

Offering Memorandum

AGRICULTURAL LAND | OLD US HWY 80 & PATTERSON RD

±148.84 ACRES | BUCKEYE, ARIZONA



Sale Price: \$1,116,300
\$7,500/AC

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NAIHorizon

Property Information

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Location: S US Hwy 80 & W Patterson Rd, Buckeye, AZ

Size: ±148.84 Acres (±6,483,544 SF)

Price: \$1,116,300.00 (\$7,500/AC)

Sale Conditions: The Property is being sold "As-Is". Owner makes no representations or warranties to the condition of the Property. All due diligence investigation is the responsibility of the prospective buyer. Seller reserves the right to withdraw the Property if minimum pricing expectations are not met through the sale process.

Zoning: RU-43

Land Use: Agriculture

Utilities: Power - Arizona Public Service (APS)
Water - Well Water
Sewer -Septic Tank

Taxes (2019): \$4,997.24

Parcels: 401-66-015F, 401-66-015G, 401-66-015J, 401-66-018A, 401-66-021E

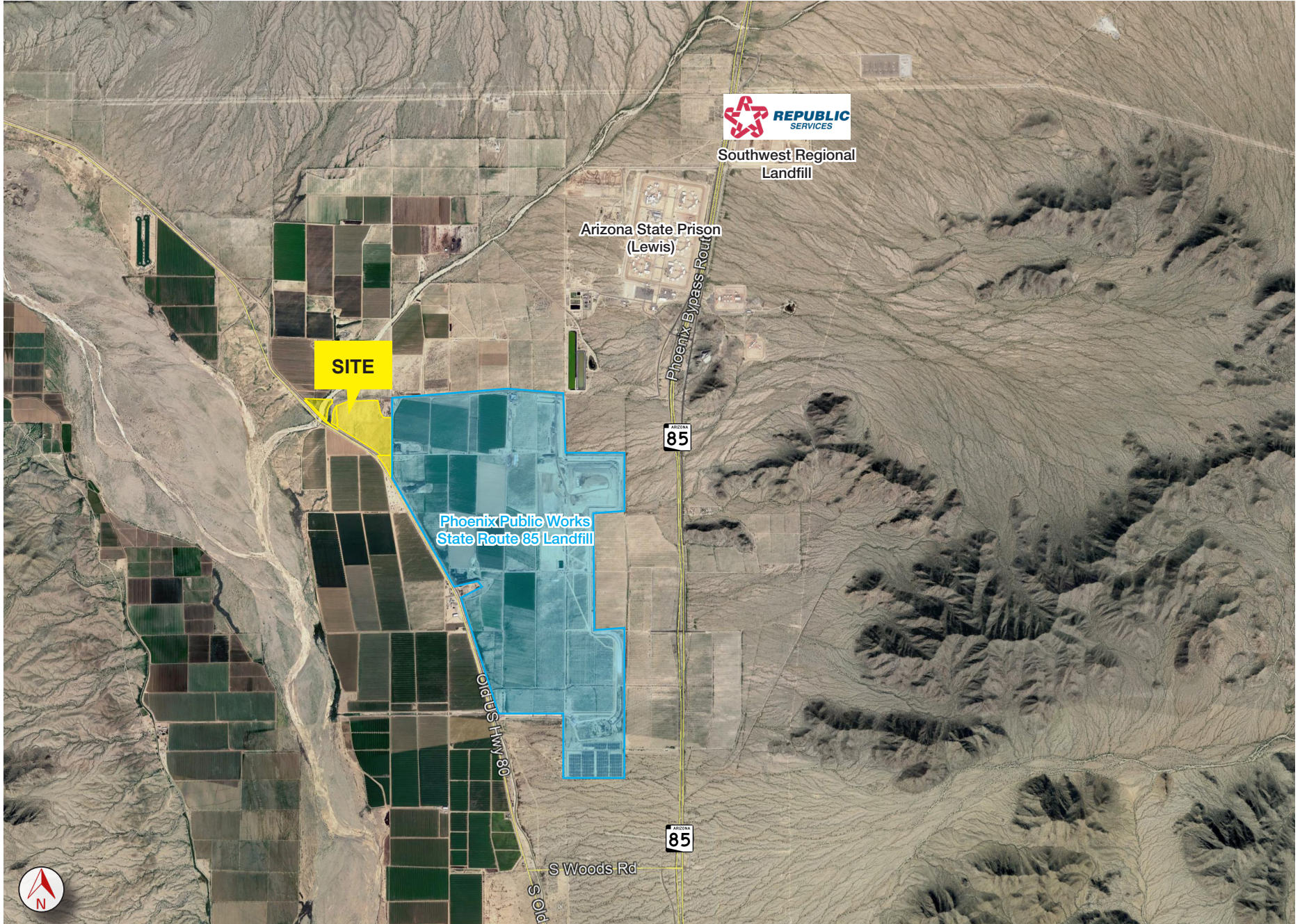
Well Details: The current well is 360 ft deep. This Property is outside the AMA, with limited regulation on water usage.

Comments: Buckeye is the fastest growing city in Arizona and in the entire U.S. Currently 83,000 people reside in Buckeye. The Town has become an emerging market for logistics, distribution, and manufacturing. The Property is located at the intersection of Patterson Rd & Old US Hwy 80.



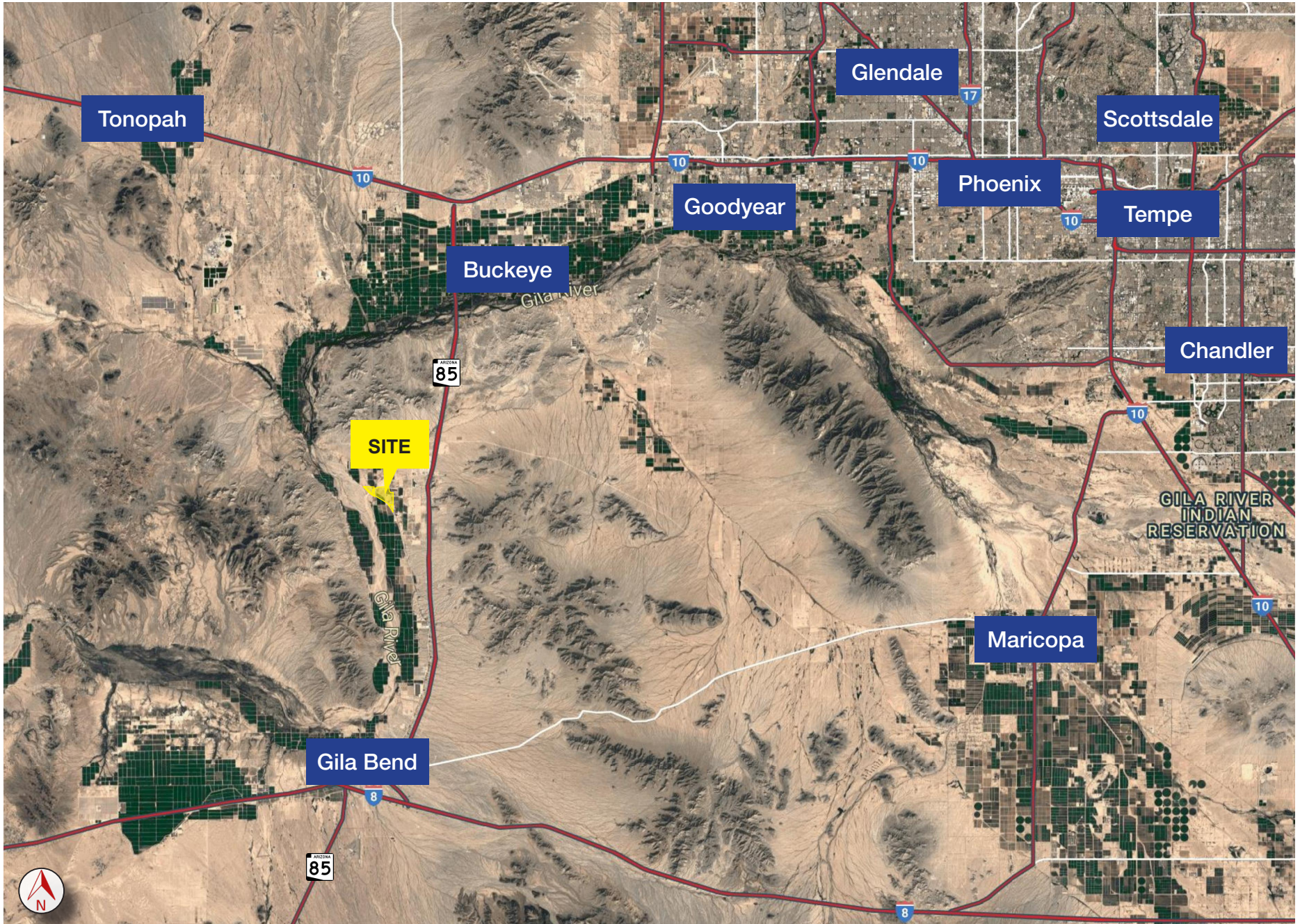
Proximity Map

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Regional Map

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Buckeye Overview

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MANUFACTURING, DISTRIBUTION & LOGISTICS

Buckeye is emerging as a center of logistics, distribution, and manufacturing. Existing businesses such as the Cardinal IG, Wal-Mart / Sam's Club Distribution Center, Wal-Mart Transportation and Logistics, Clayton Homes, and Fertizona are not only successful within our community, they are expanding.

- Buckeye is located along the CANAMEX Corridor
- direct access to Interstate 10, State Route 85, MC 85
- short distance from Interstate 8 and the newly constructed Loop 303.
- future Interstate 11 is being planned to pass through Buckeye, north/south transportation access from Mexico to Canada within the Sun Corridor.
- Union Pacific Railroad provides rail access to the area and has future plans to locate a large manifest yard in Buckeye.

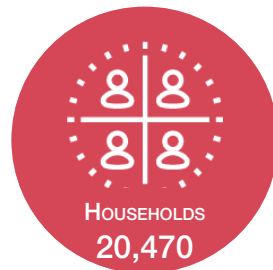
Buckeye provides the transportation access you're looking for without all the congestion of other cities.

DEMOGRAPHICS

An abundant workforce, exceptional quality of life and easy access to key interstate and highway corridors have made Buckeye, Arizona a sought after retail destination. As the Western Gateway into and out of Greater Phoenix, Buckeye affords existing and new to market retailers and Interstate sensitive services an unparalleled opportunity to be at the forefront of growth.

- **Fastest growing City in the Country, the fastest growing in AZ.** (see "In the News" link below)
- 83,000+ residents and growing
- 2,205 permits in 2018, 2400 projected for 2019
- 432,000 people, within 20 minutes of Verrado Way & I-10
- 16 miles of Interstate 10 frontage, 110K vehicles per day

Source: www.growbuckeye.com



Future I-11 Corridor

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Arizona officials study 3 possible routes for future I-11

Almost a year after the first 15 miles of new road for Interstate 11 opened to vehicle traffic, where the road goes from there is still up in the air.

The initial portion of I-11 now runs from the Henderson Spaghetti Bowl to the O'Callaghan-Tillman Memorial Bridge near Hoover Dam and was a joint effort between the Nevada Department of Transportation and the Regional Transportation Commission of Southern Nevada.

Arizona officials are studying three possible routes for a 280-mile highway that would run from Nogales, Arizona, near the Mexico border up to Wickenburg, Arizona, about 65 miles northwest of Phoenix. From there it would link up with U.S. Highway 93, which is a designated future I-11 route, to Las Vegas.

I-11, the first new Interstate in the U.S. since 1992, is touted as a vital link between Las Vegas and Phoenix, the two largest U.S. cities not connected by an interstate. The ultimate goal is much larger than that, though, as the interstate could potentially open a north-south trade route linking Mexico and Canada.

Plans for Arizona's portion of I-11 are still tentative, and the possible price tag has yet to be determined. The Arizona Department of Transportation estimated the cost at between \$3.1 billion and \$7.6 billion.

A Tier 1 environmental draft released by ADOT in April gave residents an idea of where the I-11 corridor would be located. Public hearings and an open comment period followed its release.

"The hearings were designed to give people the opportunity to learn more about the study, where we are in the process and also provide their formal comments about what they think about I-11 and what we're proposing in our environmental draft impact statements," said ADOT spokeswoman Laura Douglas.

The department is conducting further environmental impact studies slated to wrap up next year for the corridor.

Possible routes

The study identified three possible routes for the interstate, Douglas said. Two would use mostly new highway, and one would use both new and existing highway through the corridor.

"Right now in the draft environmental impact study we're studying both the build and no-build alternative," she said. "That will be something that's selected at the end of this particular study."

If any existing highways were incorporated into I-11, those roads would need to be rebuilt to meet interstate standards.

"We would need to create access control with on- and off-ramps, traffic interchanges and things like that," Douglas said.

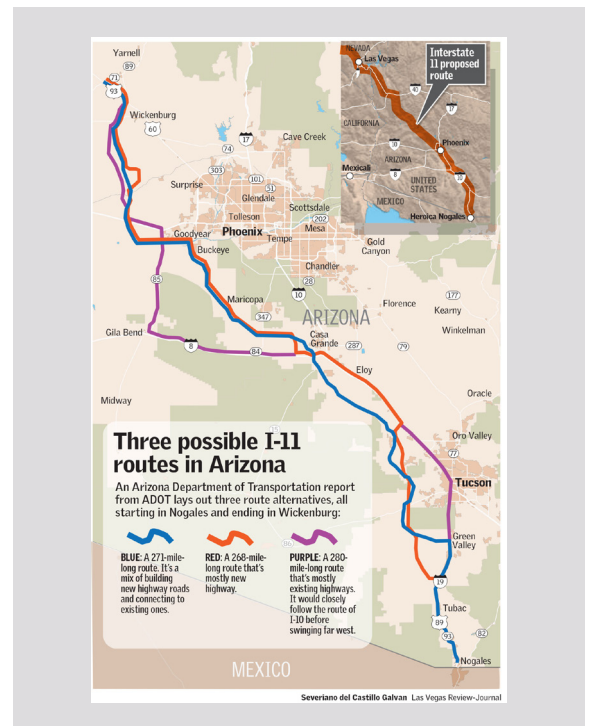
That is how U.S. 93 is also being viewed, although it's not part of the current ADOT I-11 study. Since it's the designated route for the future I-11 between Wickenburg and Nevada, that stretch of road would be built out to interstate standards as well.

Portions of the proposed I-11 corridor would run through areas where homes and businesses are currently located, prompting some concern from area residents.

"To us, it's just disrupting hundreds of lives for no reason," Jody Arnold, who lives with her husband on the fringe of metro Phoenix, told the Arizona Republic. "It's just like a bulldozer coming through and taking everything out."

But Douglas said it's unclear how many residents would be in the path of the proposed highway, noting that the 2,000-foot-wide corridor identified by ADOT will be reduced to 400 feet when the impact study is completed next year.

"While people might be concerned that perhaps their property or homes fall within that 2,000-foot corridor, that's not what is ultimately selected should a build corridor move forward," she said. "The Tier 2 studies will narrow the corridor to a 400-foot-wide alignment, and that's where you get into specifics of where I-11 would run, whose property would be impacted and some of the more specific questions are dealt with in Tier 2 studies."



Source: <https://www.reviewjournal.com> - Click to view full the article

Opportunity Zone Land

S Old US Hwy 80 & W Patterson Rd, Buckeye, AZ

EXCLUSIVE LISTING

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