



**Ironheart Commercial**  
Closing Deals & Protecting Trust

10265 W Camelback Rd., Ste. 104  
Phoenix, AZ 85017

brokered by AIRE

**Industrial Land for Sale**  
**23.51 acres at \$20 per sqft.**  
**13333 W Olive Ave El Mirage, AZ 85335**



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# INVESTMENT HIGHLIGHTS

Institutional capital is actively reshaping this submarket, with major users such as Microsoft and Oldcastle APG assembling significant nearby land positions—reinforcing the area’s emergence as a premier industrial and technology corridor.

The subject property offers a rare combination of scale and usability. With AD-3 zoning, USDA certification, and utilities available at the street, it is ideally suited for heavy industrial or specialized operational uses. Notably, it is the only USDA-certified industrial-zoned site in the immediate area.

Located in the center of the West Valley Industrial Corridor, the property benefits from efficient access to Loop 101, Loop 303, and Northern Parkway—providing strong regional connectivity and positioning for long-term industrial growth.

<b>Size Price</b>	+/- 23.51 acres \$20 / SF
<b>Zoning</b>	AD-3 Maricopa County
<b>Primary Use</b>	Industrial
<b>Parcel APN</b>	501-47-015F

## AD-3 = Heavy industrial zoning.

It’s designed for large-scale, high-impact industrial uses that don’t belong near residential areas.

Think:

- Manufacturing plants
- Concrete, asphalt, and materials yards
- Truck terminals and logistics hubs
- Equipment storage yards
- Recycling / processing operations
- Large-scale warehouses with outdoor activity

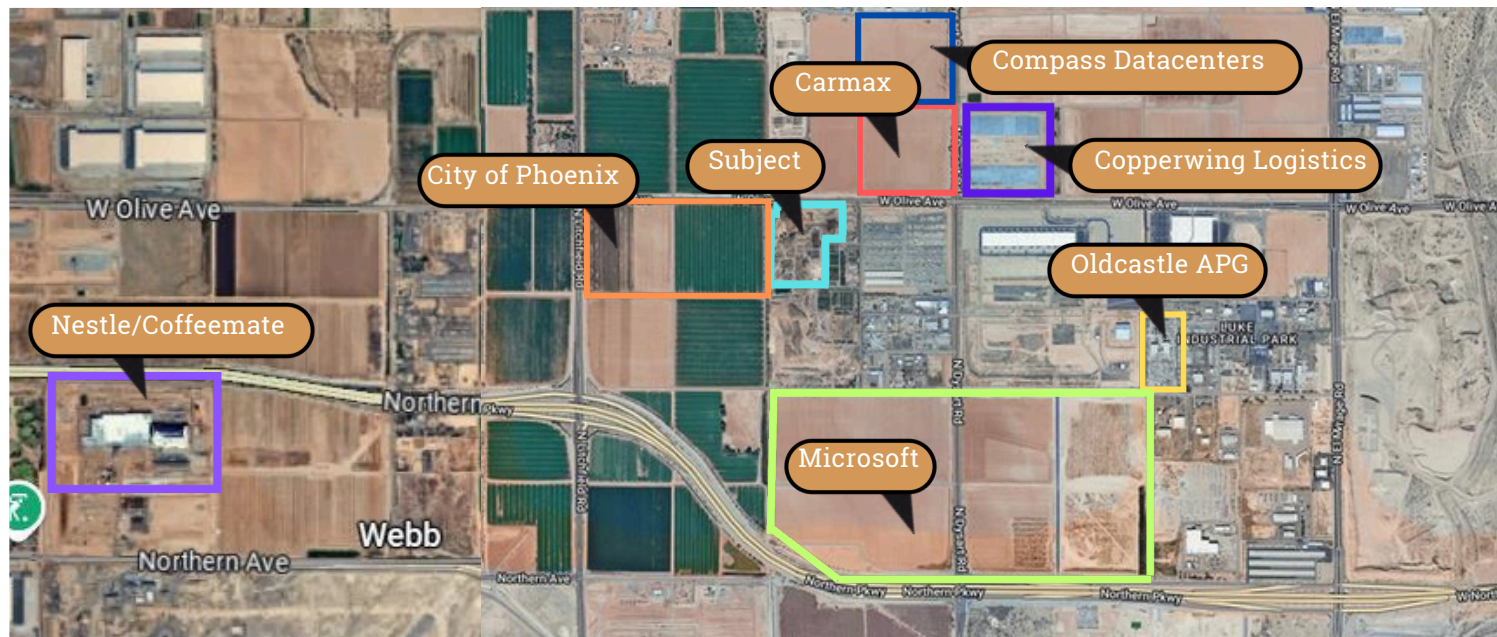


## MICROSOFT

Microsoft acquired 282.08 acres in El Mirage, AZ for \$258,08,239, which equates to \$914,922.14 per acre. The seller Dermody Properties received city approvals from the city of El Mirage for development agreement of an additional 3 data centers totaling 750,000 Square feet. Microsoft is expanding its presence in the area, adding to the 150 acres it purchased in 2019 for \$20 million. The company delivered a 254,000 SF data center in 2000 and plans to develop two additional centers. The new acquisition will support the ongoing construction of existing data centers.

## Compass Datacenters

Compass Datacenters has planted a serious flag in the West Valley. In June 2024, the company acquired roughly 121 acres in El Mirage for \$79.3 million and is planning a 108 MW, three-building campus nearby, reinforcing the corridor's appeal to major data infrastructure users and the contractors, suppliers, and service groups that follow them.



## OLDCASTLE APG

This strategic expansion integrates Master Block into Oldcastle APG's robust Arizona market presence. For potential buyers of nearby commercial properties, this acquisition brings significant value, positioning El Mirage as a thriving center for construction and landscaping resources. The influx of integrated services and end-to-end products from Oldcastle APG offers strong business growth potential and adds to the appeal of commercial properties in proximity to this burgeoning industrial hub.

# VICINITY DEMOGRAPHICS

## Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
W Olive Ave	N Litchfield Rd W	12,692	2025	0.24 mi
N Litchfield Rd	Northern Ave S	13,824	2023	0.44 mi
W Olive Ave	N Litchfield Rd E	8,796	2025	0.44 mi
N Litchfield Rd	Mountain View Rd N	15,762	2025	0.59 mi
Litchfield Rd	Northern Ave S	13,875	2025	0.62 mi
W Olive Ave	N Dysart Rd E	14,092	2025	0.70 mi
Northern Pkwy	N Litchfield Rd W	19,570	2024	0.75 mi
W Northern Ave	N Dysart Rd E	10,991	2025	0.79 mi
Northern Ave	N Litchfield Rd E	13,771	2025	0.81 mi
N Dysart Rd	W Orchid Ln S	13,734	2025	0.82 mi

## Population

	2 miles	5 miles	10 miles
2020 Population	4,930	164,537	809,726
2025 Population	6,201	182,236	877,868
2030 Population Projection	6,665	191,599	919,119
Annual Growth 2020-2025	5.2%	2.2%	1.7%
Annual Growth 2025-2030	1.5%	1.0%	0.9%
Median Age	27.7	37.6	40.1
Bachelor's Degree or Higher	21%	23%	24%
U.S. Armed Forces	1,724	2,999	5,298



## Households

	2 miles	5 miles	10 miles
2020 Households	1,553	56,149	290,596
2025 Households	2,414	62,212	315,056
2030 Household Projection	2,678	65,505	330,313
Annual Growth 2020-2025	11.8%	3.0%	2.4%
Annual Growth 2025-2030	2.2%	1.1%	1.0%
Owner Occupied Households	584	45,558	227,953
Renter Occupied Households	2,093	19,947	102,360
Avg Household Size	2.2	2.8	2.7
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$65.9M	\$2.2B	\$10.6B

# WHY ARIZONA?

Arizona offers a range of incentives that may benefit qualifying industrial users, including the Quality Jobs Tax Credit, Qualified Facility Tax Credit, R&D Tax Credit, ARIZONA@WORK training reimbursements, FTZ-related property tax reductions in qualifying zones/sub-zones, a 4.9% corporate income tax rate, 100% sales-factor apportionment for qualifying multistate taxpayers, and additional depreciation relief for business personal property. Availability depends on the end user, project structure, location, and formal program approval.

These incentives support industrial growth, making Arizona an attractive location for businesses.

# MAJOR HUBS & PORTS DISTANCE

## Airports

	Miles	Time
Glendale Municipal	6	11 min
Buckeye Municipal	28	26 min
Phoenix Skyharbor	28	63 min
Mesa Gateway	60	90 min
LAX	382	7 hr 30 min

## Authorized Ports

	Miles	Time
San Diego	347	5 hr 11 min
Los Angeles/Long Beach	378	6 hr 52 min

## Cities

	Miles	Time
Phoenix	24	49 mins
Tucson	136	2 hr 23 min
Las Vegas	277	4 hr 26 min
Los Angeles	370	6 hr 25 min
Albuquerque	467	6 hr 48 min
Denver	791	13 hr 30 min
Salt Lake City	664	10 hr 33 min
Bay Area	737	11 hr 45 min
Dallas	1088	16 hr 21 min
Houston	1198	17 hr 48 min





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