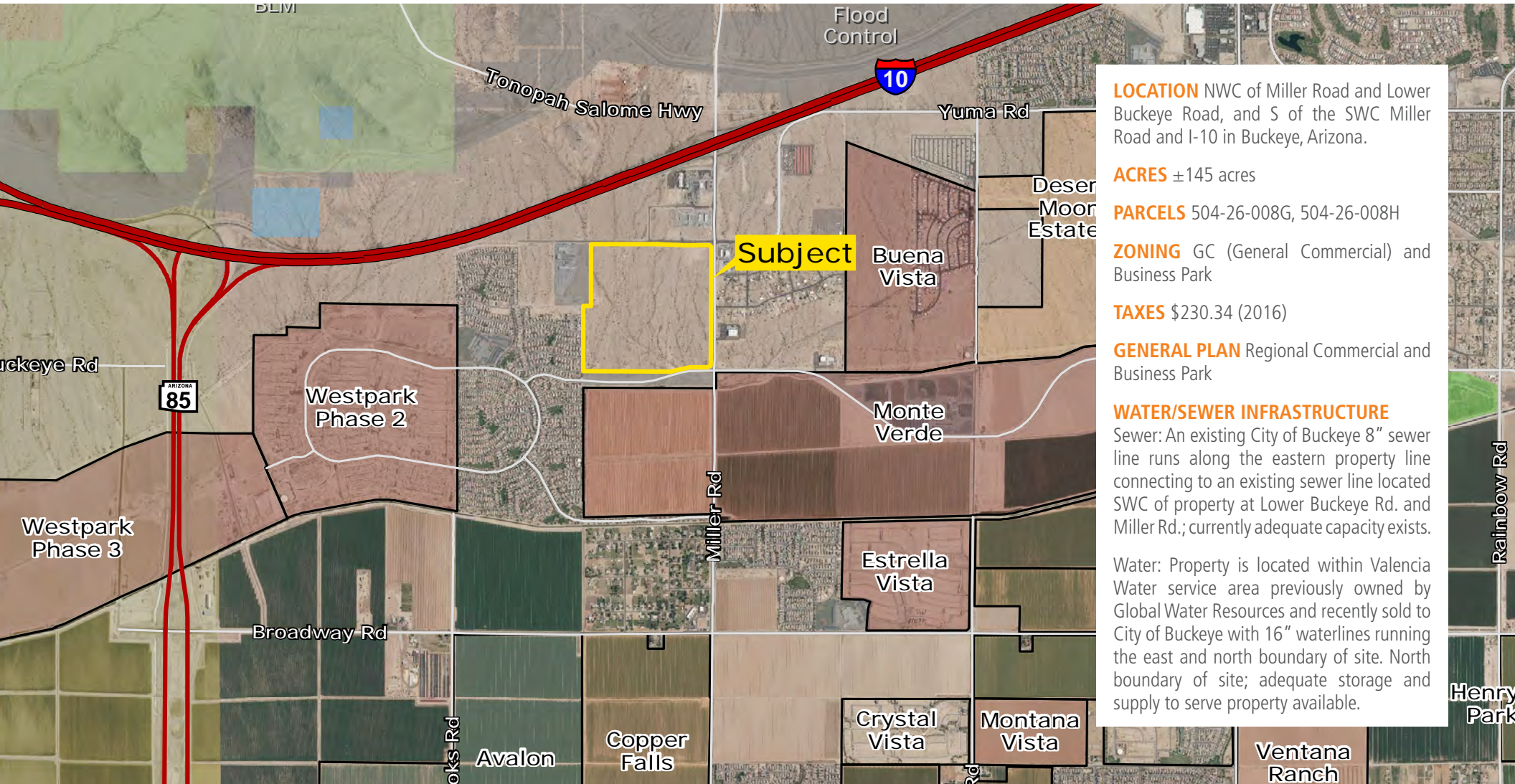


I-10 CORRIDOR MIXED-USE MAJOR EMPLOYMENT SITE

EXCLUSIVE LISTING | PHOENIX, ARIZONA



LOCATION NWC of Miller Road and Lower Buckeye Road, and S of the SWC Miller Road and I-10 in Buckeye, Arizona.

ACRES ±145 acres

PARCELS 504-26-008G, 504-26-008H

ZONING GC (General Commercial) and Business Park

TAXES \$230.34 (2016)

GENERAL PLAN Regional Commercial and Business Park

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.; currently adequate capacity exists.

Water: Property is located within Valencia Water service area previously owned by Global Water Resources and recently sold to City of Buckeye with 16" waterlines running the east and north boundary of site. North boundary of site; adequate storage and supply to serve property available.

Greg Vogel | gvogel@landadvisors.com Waseem Hamadeh | whamadeh@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. AZBK00287-12.18.17

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ORGANIZATION

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

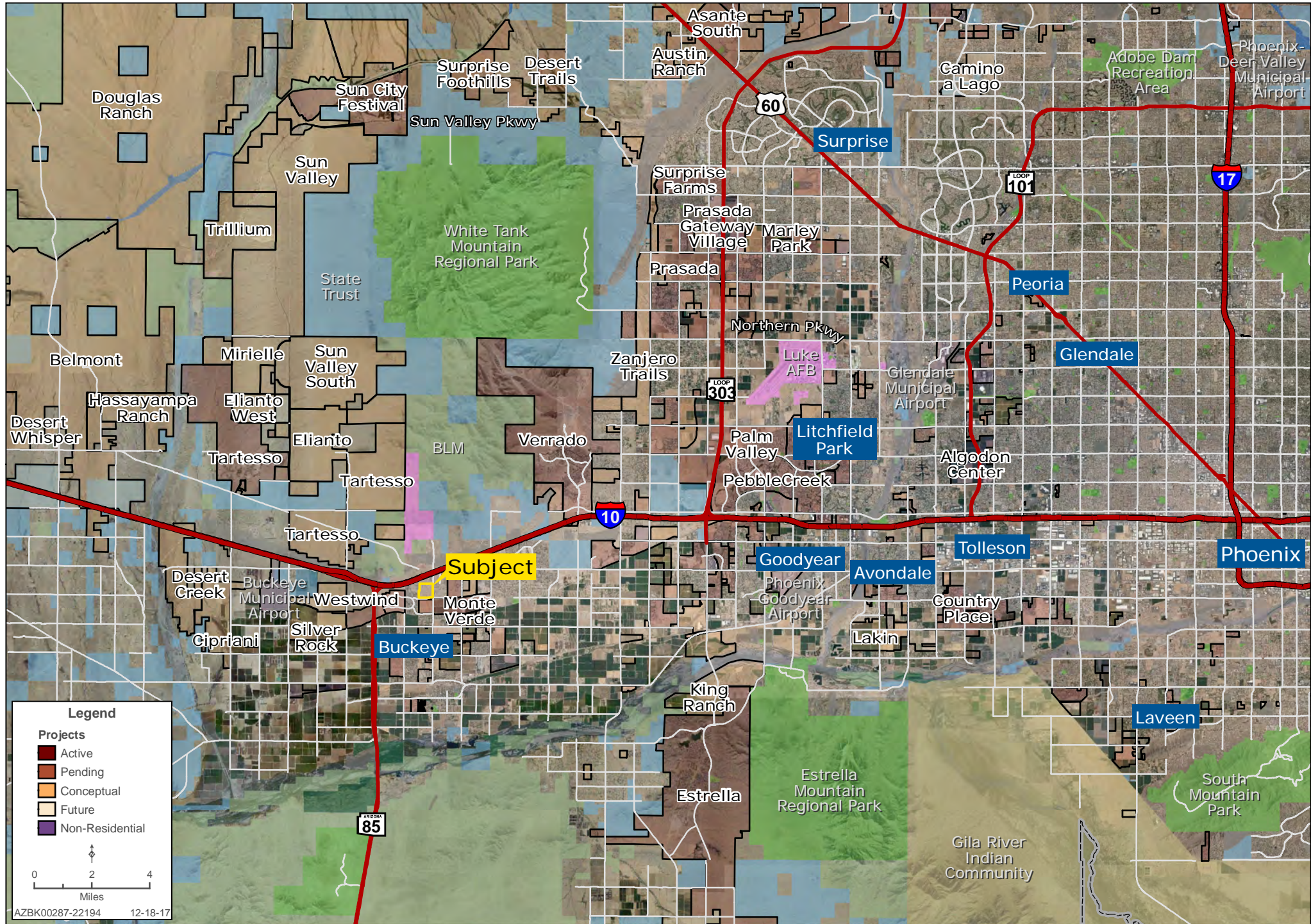
Given industry standards for truck travel that favor a one-day drive or less, Buckeye is positioned in a strategic location to manufacture and distribute products to key markets and multimodal ports.

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 | Waseem Hamadeh | 480.483.8100 | www.landadvisors.com



SURROUNDING DEVELOPMENT MAP

Greg Vogel | Michele Pino | Waseem Hamadeh | 480.483.8100 | www.landadvisors.com



Legend

Projects

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

0 0.75 1.5
Miles

AZBK00287-22194 12-18-17

PROPERTY DETAIL MAP

Greg Vogel | Michele Pino | Waseem Hamadeh | 480.483.8100 | www.landadvisors.com



Town of **BUCKEYE**

Adopted January 18, 2008
Ratified May 20, 2008

Notes:

All Community Master Plans (CMP) and development agreements remain as valid entitlements and should be referred to in conjunction with the Buckeye General Plan. The Land Use Map strives to reflect the CMP land uses as accurately as possible. The adopted entitlements by the Town of Buckeye are valid and if any changes are made, the policies and guidelines outlined in the Buckeye General Plan will be followed.

Floodway Transitional Areas are advisory in nature. Though development within these areas is permitted at the level of the designated General Plan land use, the Town wishes to emphasize the importance of awareness of both the hazards and sensitivities in these identified areas. The Town strongly encourages these considerations being addressed in development plans for properties within these areas.

While every effort has been made to ensure the accuracy of this information, the Town of Buckeye makes no warranty, expressed or implied, as to its absolute accuracy and expressly disclaims liability for the accuracy thereof.

Arterial / River crossings are conceptual. This map demonstrates the number of crossings needed to support development at build-out. Final locations and the number of crossings will be determined through engineering and water studies.

Town of Buckeye General Plan Land Use indicates land within the 65 day-night noise level (dnl) contour pertaining to Luke Air Force Base and the Buckeye Airport. Land within the designated 65 dnl adjacent to a military airport or ancillary military facility is restricted by the criteria set forth in A.R.S. 28-8481(J) which outlines appropriate land uses for such land. Any General Plan Amendment of land within these areas must also comply with all requirements as well as the compatible land uses outlined in A.R.S. 28-8481(J). The Town of Buckeye is committed to ensuring that land uses in the high noise or accident potential zones are compatible with the operation of Luke Air Force Base and the Buckeye Airport. Residential uses shown on the land use map in the 65 dnl area for Luke Air Force Base were zoned and had a development plan in place for those uses prior to Dec 31, 2000. These properties continue to be subject to A.R.S. 28-8481, but the development plans that have been in place prior to December 31, 2000 for these properties comply with the statute.




















- | | |
|---|--|
|  Floodway Transitional Areas | COMMERCIAL |
|  65 db noise contour |  Community Commercial |
|  Downtown Expansion Area |  Regional Commercial |
| RESIDENTIAL | EMPLOYMENT |
|  Very Low Density 0-1 du/ac |  Professional Office |
|  Low Density 1.01-3 du/ac |  Business Park |
|  Medium Density 3.01-6 du/ac |  Industrial |
|  Medium High Density 6.01-10 du/ac |  Downtown Buckeye |
|  High Density 10.01-15 du/ac | OTHER |
|  Master Planned Community |  Mixed Use |
| |  Government Center |
| |  Military |
| |  Open Space |

FIGURE 3-4

**TOWN OF BUCKEYE
GENERAL PLAN LAND USE**



One Town, One Vision!
General Plan and Development Code

