

BUCKEYE FARM GROUND

EXCLUSIVE LISTING | MARICOPA COUNTY, ARIZONA



LOCATION Property is located south of the southwest corner of Highway 85 & MC 85 in Maricopa County, Arizona

PRICE \$35,000/acre

SIZE ±61.88 acres

ZONING Rural Residential (RR)

GENERAL PLAN Industrial

IRRIGATION Buckeye Water Conservation & Drainage District

PARCEL 401-07-006A

TAXES \$2,320.50 (2018)

SCHOOLS

- Buckeye Elementary School District
- Buckeye Union #201 High School District

COMMENTS

- ±4.25 miles south of Interstate 10
- Frontage on Highway 85
- Planned for future industrial use
- Located between two proposed interchanges

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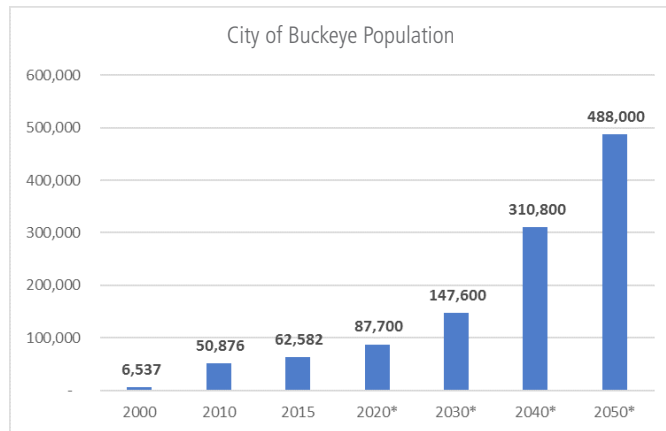
BUCKEYE OVERVIEW



The City of Buckeye has put forth a tremendous amount of effort to create a multidecade development vision that will be able to accommodate the large amount of anticipated growth. Planning efforts have included generating an assured 100 year water supply, continuously analyzing and reviewing the general plan, creating business incentives, building a sense of community, and providing need infrastructure improvements throughout the city. The City of Buckeye has seen tremendous growth during the past decade with the population projected to continue growing at exponential rates. Additional information about the future of Buckeye's growth can be found on the Grow Buckeye website (www.growbuckeye.com).

[Click Here to Watch: City of Buckeye "Why Buckeye?" Video](#)

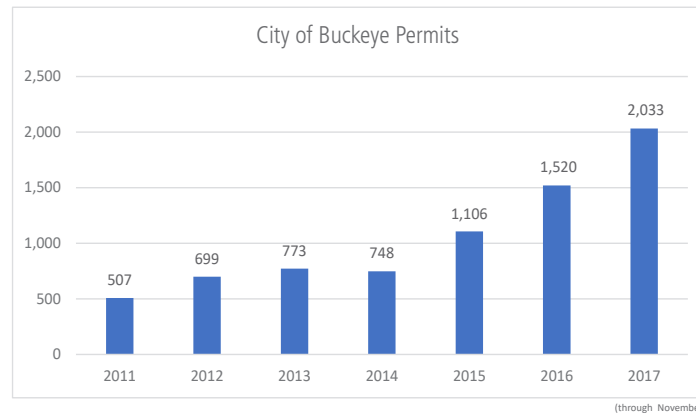
POPULATION GROWTH CHART



*Estimated population

PERMIT GROWTH

In recent years, the number of active developments in Buckeye significantly rebounded from the past recession. The improved development and homebuilding environment is demonstrated by recent single family housing permits growth of 44% in 2017 (2,195 permits up from 1,520 in 2016). Current YTD through April 747 permits up 14% from last year. DR Horton and LGI Homes continue to be the top producing homebuilders throughout the Buckeye Submarket with additional national builders, including Meritage Homes, entering the market.



BUCKEYE EMPLOYMENT

The City of Buckeye's employment sectors primarily consist of service and wholesale trade based jobs. In recent months the city has had several new employers entering the market including a glass manufacturer, a new U-Haul Mini Storage, and a new car dealership. With Buckeye's location as the front door to Phoenix we anticipate continued job growth to be seen in trade sectors and service industries. The table below shows some of Buckeye's top employers.

Employer	Employees	Industry
State of Arizona	1,130	Government
Walmart	1,000	Retail
City of Buckeye	430	Government
Litchfield Elementary School District 33	400	Education
Buckeye Elementary School District 33	320	Education
Clayton Homes	300	Manufacturing
Liberty Elementary School District	230	Education
Fry's Food Stores	220	Retail
Youngker High School	150	Education
Agua Fria Union High School District 216	140	Education

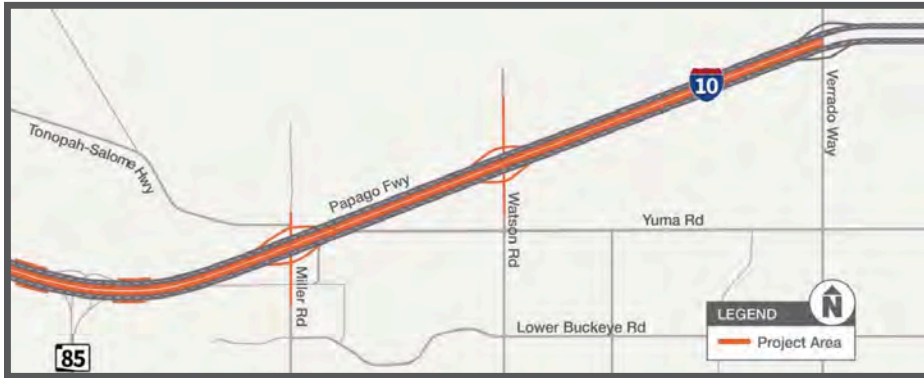
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2017 Population	±4,417	±30,719	±49,171
Est. 2017 Median HH Income	\$62,181	\$62,568	\$58,743

Source: ESRI



INTERSTATE PLANNING & IMPROVEMENTS



I-10 plans include adding a lane in each travel direction. Plans also include improvements to the traffic interchanges at Miller Road and Watson Road.

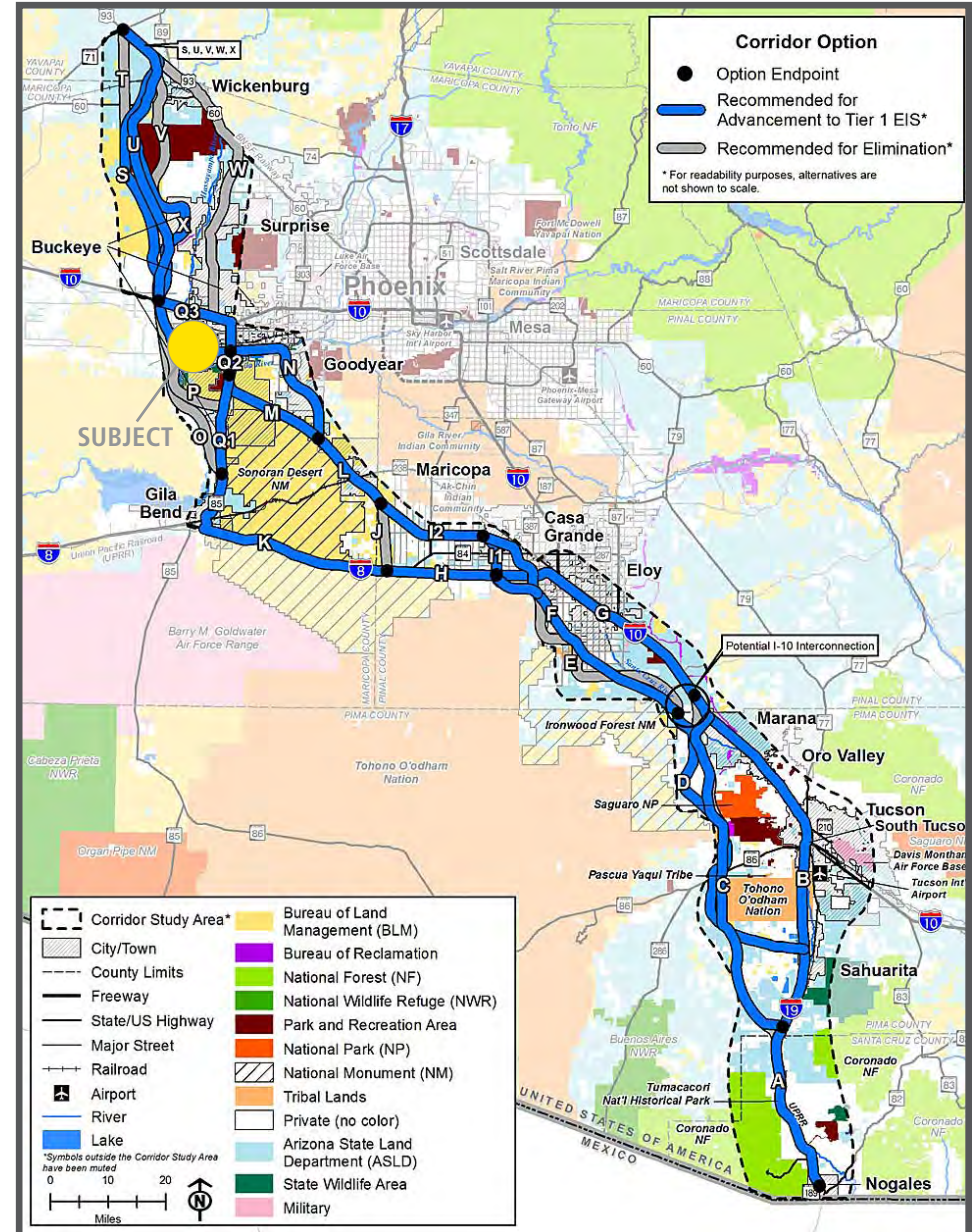
Annual Average Daily Traffic Expected to be at 70,000 by 2030

Construction Timeline:

- Study Completion: Q3, 2018
- Begin Design: Q4, 2018
- Bid Advertisement: Q1, 2020
- Begin Construction: Q3, 2020
- Construction Complete / Open to Traffic: Q3, 2022

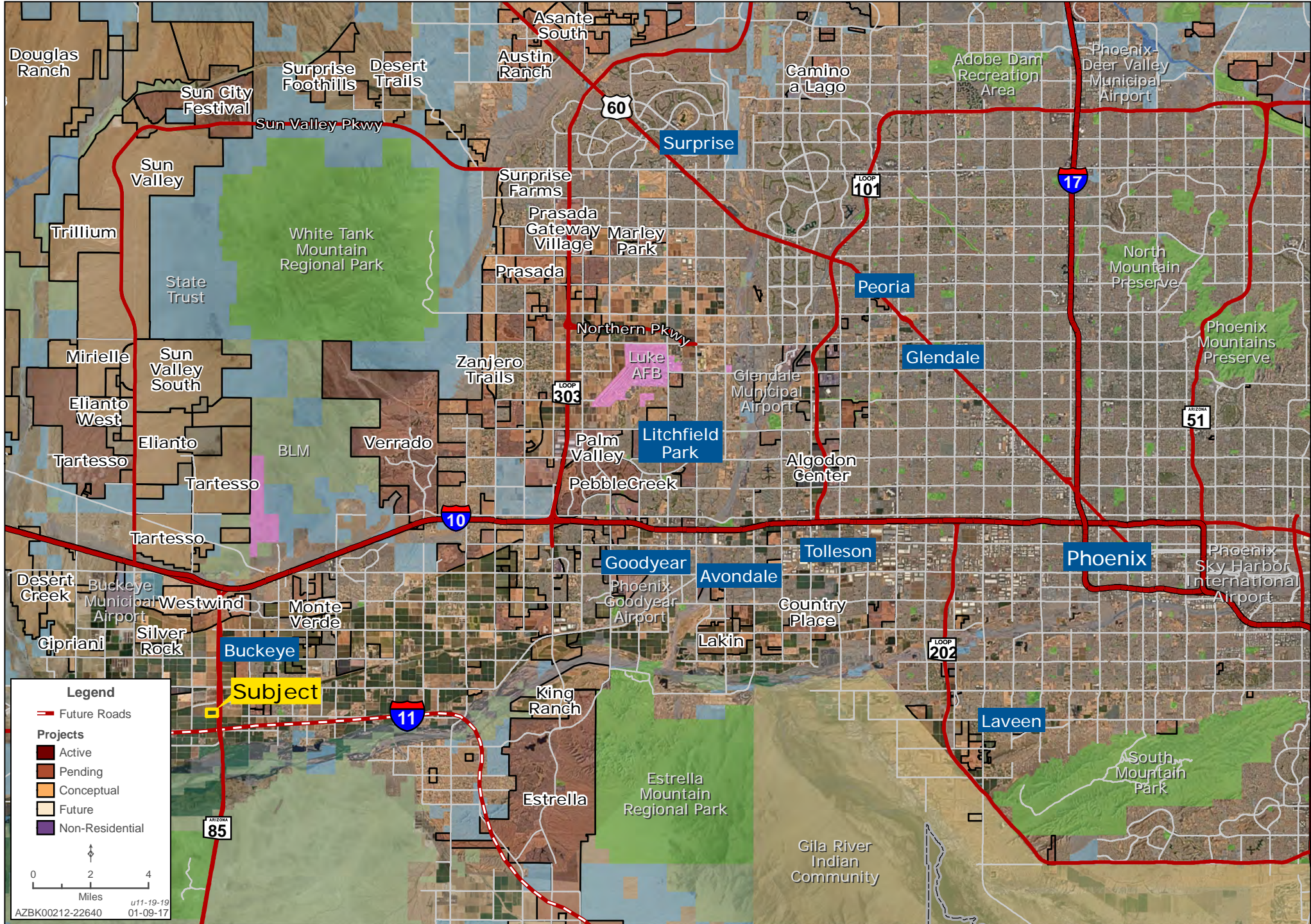
Source: AZDOT

- The I-11 is intended to connect Arizona and Nevada. The I-11 has the potential to become a Canamex Corridor connecting Canada and Mexico.
- Currently the I-11 is in the process of the Tier 1 Environmental Impact Statement, from Nogales to Wickenburg. Click here for a link to the [schedule](#).
- Nevada is currently in the process of searching for corridor alternatives.
- Click here for more information at [I-11 & Intermountain West Corridor Study](#).



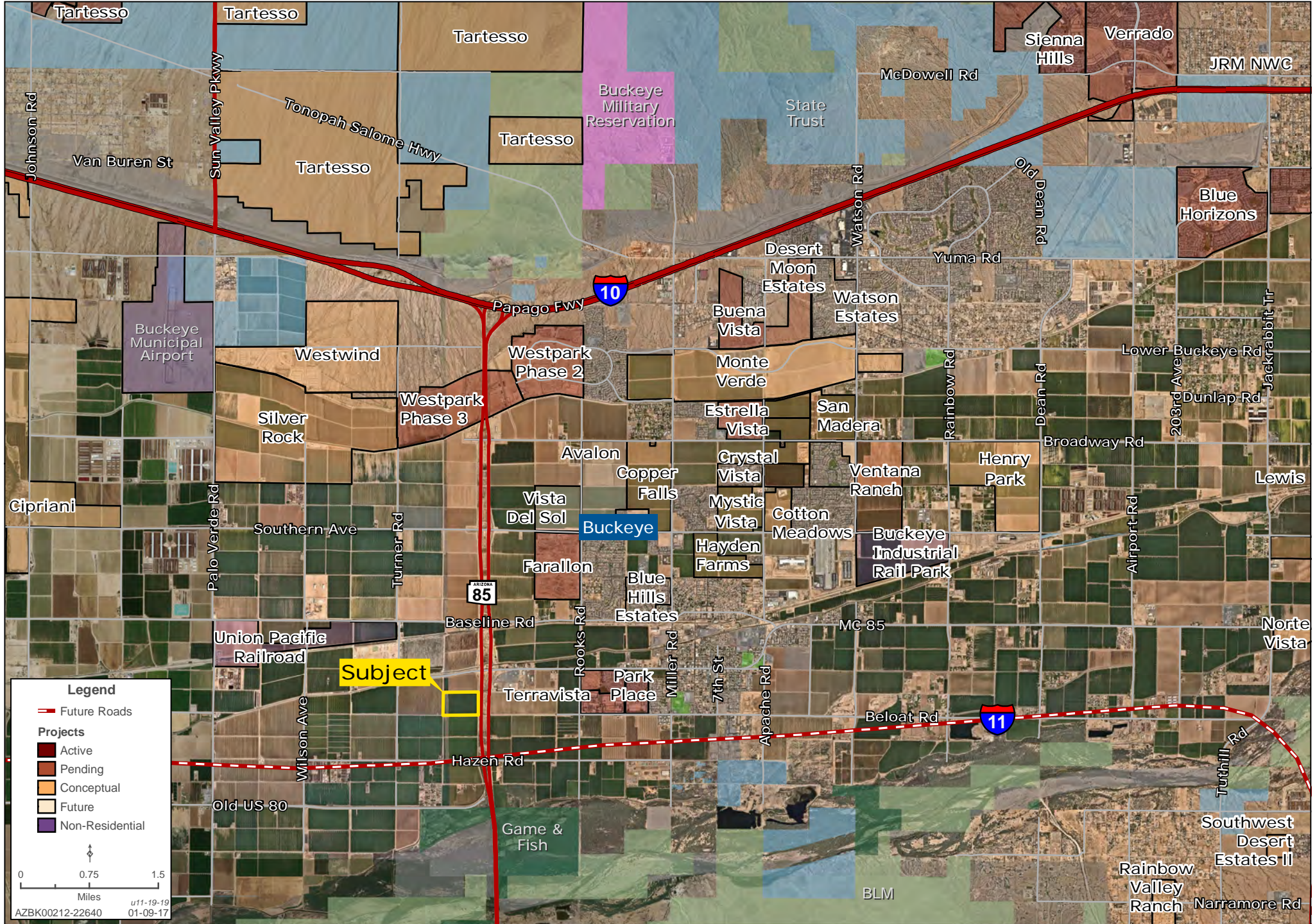
CARMICHAEL FARM REGIONAL MAP

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CARMICHAEL FARM SURROUNDING DEVELOPMENT MAP


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CARMICHAEL FARM OBLIQUE MAP

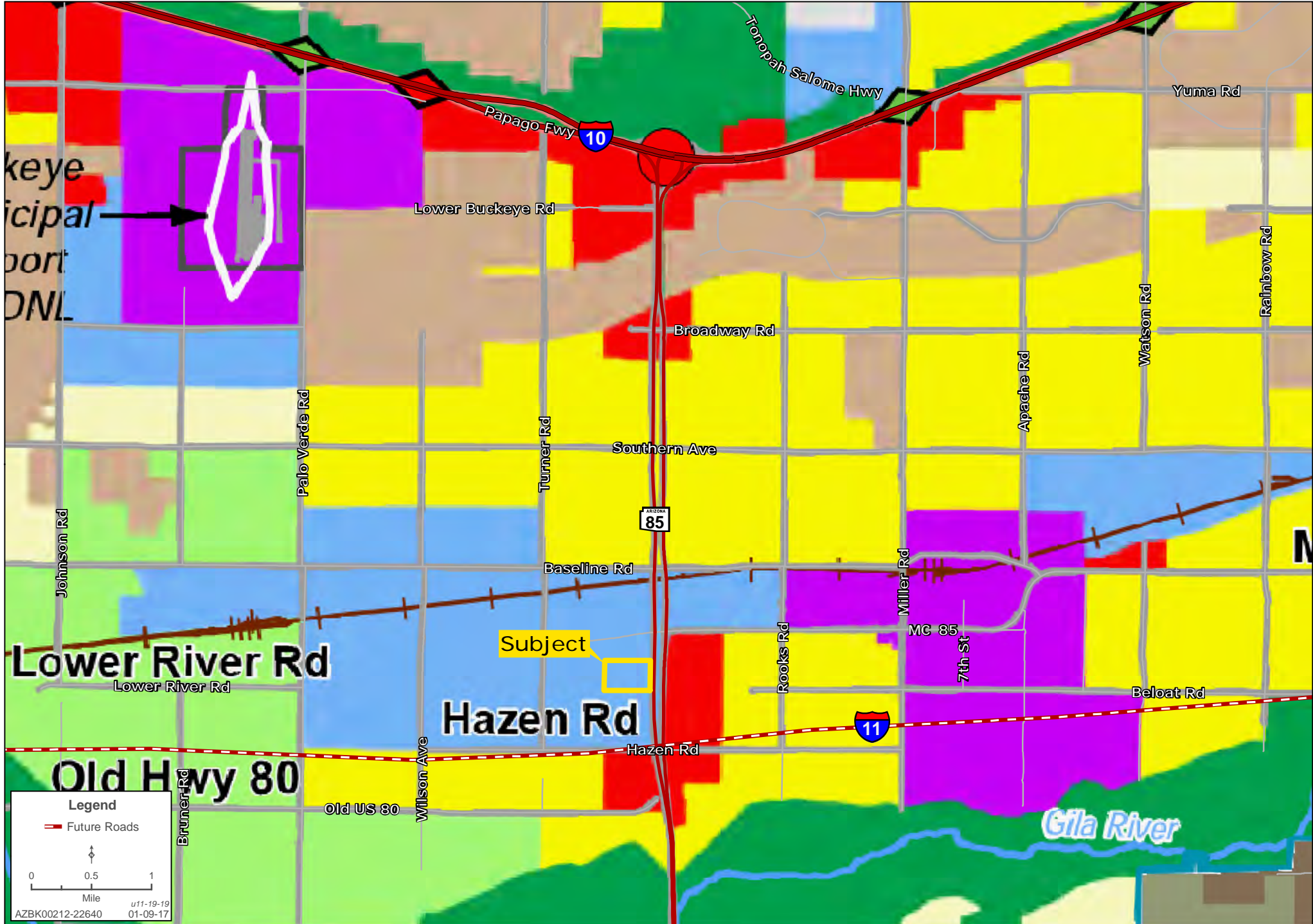
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CARMICHAEL FARM GENERAL PLAN MAP

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CARMICHAEL FARM PROPERTY DETAIL MAP

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