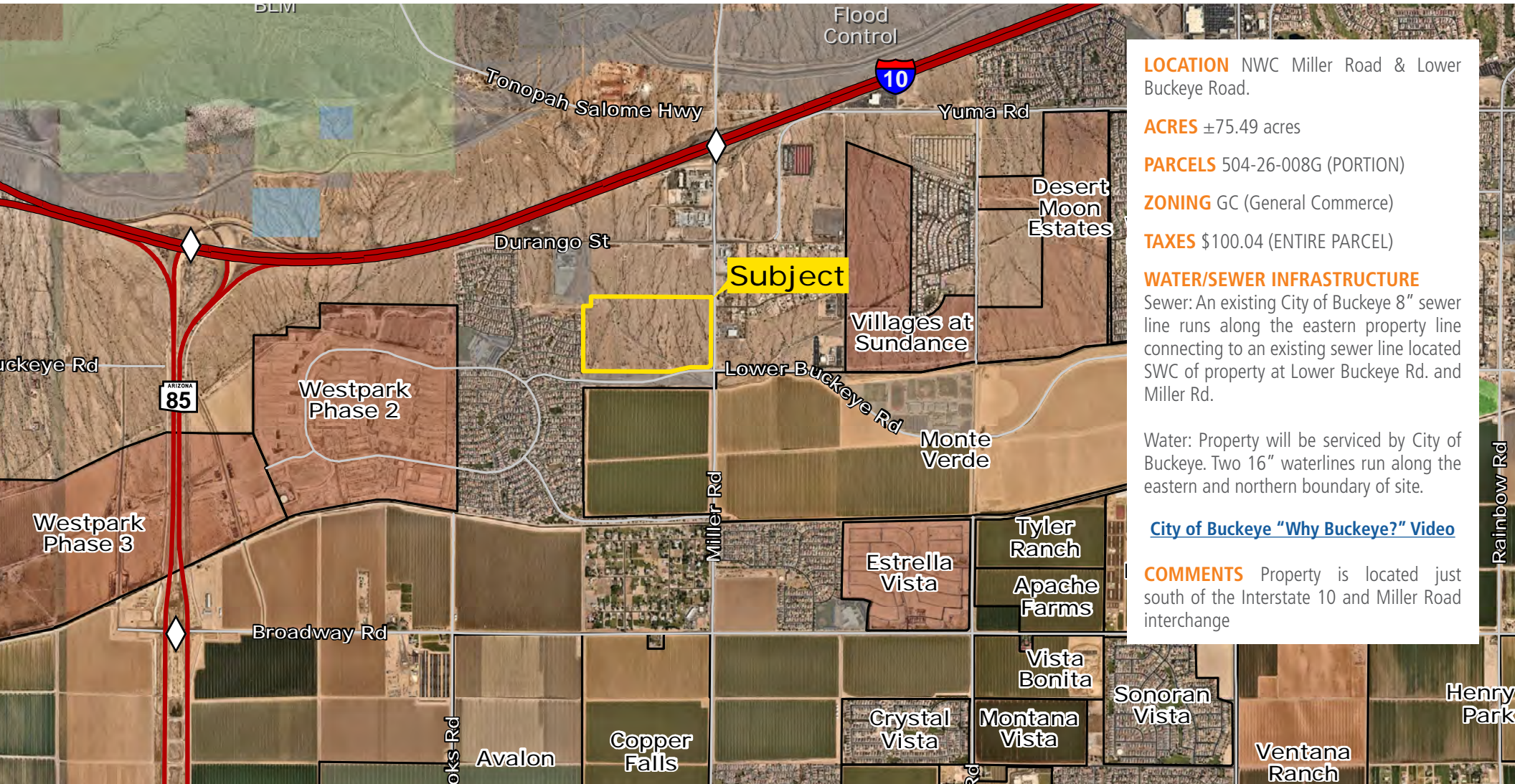


MILLER PARK

EXCLUSIVE LISTING | PHOENIX, ARIZONA



LOCATION NWC Miller Road & Lower Buckeye Road.

ACRES ±75.49 acres

PARCELS 504-26-008G (PORTION)

ZONING GC (General Commerce)

TAXES \$100.04 (ENTIRE PARCEL)

WATER/SEWER INFRASTRUCTURE

Sewer: An existing City of Buckeye 8" sewer line runs along the eastern property line connecting to an existing sewer line located SWC of property at Lower Buckeye Rd. and Miller Rd.

Water: Property will be serviced by City of Buckeye. Two 16" waterlines run along the eastern and northern boundary of site.

[City of Buckeye "Why Buckeye?" Video](#)

COMMENTS Property is located just south of the Interstate 10 and Miller Road interchange

Greg Vogel | gvogel@landadvisors.com Wes Campbell | wcampbell@landadvisors.com Michele Pino | mpino@landadvisors.com
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZBK00287-10.31.19

Exclusively Presented By



PHOENIX MSA & BUCKEYE SUBMARKET ACTIVITY

PHOENIX METROPOLITAN SURROUNDING AREA

The Phoenix Metro Area is the 13th largest in the nation with a population of more than 4.3 million residents. Phoenix is also home to one of the 10th busiest airports in the nation, Sky Harbor International Airport. Phoenix has a unique climate which has enticed large corporations such as American Express, Intel, GoDaddy.com and many others to bring their business here. These three companies alone provide upwards of 20,000 jobs.

LOOP 303

Loop 303 is the valley's newest freeway. It stretches from Interstate 17 west to Happy Valley Parkway, west again to Interstate 60 and finally south to Interstate 10. Major interchange locations include the 303 and I60 and the 303 and I10. The interchange at 303 and I10 is the largest in Arizona with five levels and completed in 2016. The 303 consists of 6 lanes with three general-purpose lanes in each direction. The 303 includes improved drainage, sound mitigation walls where warranted, smoother, quieter and more efficient travel.

The first expansion of the 303 south interstate 10 is expected to begin in 2016 and conclude in 2017. This new construction will reach from 303 to Van Buren Street. The second southern extension of the freeway is not expected to begin until 2023 and conclude in 2024. However, this second phase will stretch from Van Buren Street to SR 30.

CURRENT BUCKEYE ECONOMIC DEVELOPMENT

- Buckeye is emerging as a center of logistics, distribution, and manufacturing. Existing businesses such as the Wal-Mart / Sam's Club Distribution Center, Wal-Mart Transportation and Logistics, Schult Buckeye Home Building Facility, Golden Eagle Distributors, and Fertizona are not only successful within our community but are expanding.
- Tom Jones Ford relocated their dealership to Yuma Road between Watson Road & Miller road, providing direct 1-10 frontage.
- Golden Eagle Distributors Inc. Expansion – distributor offering craft, import, local and domestic beers. Expanded its operations by adding additional warehouse space.
- West-MEC Career and Technical Education Center - Buckeye Campus:
 - West-MEC will be developing a campus in Buckeye, on a 17 acre site located on the southwest corner of West Fillmore Street and Verrado Way.
- Empire Southwest:
 - Empire Southwest is the authorized Caterpillar® dealer for heavy equipment and engines in Arizona, Southeastern California and portions of Northern Mexico. In addition, Empire is a provider of commercial solar power systems and an authorized dealer for agriculture machinery.
- Sundance Business Center (Expansion):
 - An emerging hub of medical and professional office buildings is taking shape near the intersection of Watson and Yuma roads. The Sundance Business Center's planned expansion includes numerous buildings to accommodate a variety of medical specialists, professional services, as well as other office users. It is anticipated that approximately 50,000 square feet of new construction will be underway by early 2016.

TRANSPORTATION & LOGISTICS: ACCESS TO KEY MARKETS

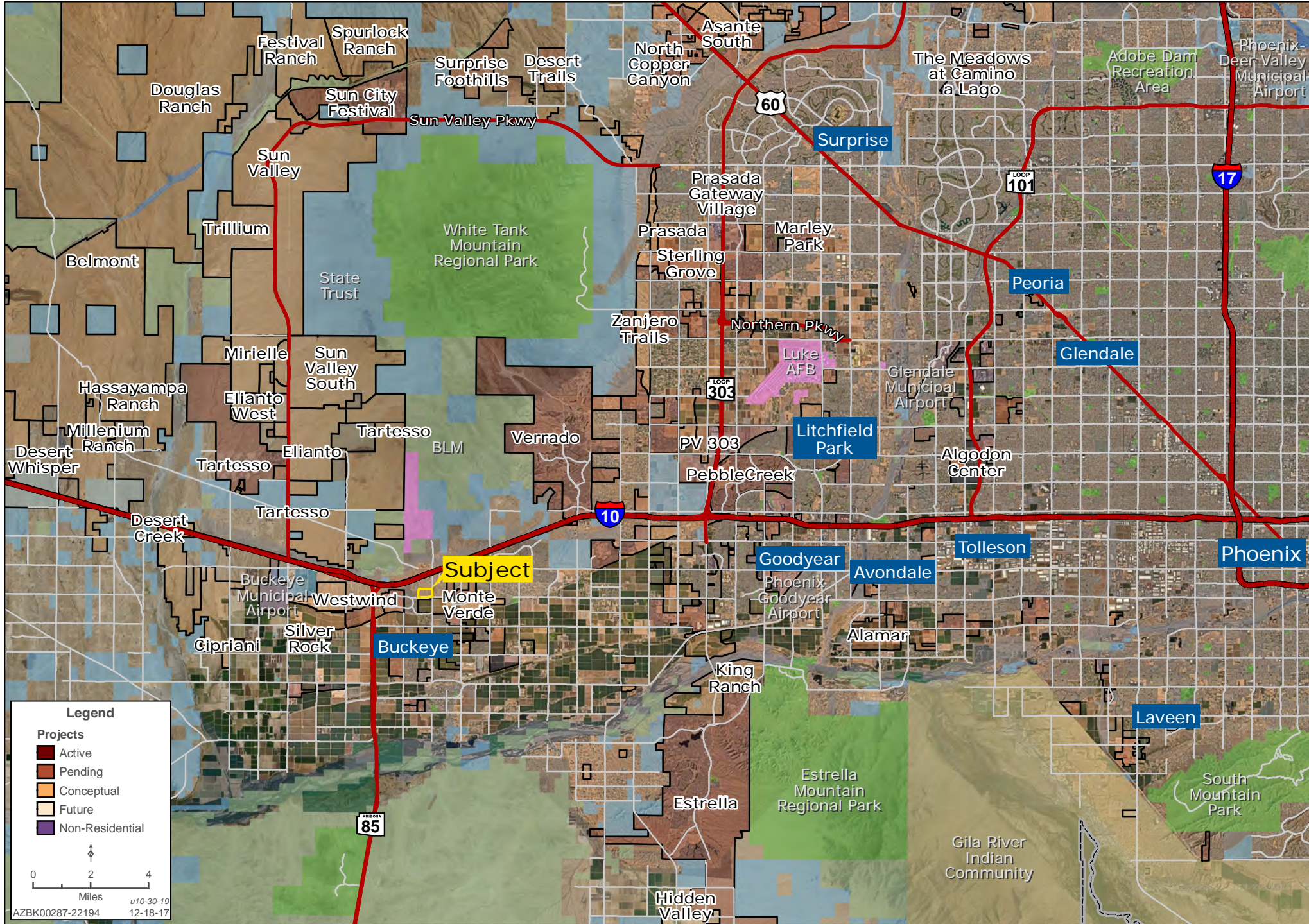
Given industry standards for truck travel that favor a one-day drive or less, Buckeye is positioned in a strategic location to manufacture and distribute products to key markets and multimodal ports.

City	Distance	Travel Time
Tucson	152 miles	2 hours
Las Vegas	289 miles	4.5 hours
San Diego	320 Miles	5 hours
Los Angeles	346 miles	5.5 hours
Salt Lake City	725 miles	10.5 hours
Reno	735 miles	11 hour



REGIONAL MAP

Greg Vogel | Michele Pino | Wes Campbell | 480.483.8100 | www.landadvisors.com



Legend

Projects

- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 2 4
Miles
u10-30-19
12-18-17
AZBK00287-22194

SURROUNDING DEVELOPMENT MAP

Greg Vogel | Michele Pino | Wes Campbell | 480.483.8100 | www.landadvisors.com



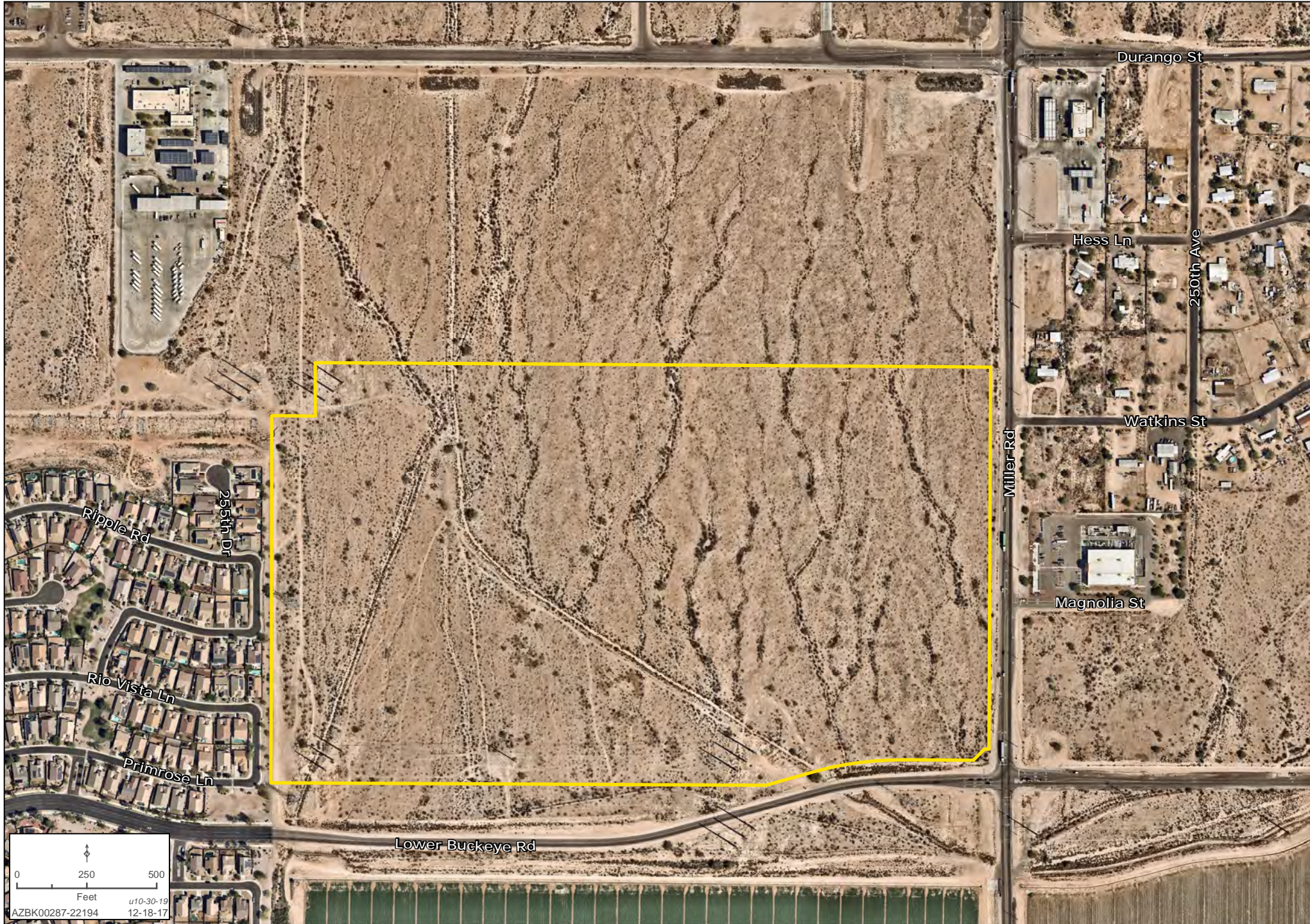
SURROUNDING AREA MAP

Greg Vogel | Michele Pino | Wes Campbell | 480.483.8100 | www.landadvisors.com



PROPERTY DETAIL MAP

Greg Vogel | Michele Pino | Wes Campbell | 480.483.8100 | www.landadvisors.com



Growth

2.0

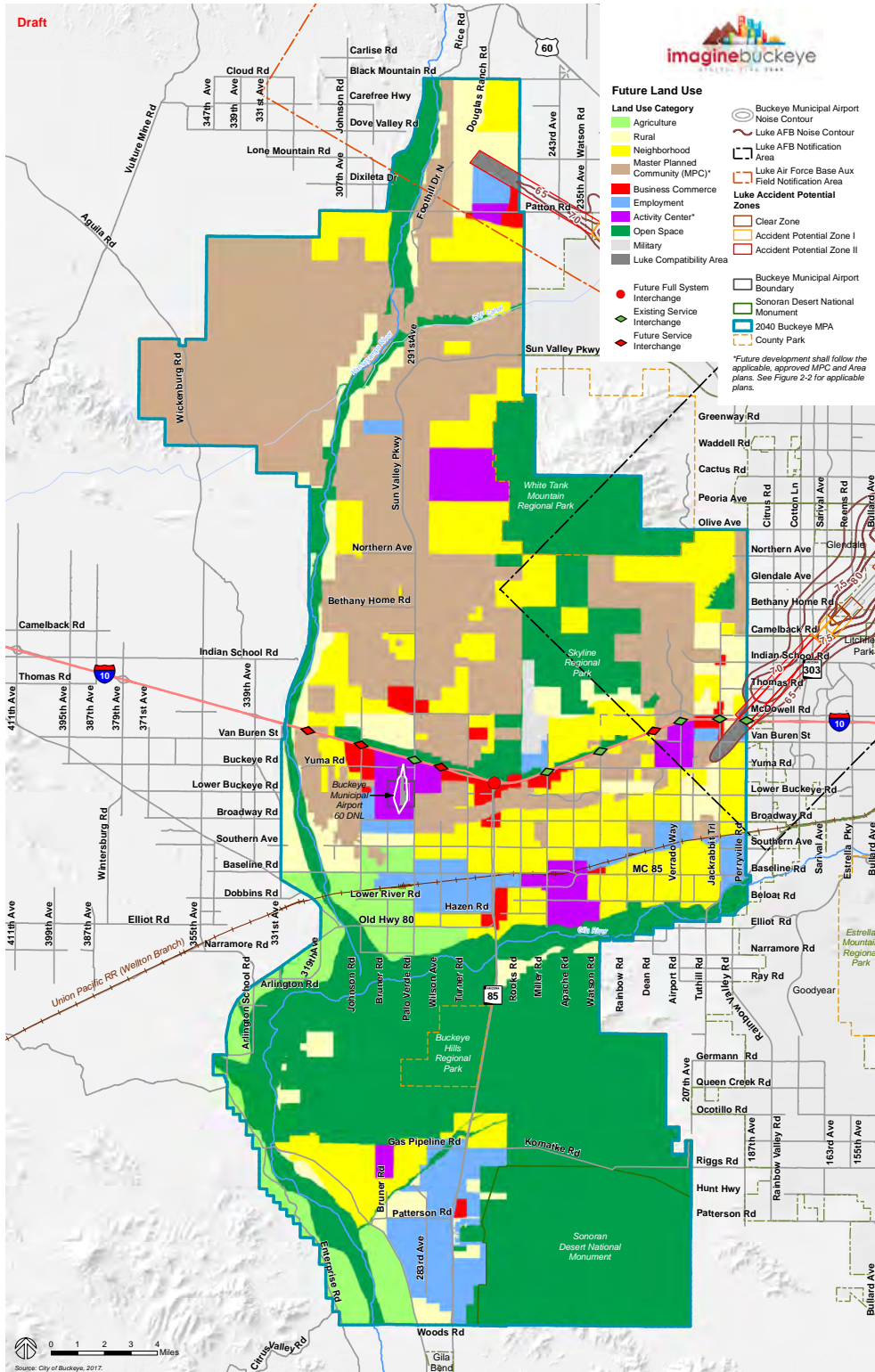


Figure 2-3

Future Land Use