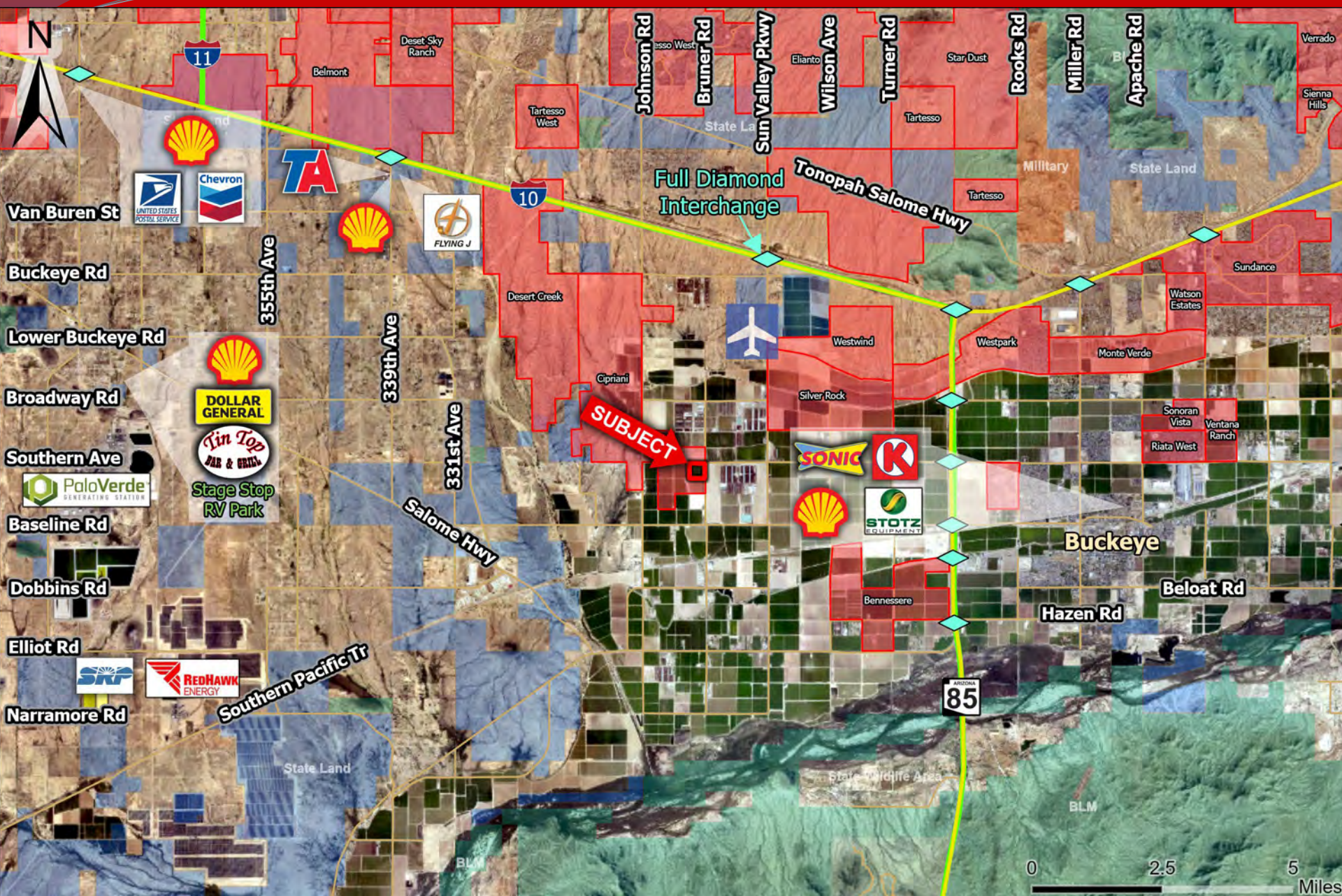
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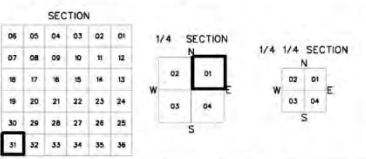




MARICOPA COUNTY
OFFICIAL PARCEL MAP
STATE OF ARIZONA

PT. SECTION 31 T01N R04W

MAP ID * 845 - 31 - 01 - 00



ASSESSOR BOOKS & MAPS WITHIN THIS AREA
BOOK: 504 MAP: 64

SUBDIVISIONS

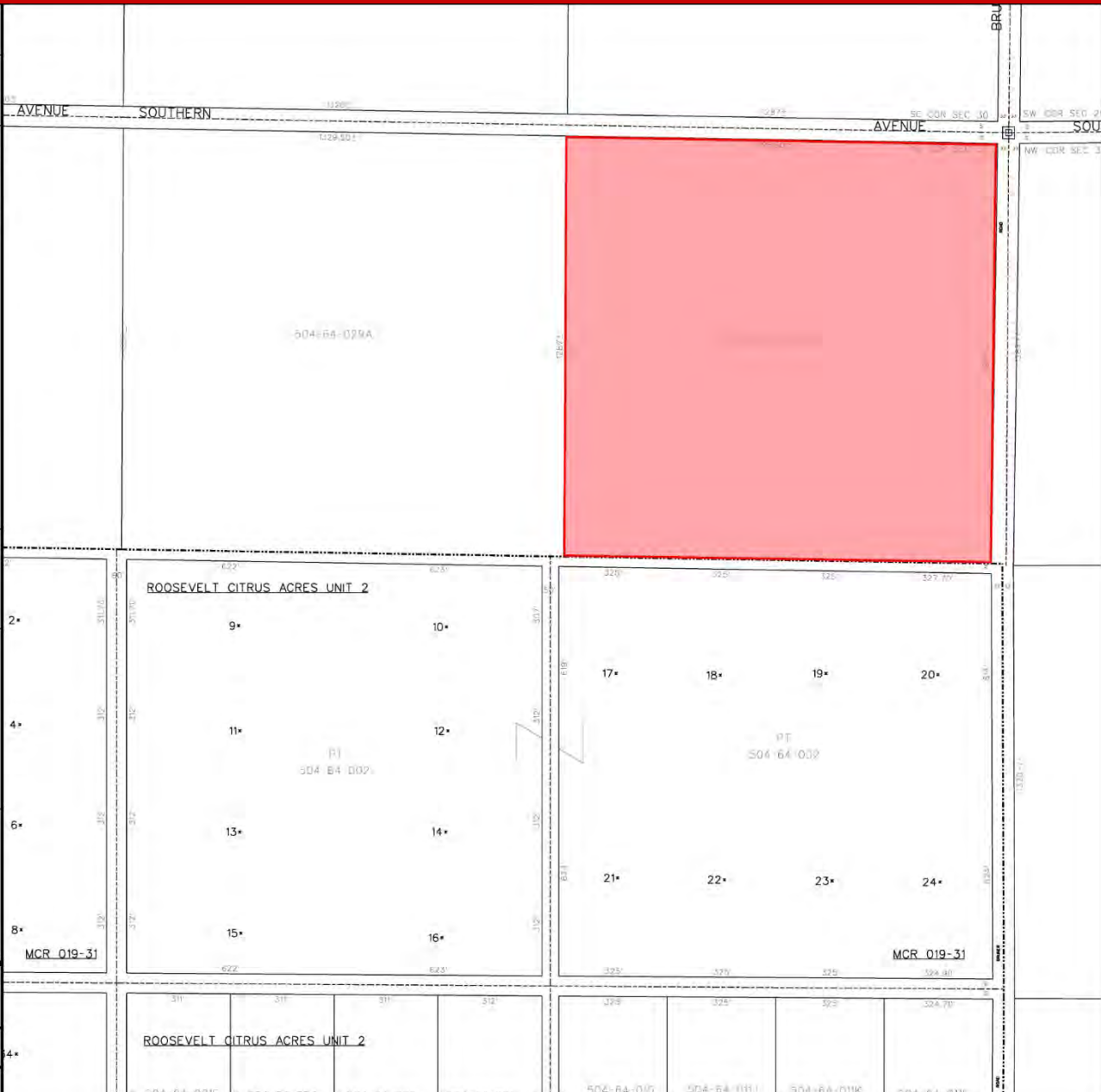
ROOSEVELT CITRUS ACRES UNIT 2
MCR 019-31, 1929 SUB



MARICOPA COUNTY ASSESSOR'S OFFICE
301 W. JEFFERSON ST.
PHOENIX, AZ 85003
www.maricopa.gov/assessor

- LEGEND:**
- Subdivision Boundary Line
 - - - - - Subdivision Boundary Line
 - Street Centerline
 - - - - - Street Centerline
 - Section Corner Marker
 - Parcel Boundary Marker
 - Indemnification
 - ✱ Indicate change in original boundary
 - Parcel Boundary Line
 - Parcel Split Line
 - Parcel Boundary Line
 - Parcel Boundary Line

Disclaimer - Indemnification
Requester/Purchaser understands and agrees that Maricopa County does not guarantee the accuracy of the data and information requested and hereby expressly disclaims any responsibility for the truth, lack of truth, validity, timeliness, accuracy, reliability, or any other data and information. The data and information are provided for information purposes only and are not intended to be used as a survey product.





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NEWSMAKER

HISTORIC VALLEY CHINESE GROCERY STORE COULD SEE RESTORATION

The owner of the historic Yaun Ah Gim Groceries property in South Phoenix has plans to restore the site and turn it into new housing.

The main building, located at 1002 S. 4th Ave., is a former food market that sits next to a four-plex residential building. Both play a significant role in the history of Chinese immigration here.

Phoenix resident Omar Fabian purchased the historic property in 2023 for \$300,000 with plans to apply for a historic preservation overlay zoning. Fabian said in February that he plans to turn the former residential units into new housing and turn the former store into a community space or market.

Sherry Rampy, a broker with Brokers Hub Realty and representative for Fabian, said at a September historic preservation meeting that Fabian wants to help revitalize this part of Phoenix by rehabilitating the property. The former grocery store could become a bodega since the site is located in a food desert, Rampy said, according to city of Phoenix meeting minutes. Another potential option was to turn the whole property into housing.

INDUSTRIAL

OLD DOMINION PROJECT IN BUCKEYE TO BRING 350 JOBS

Old Dominion Freight Line Inc. has received initial approval for a new freight terminal in Buckeye. The company's new location, which will be its fifth in Arizona, will include 200 dock doors with capacity for 50 additional doors and a maintenance shop. It will feature trailer, tractor and employee parking and be built on an 80-acre portion of the overall site. It's expected to create up to 350 jobs with an average median annual salary of \$80,000.

Read more online: biz.us/1qkhhz

MARKET WATCH

TECH MEGASITE IN FOCUS

Buckeye considered for data center campus

A nearly 2,000-acre data center and technology campus could be developed west of Phoenix in a new corridor the city of Buckeye is looking to establish around its airport.

The Buckeye planning commission recommended approval Feb. 13 on creating a designated technology center half a mile west of the Buckeye Municipal Airport, an area city officials have touted as ripe for growth.

The owner of the property, an entity connected to Phoenix-based land firm Arizona Land Consulting LLC, applied for a major amendment to the former Cipriani master plan in what is now being called the Buckeye Tech Corridor.

Arizona Land Consulting previously acquired about 2,000 acres for \$40 million from the previous owners, Cipriani Land Holdings LLC, and has worked to establish an industrial core on the site since then.

The proposed plan would set up the overall property for future infrastructure and commercial development with industrial uses such as business parks, clean manufacturing, data centers, high tech, warehousing, office or retail.

If approved, this would replace the existing Cipriani master plan, which was approved in 2008 and proposed for nearly 10,000 residential units, 190 acres of commercial development and open space that



MAPCREATOR

The proposed 2,100-acre Buckeye Tech Corridor would replace the former Cipriani master plan and allow for mostly industrial uses as opposed to residential.

was never built.

The site is located south of Interstate 10 and west of State Route 85. It's generally between 323rd Avenue and Johnson Road from west to east and Yuma Road to Southern Avenue from north to south.

Sources with knowledge of the site say a major employer is interested in acquiring a bulk of the 2,100 acres in the proposed tech corridor, while public documents show the site is slated for a "data center technology park."

The project narrative says that about 1,700 acres "is anticipated, but not required, to be developed in its entirety for data center and data center related uses" such as

single or multi-tenant colocation and interconnection facilities.

The overall site in Buckeye could fit tens of millions of square feet of development. It would likely need major infrastructure work and be developed across multiple phases over time.

Arizona is a top landing spot for major data center developments from companies such as Meta, Amazon and Google because of its lack of natural disasters, developable land, costs and low latency. About 325 megawatts of new data center capacity were under construction in the Valley at the end of 2023, while 3,215 megawatts sat in the pipeline.

EcoVista Development is proposing a major mixed-use project in Surprise called Desert Arroyo, as shown in this rendering.



ECOVISTA DEVELOPMENT VIA CITY OF SURPRISE DOCUMENTS

REPORTER'S NOTEBOOK

MULTI-USE PROJECT PROPOSED IN SURPRISE

Desert Arroyo has been proposed by EcoVista Development LLC at 163rd Avenue and Jomax Road in Surprise for 100,000 square feet of retail and office space and two multifamily projects with 475 multifamily units.

The Surprise planning commission recommended denial of a rezoning request for the property

on Feb. 15 after residents spoke against the project citing concerns over traffic congestion and emergency response times in the area.

A commercial component, called The Shops at Desert Arroyo, would include restaurant, retail and office space totaling about 100,000 square feet, according to a site plan submitted to the city.