

±335 ACRES SW HIGHWAY 85 & BROADWAY RD

EXCLUSIVE LISTING | BUCKEYE, ARIZONA



LOCATION Property is located at the southwest corner of Highway 85 and Broadway Road

PRICE \$38,000 per acre

SIZE ±335.24 acres

ZONING

Planned Residential (PR)
General Commerce (GC)

PARCELS 504-28-012M (-012L), 504-39-013E (-007H, -010C, -013D, -007K, -012)

TAXES \$15,190.88 (2016)

GENERAL PLAN Regional Commercial, Mixed Use, High Density Residential (10.01-15 du/ac)

IRRIGATION Roosevelt Irrigation District

SCHOOLS

Palo Verde Elementary School District
Buckeye Union #201 High School District

PROPERTY OVERVIEW

- Access points at the Broadway Rd and Southern Ave interchanges along Hwy 85
- Adjacent to planned Maricopa Community College site
- Less than 1 mile south of Interstate 10
- Frontage on Highway 85
- Planned for future commercial, mixed use and residential development
- Adjacent to Westpark Master Plan

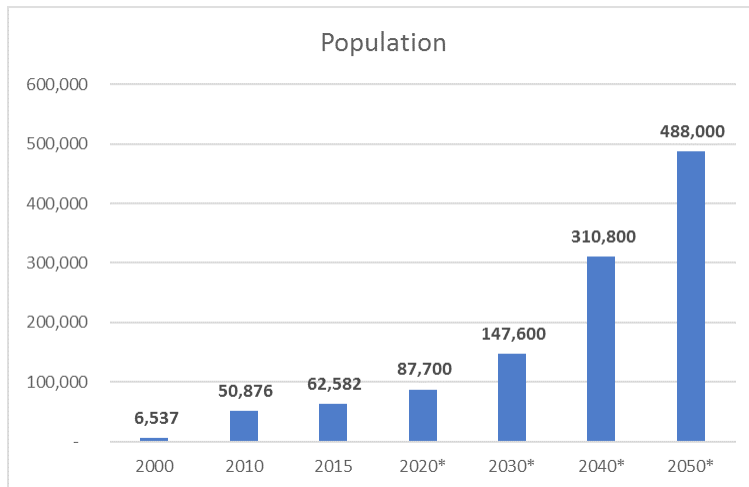
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BUCKEYE OVERVIEW

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).

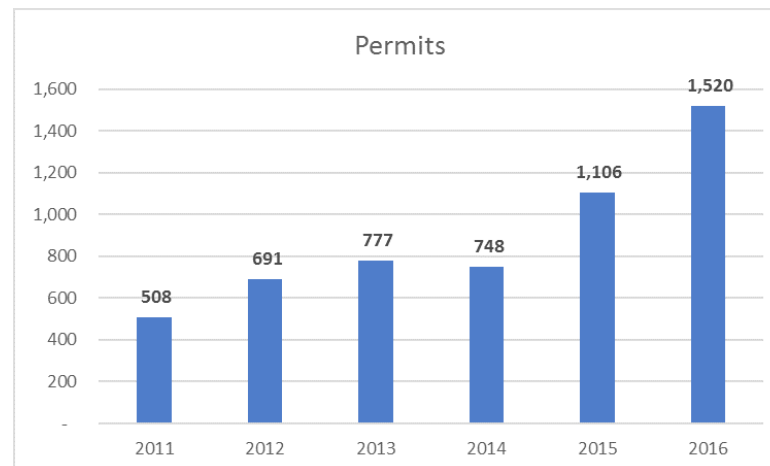
POPULATION GROWTH CHART



*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 37% in 2016 (1,520 permits up from 1,106 in 2015). 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

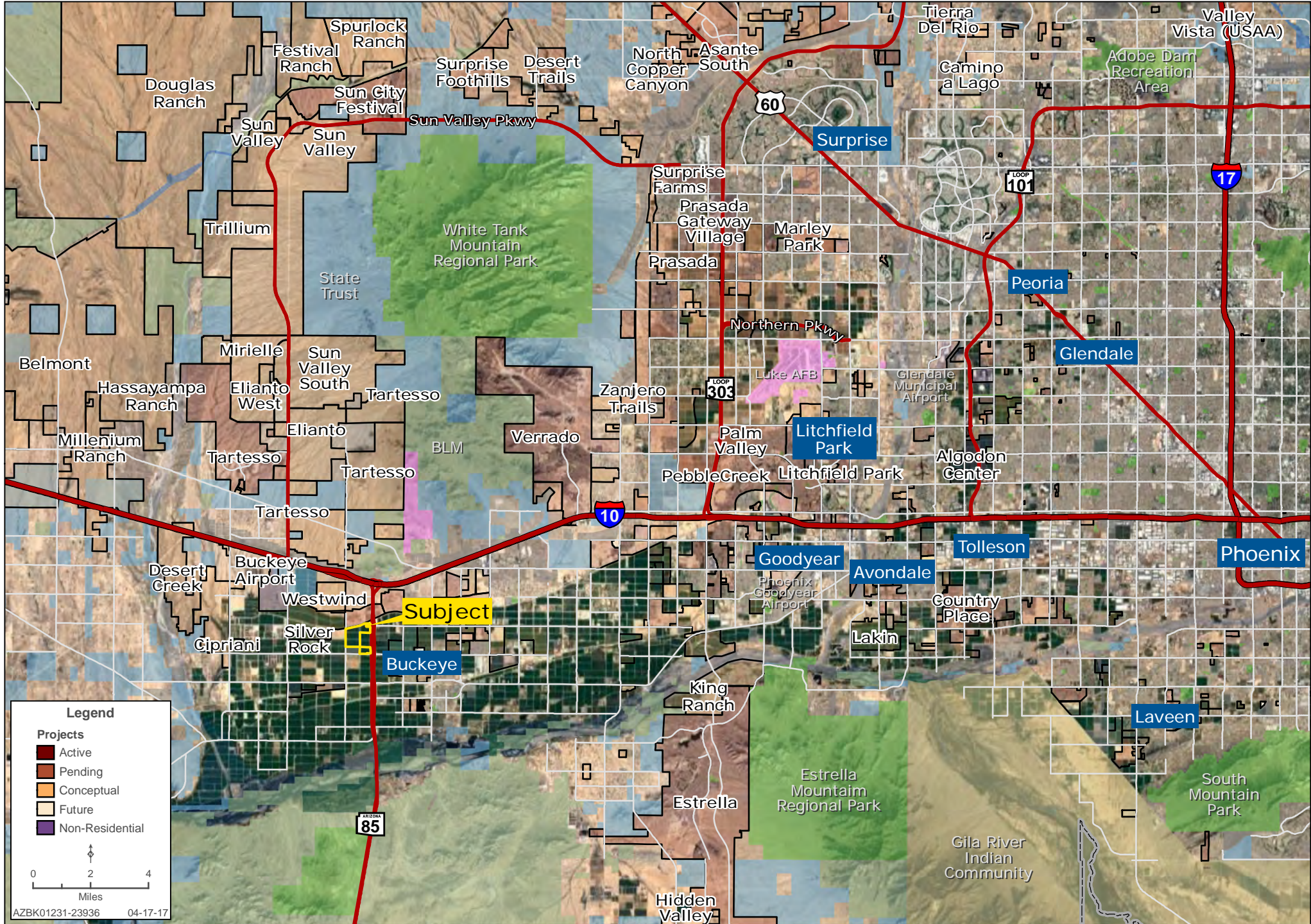
The City of Buckeye's employment sectors primarily consist of service and wholesale trade based jobs. In recent months the city has had several new employers entering the market including a glass manufacture, a new U-Haul Mini Storage, and a new Car Dealership. With Buckeye's location as the front door 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
Schult Homes	250-499	Manufacturing
Buckeye Union High School	100-249	Education
Duncan & Son Lines Inc	100-249	Specialized Freight
Liberty Elementary School	100-249	Education
Christian Alcohol Addiction	100-249	Services (Human Rights Organization)
Arizona State Prison	100-249	Correctional Institutions
Duncan Family Farms	100-249	Farming
Lowe's Home Improvement	100-249	Home Goods
Youngker High School	100-249	Education
Buckeye Fire Department	100-249	Fire Protection



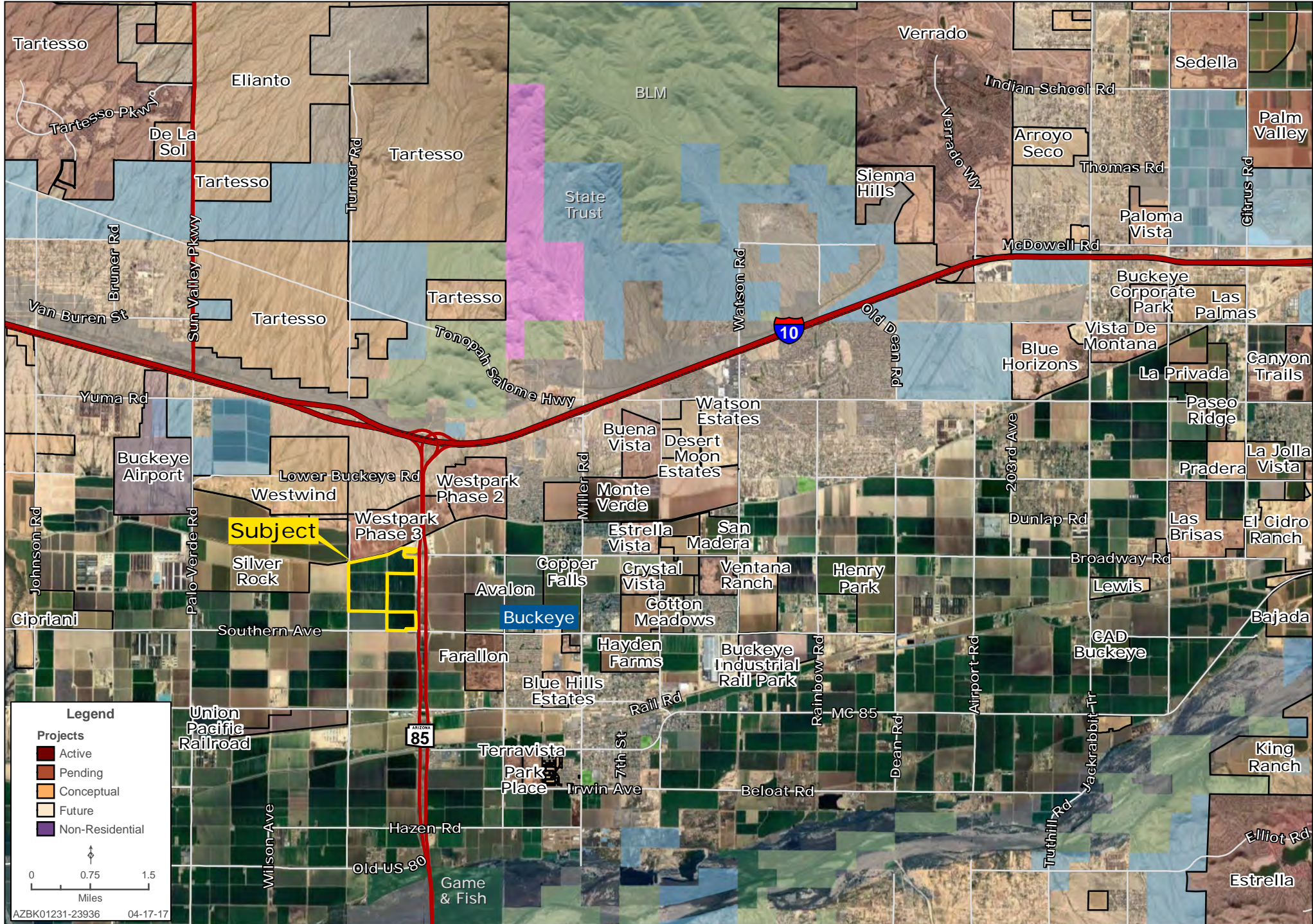
SWC HWY 85 AND BROADWAY RD REGIONAL MAP

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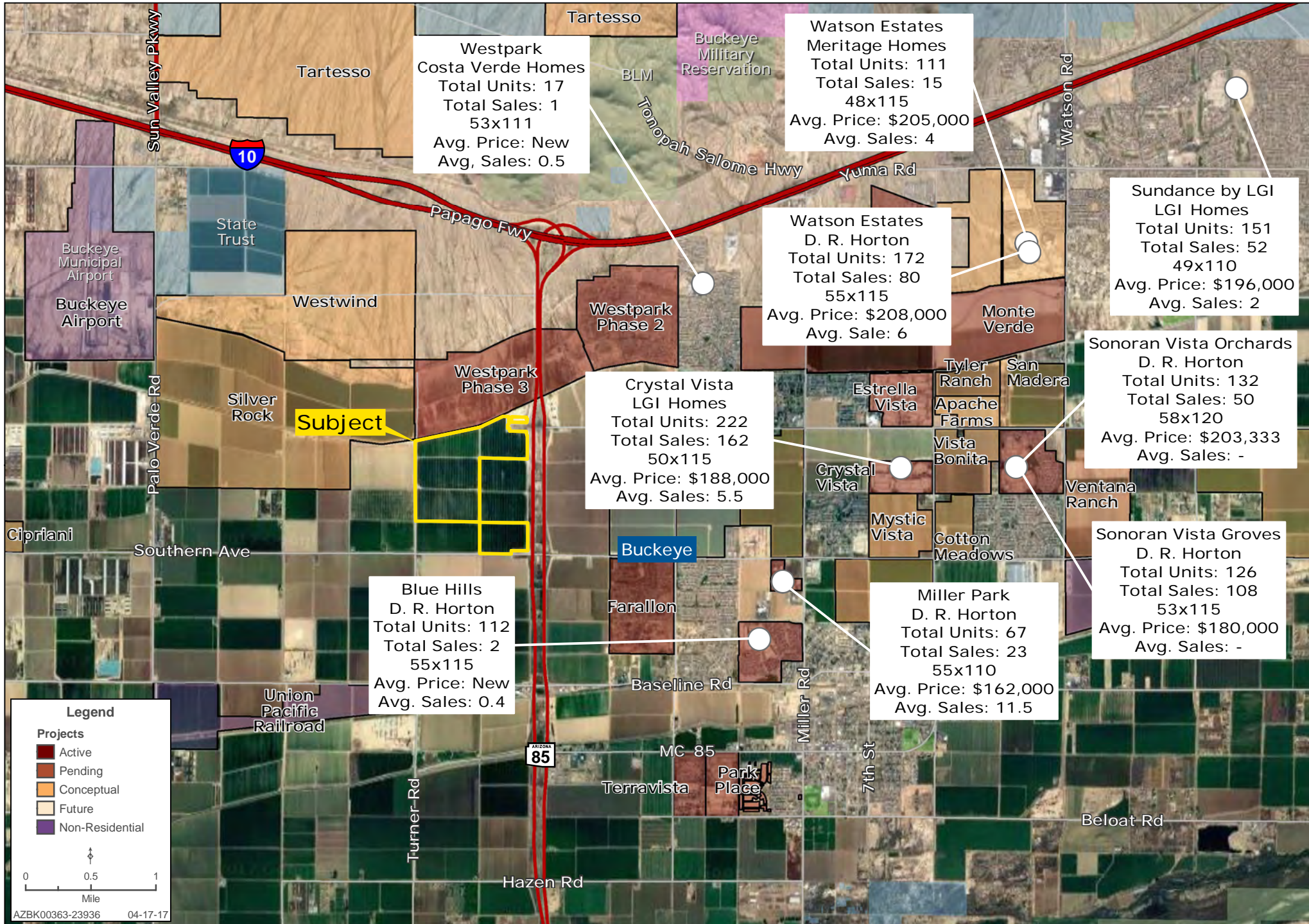
SWC HWY 85 AND BROADWAY RD SURROUNDING DEVELOPMENT MAP

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SWC HWY 85 AND BROADWAY RD ACTIVE SUBDIVISIONS MAP

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SWC HWY 85 AND BROADWAY RD OBLIQUE MAP

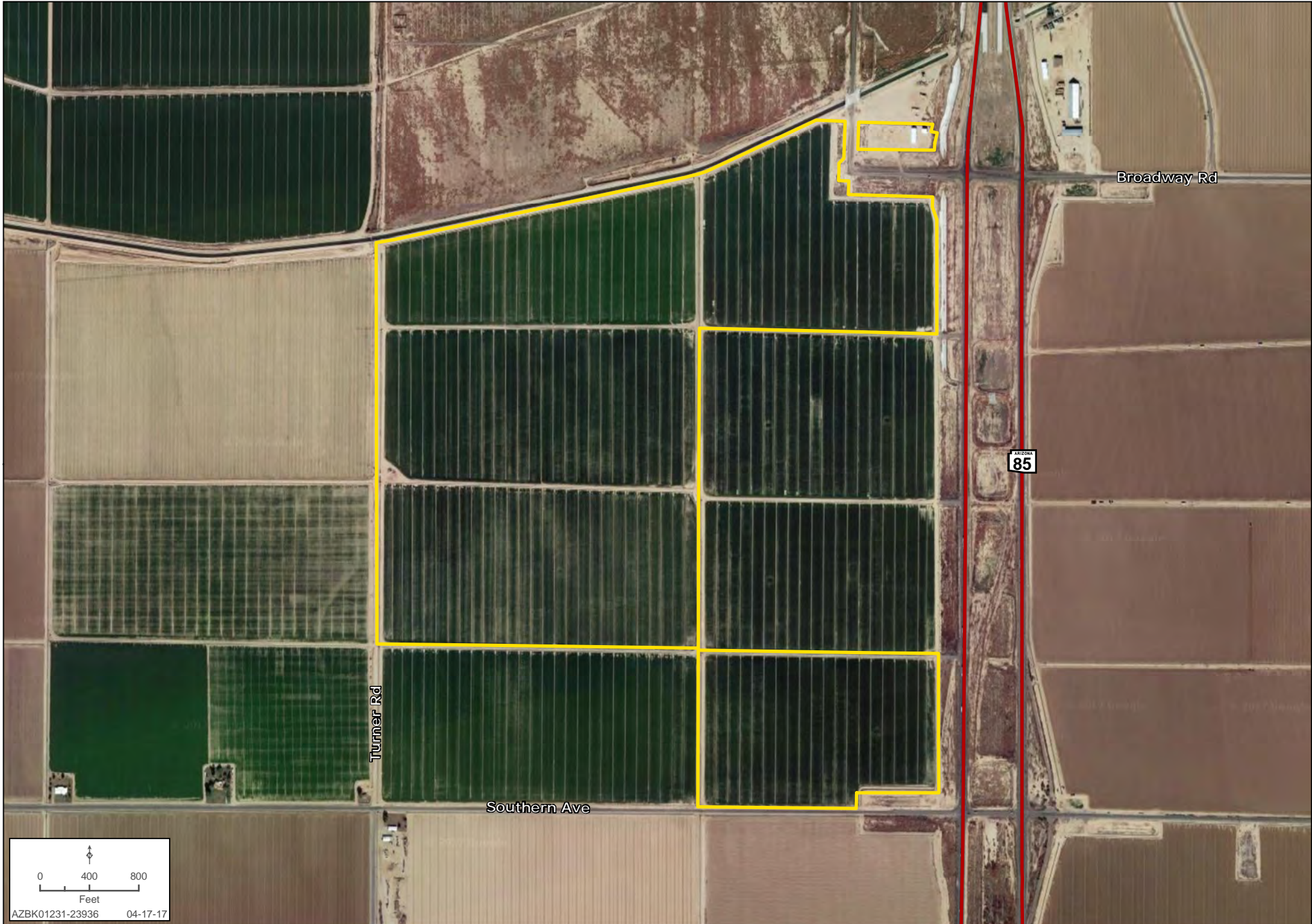
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SWC HWY 85 AND BROADWAY RD PROPERTY DETAIL MAP

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SWC HWY 85 AND BROADWAY RD GENERAL OVERLAY MAP

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