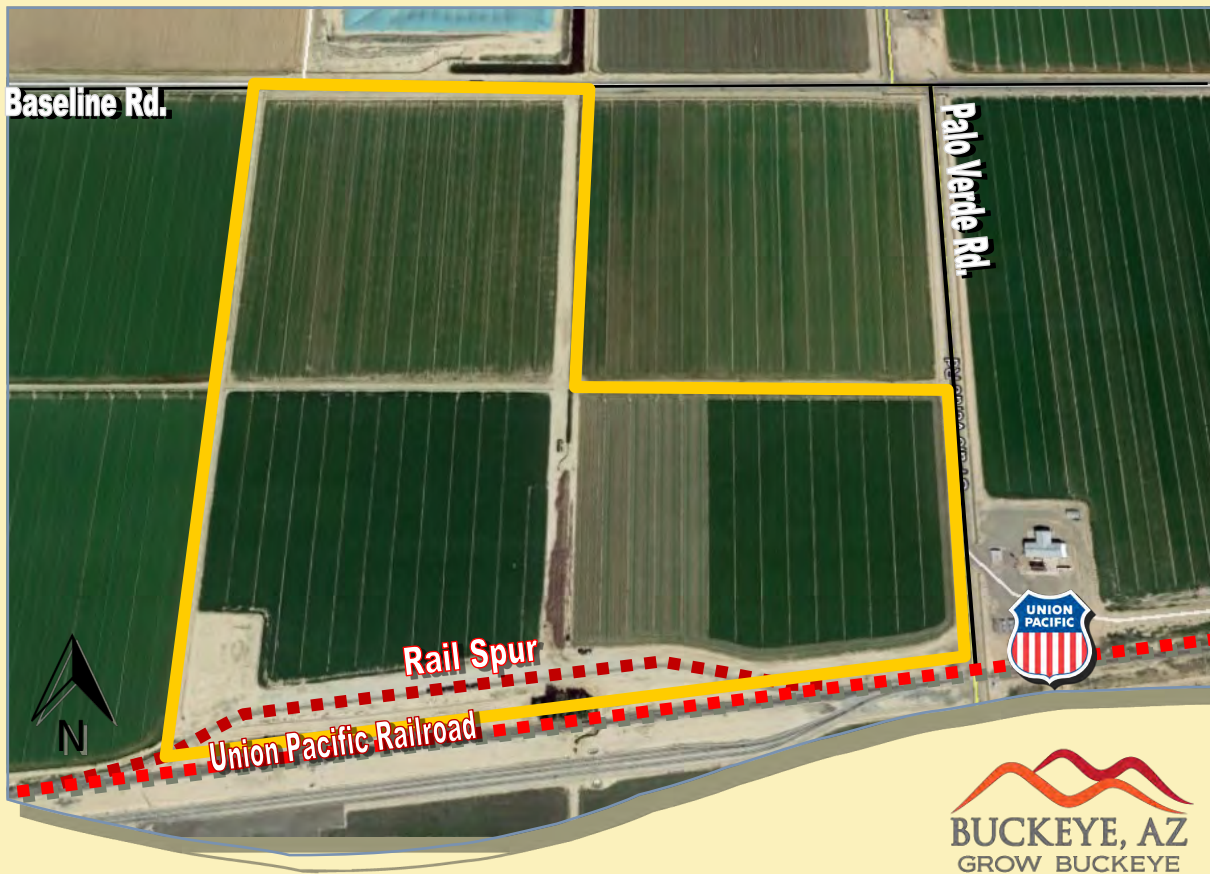


UNION PACIFIC RAIL SERVED INDUSTRIAL SITE

PALO VERDE ROAD & BASELINE ROAD, BUCKEYE, ARIZONA



FOREIGN TRADE ZONE 277

- 75-80% reduction in real and personal property taxes
- Shorter transit time - direct delivery
- No time constraints on storage
- Duty deferral
- Duty elimination on exports
- Duty reduction on imports
- Scrap/waste savings

PRICE:	\$50,000.00 / acre (\$4,800,000.00)
TAXES:	\$4,242.68 (2016)
PARCEL:	401-36-001C
PROPERTY SIZE:	96 +/- acres
ZONING:	General Commerce - (Industrial)
UTILITIES:	Water/Sewer: TBD, Electric : APS, Phone: Cox and Centurylink



This property is ideally located 35 miles from the center of Phoenix and is within a 1-2 day drive from 10 + major Western cities. It's supreme location affords Union Pacific rail access and is within 4 miles of Interstate 10. Located within Foreign Trade Zone 277, this property is prime for distribution/logistics, heavy manufacturing, high technology, and many other industrial applications. There is a built out ready for service rail spur with one track and an approved design for a second track to also serve the rail spur. The cost of the existing spur was \$1.2M. The City of Buckeye is one of the fastest growing municipalities in the nation and is positioned for exponential growth. Multiple state and city incentives are available to facilitate the move to Buckeye! Please call or email for more information.



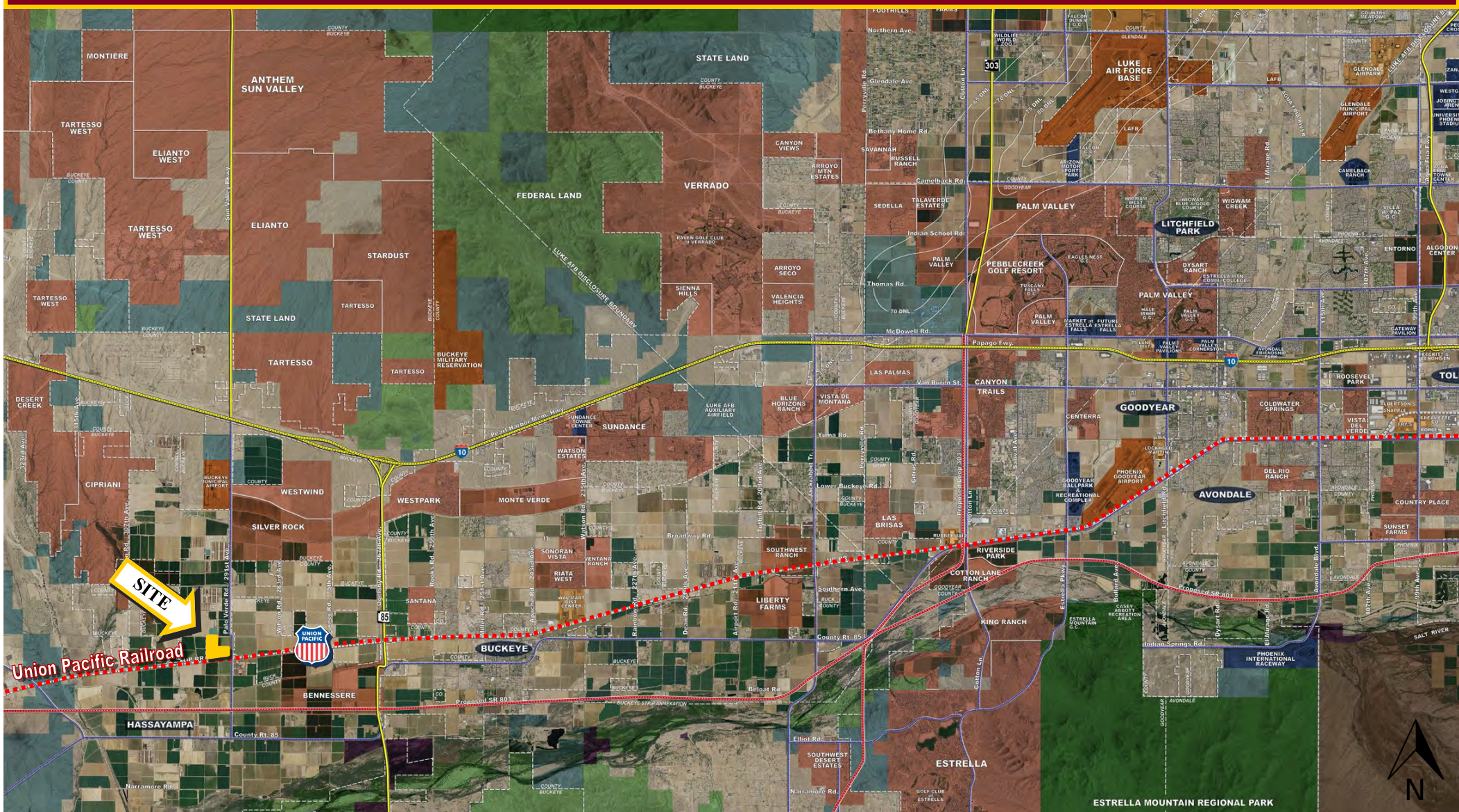
SCOTT TRUITT - DESIGNATED BROKER
2711 EAST INDIAN SCHOOL ROAD SUITE 205
PHOENIX, ARIZONA 85016

OFFICE: 623-977-4900
MOBILE: 602-622-099
FAX: 888-901-4243

TRUITT@WESTERNLANDCO.NET

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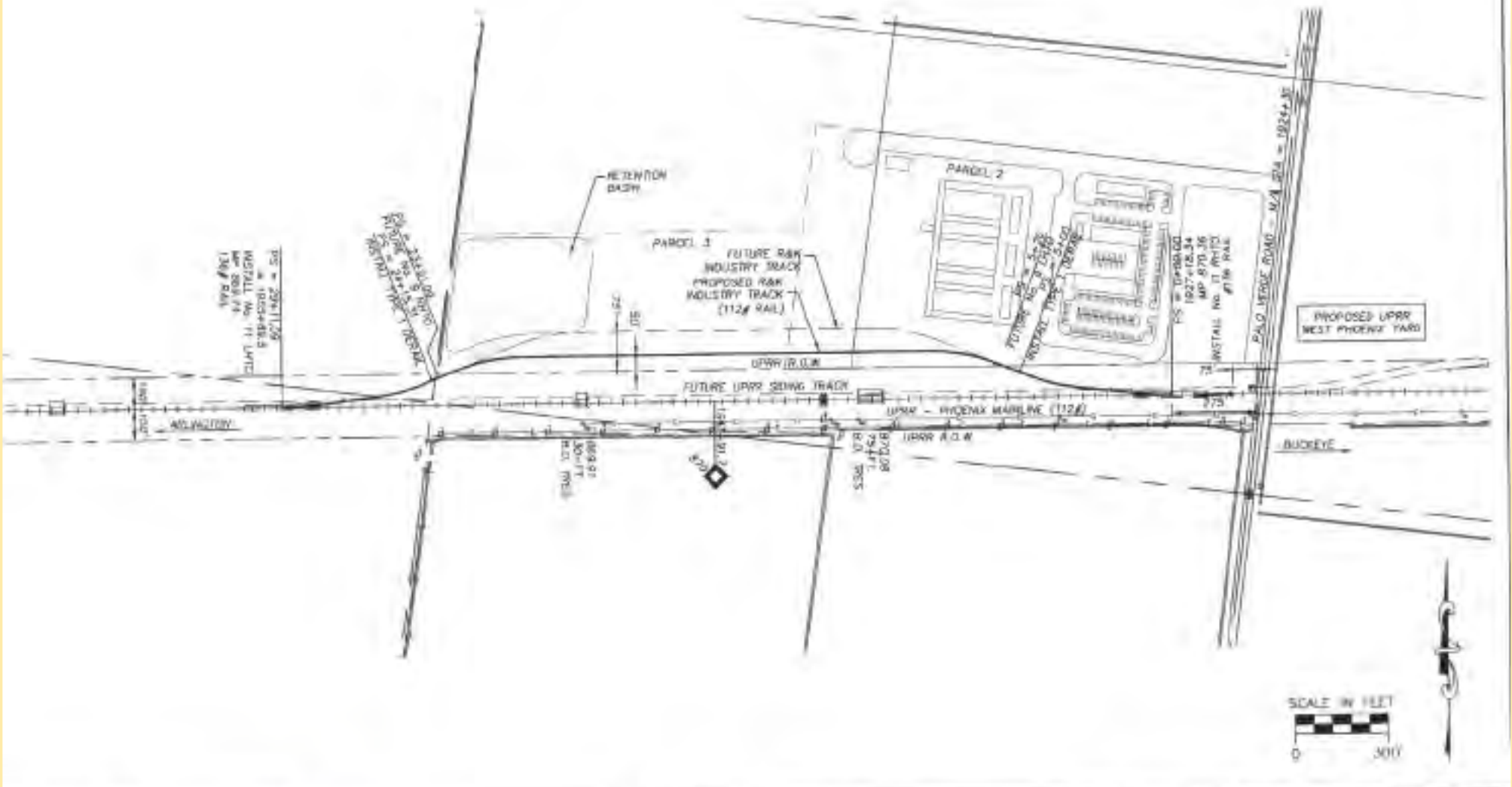


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PROPOSED SIDING TRACKS TRACK LAYOUT BUCKEYE, AZ				UNION PACIFIC RAILROAD COMPANY DIVISION SERVICE UNIT PHOENIX SUPERVISOR MILE POST 894.78 & 895.07 8506 N.E. MARGARITA CO., ARIZONA	MOUNTAIN STATES CONTRACTING 2525 N. GILBERT ST., PHOENIX, AZ 85016 (602) 998-8888	SHEET NUMBER R-1
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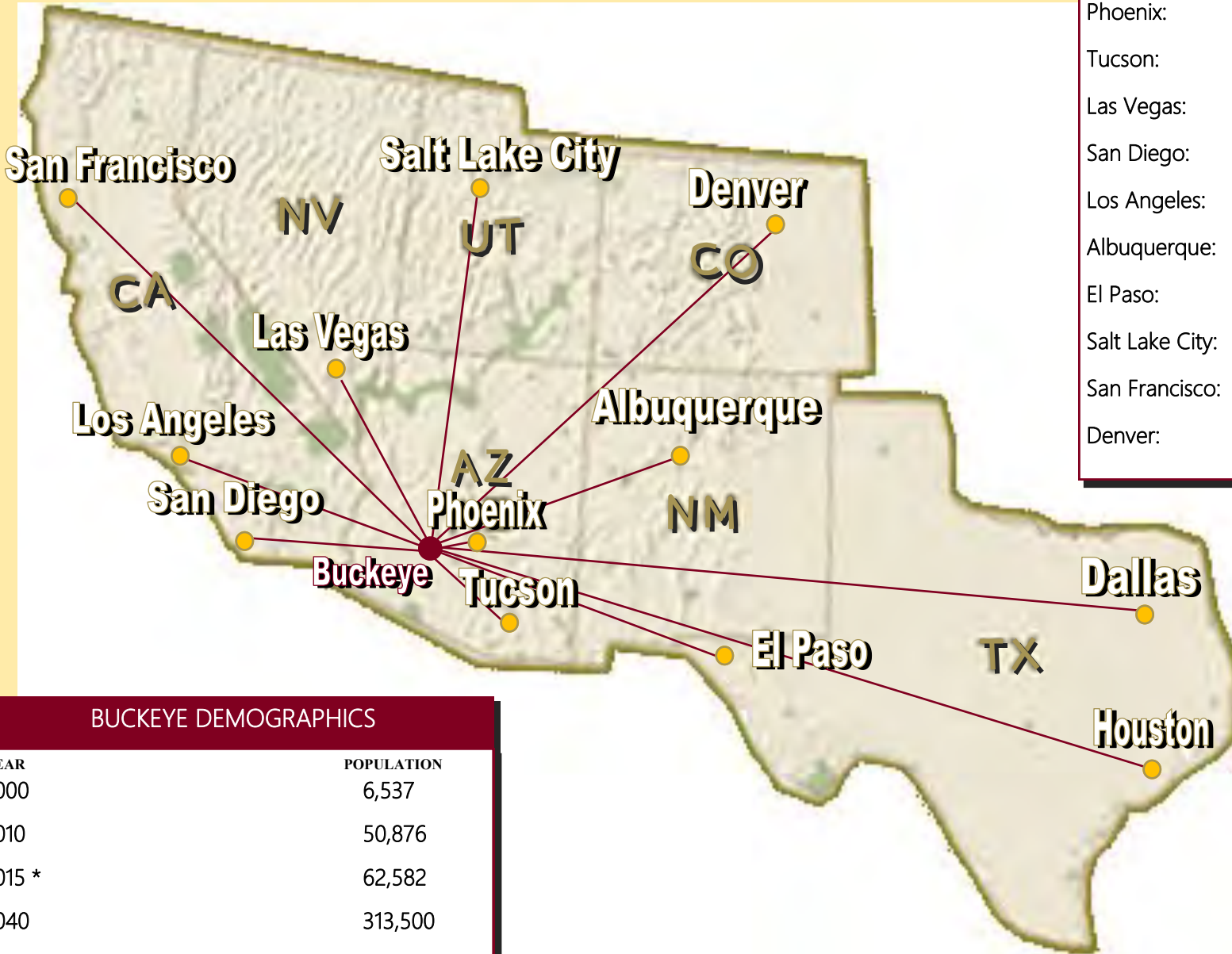
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DISTANCE AND DRIVE TIME TO MAJOR CITIES

Phoenix:	35 miles / 45 minutes
Tucson:	156 miles / 2.26 hours
Las Vegas:	294 miles / 4.34 hours
San Diego:	320 miles / 4.48 hours
Los Angeles:	345 miles / 5.15 hours
Albuquerque:	458 miles / 7.20 hours
El Paso:	470 miles / 6.46 hours
Salt Lake City:	714 miles / 10.32 hours
San Francisco:	746 miles / 10.45 hours
Denver:	853 miles / 13.31 hours



BUCKEYE DEMOGRAPHICS

YEAR	POPULATION
2000	6,537
2010	50,876
2015 *	62,582
2040	313,500

*Buckeye Special Census



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Town of **BUCKEYE**

Adopted January 18, 2008
Ratified May 20, 2008

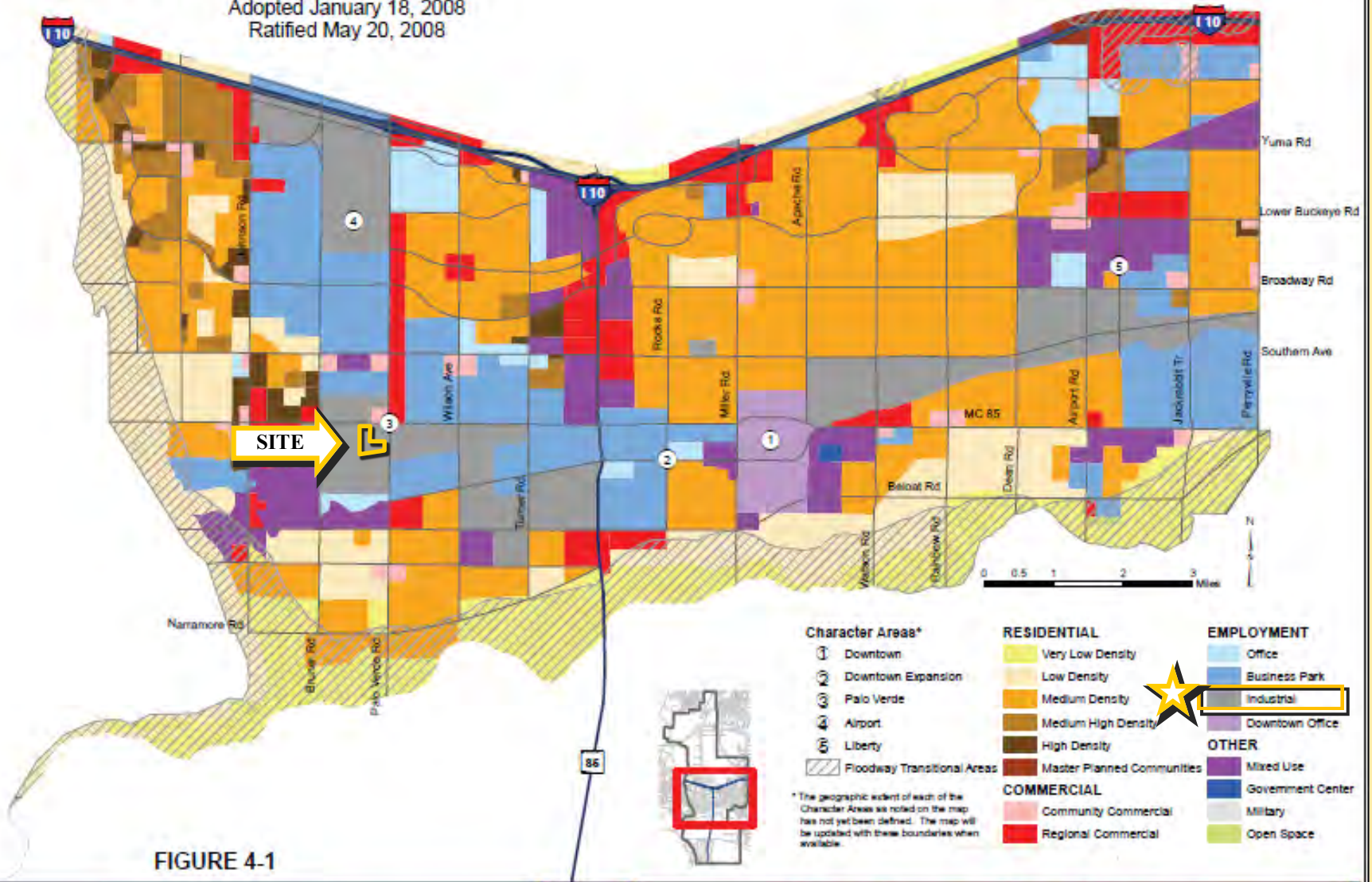


FIGURE 4-1

TOWN OF BUCKEYE
GROWTH AREA LAND USE

One Town, One Vision!
General Plan and Development Code



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