

BUCKEYE AIRPORT LAND (PALO VERDE ROAD & YUMA ROAD)

BUCKEYE, ARIZONA

PRICE: \$4,900,500.00 (\$1.51/ square foot)

TAXES: \$56.12 (2017)

PROPERTY SIZE: 75+/- acres

ASSESSOR'S PARCEL NUMBERS:
504-30-001F, 504-30-001B & 504-30-002B

ZONING: General Commerce

UTILITIES:

Phone—CenturyLink

Power—APS

Water—City of Buckeye

COMMENTS: This 75 acre site adjacent to the 800 acre Buckeye Municipal Airport has potential for Opportunity Zone benefits, Foreign Trade Zone benefits and taxiway access. The Buckeye Municipal Airport is the only unencumbered airport from other airport flight paths in all of Metropolitan Phoenix. Union Pacific RR is planning a switching yard 3 miles to the south which will complement this airport site with growing industry. The City of Buckeye has been growing rapidly with a population of over 70,000 now. The seller may entertain terms with a large down. Please call or email with any questions.

FOREIGN TRADE ZONE 277

- Up to 72% 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
- For more information visit:
<http://gmftz.org>



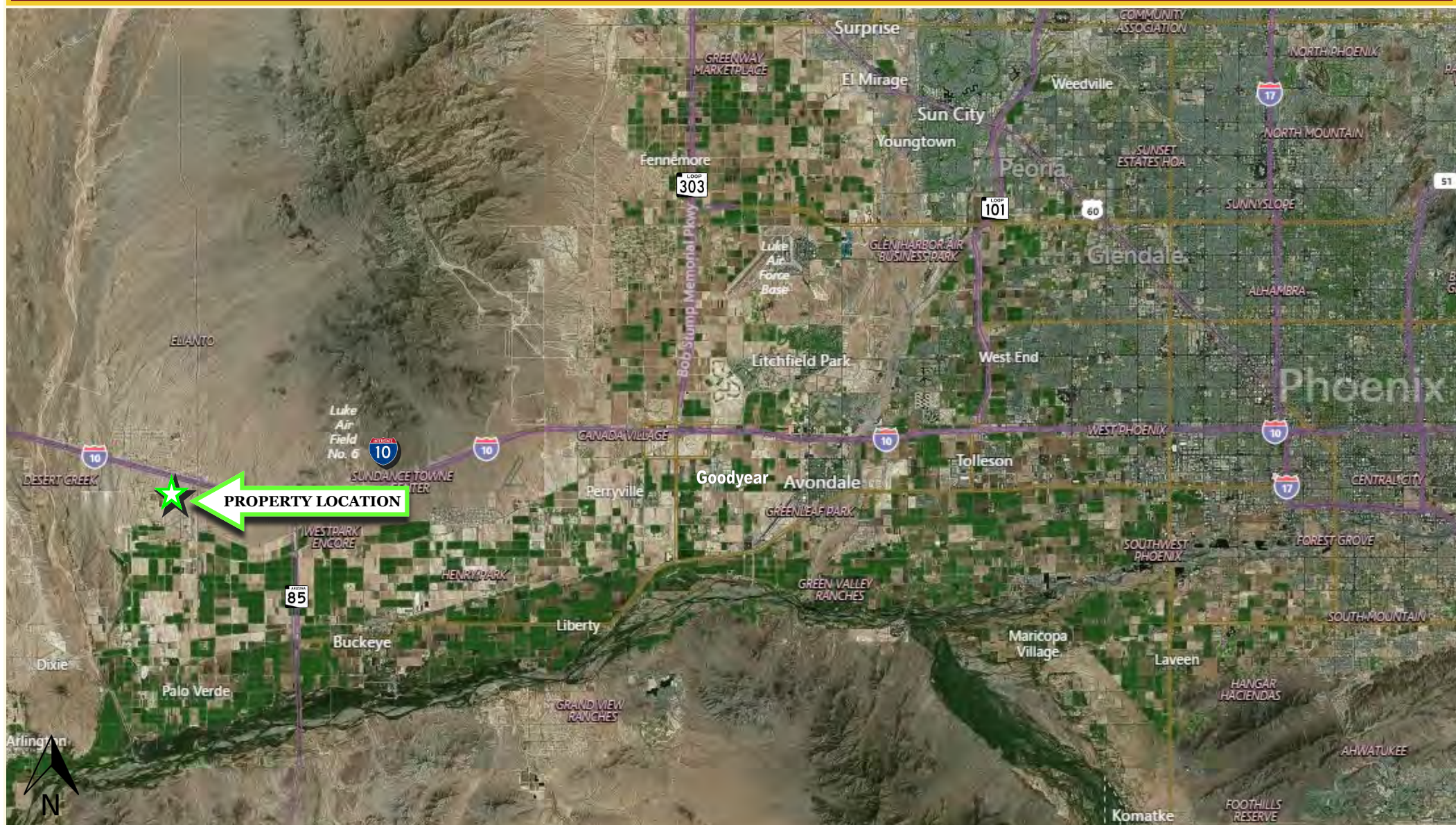
SCOTT TRUITT - DESIGNATED BROKER
2711 EAST INDIAN SCHOOL ROAD SUITE 205
PHOENIX, ARIZONA 85016

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TRUITT@WESTERNLANDCO.NET

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.

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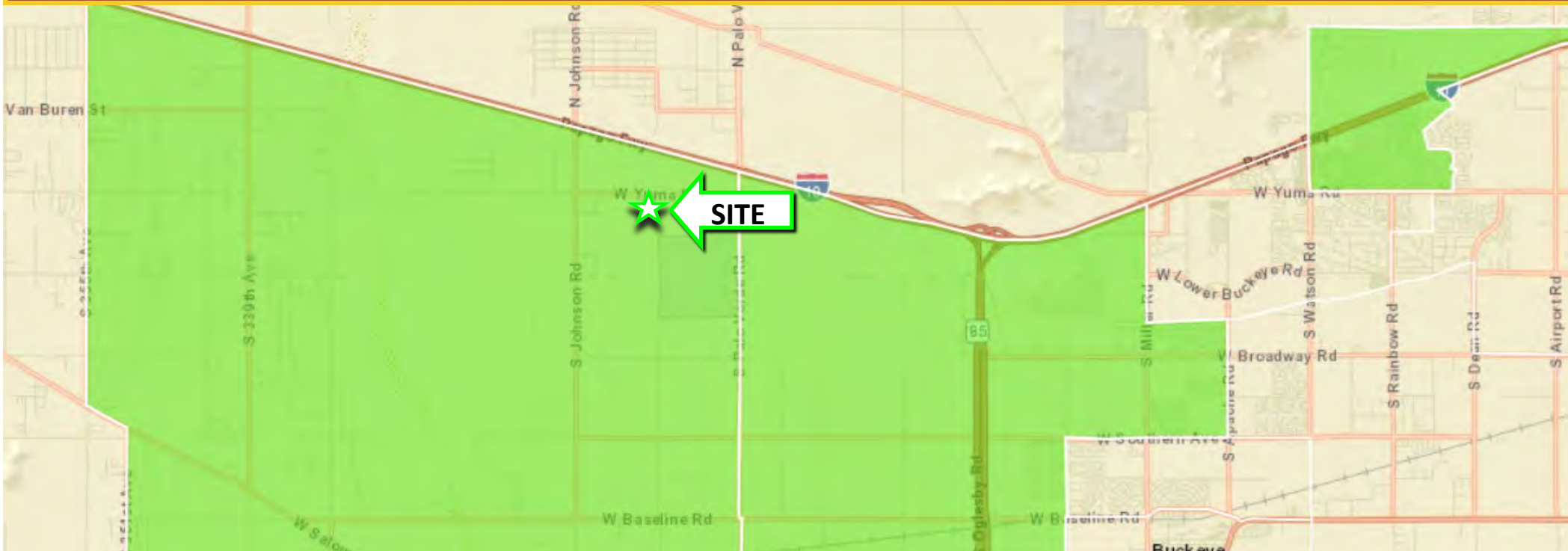
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PALO VERDE ROAD & YUMA ROAD



ARIZONA OPPORTUNITY ZONE

The federal Opportunity Zones program allows each state's governor to nominate up to 25 percent of the qualifying low-income Census tracts as Opportunity Zones. It was created under a provision of the Tax Cuts and Jobs Act, which was signed into law December of 2017. Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment:

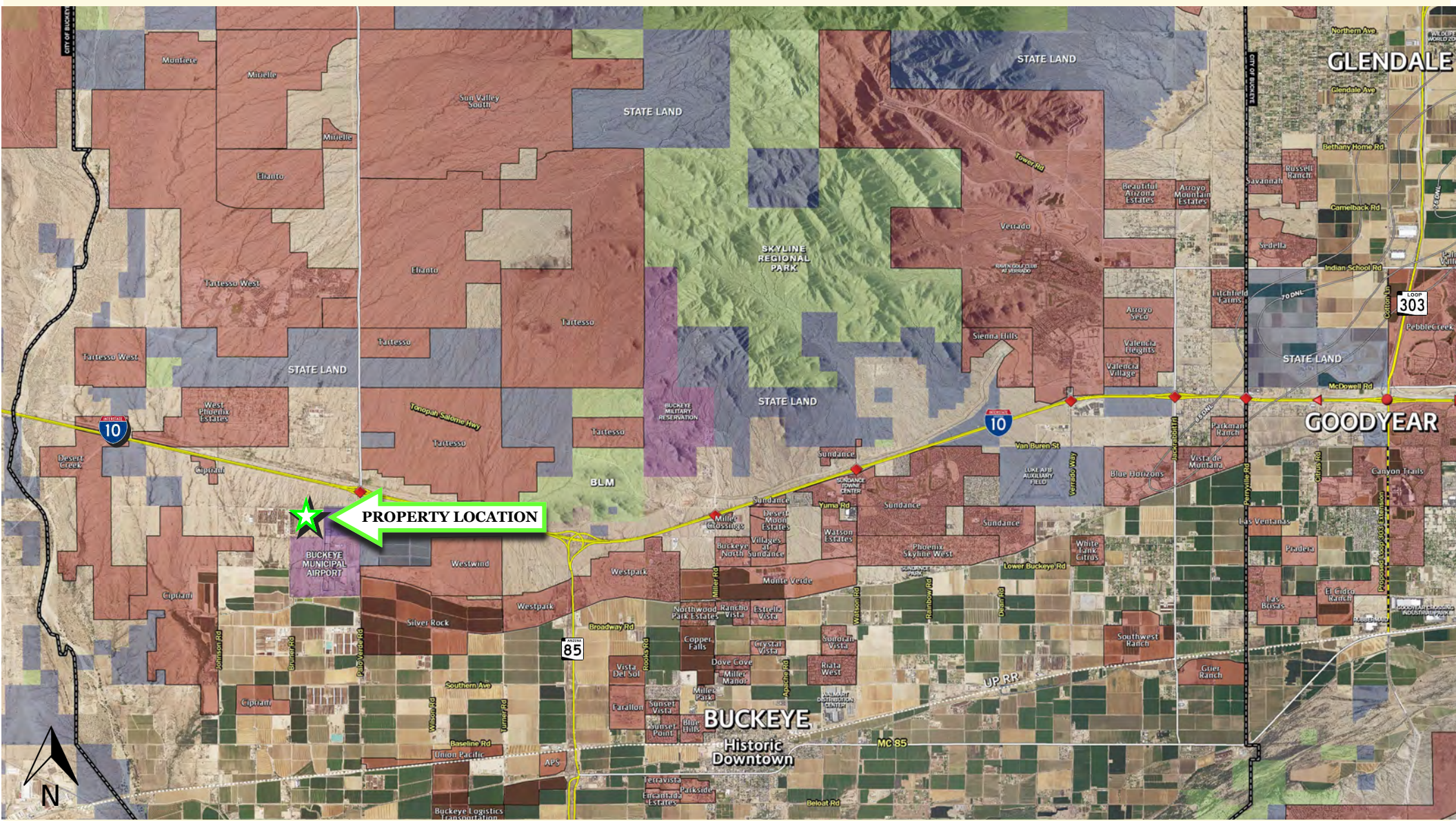
Investments held 10 years: taxable amount of the capital gains reinvested is reduced by 15% and no tax is owed on appreciation. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 10 years. Tax owed on the original \$100 is deferred until 2026, and taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). No tax is owed on Opportunity Zone investment's capital gain. Assuming a 7% annual growth rate, the after-tax value of the original \$100 investment is \$176 by 2028.*

Investments held 7 years: taxable amount of the capital gains reinvested is reduced by 15%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 7 years, selling in 2025. Taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). Assuming a 7% annual growth rate, the investor will owe \$15 in tax (23.8% of \$61) on the Opportunity Zone investment's capital gain.*

Investments held 5 years: taxable amount of the capital gains reinvested is reduced by 10%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 5 years, selling in 2023. Taxable amount is reduced to \$90 (\$100 minus \$10). Investor will owe \$21 in tax on the original capital gains (23.8% of \$90). Assuming a 7% annual growth rate, the investor will owe \$10 in tax (23.8% of \$40) on the Opportunity Zone investment's capital gain.*

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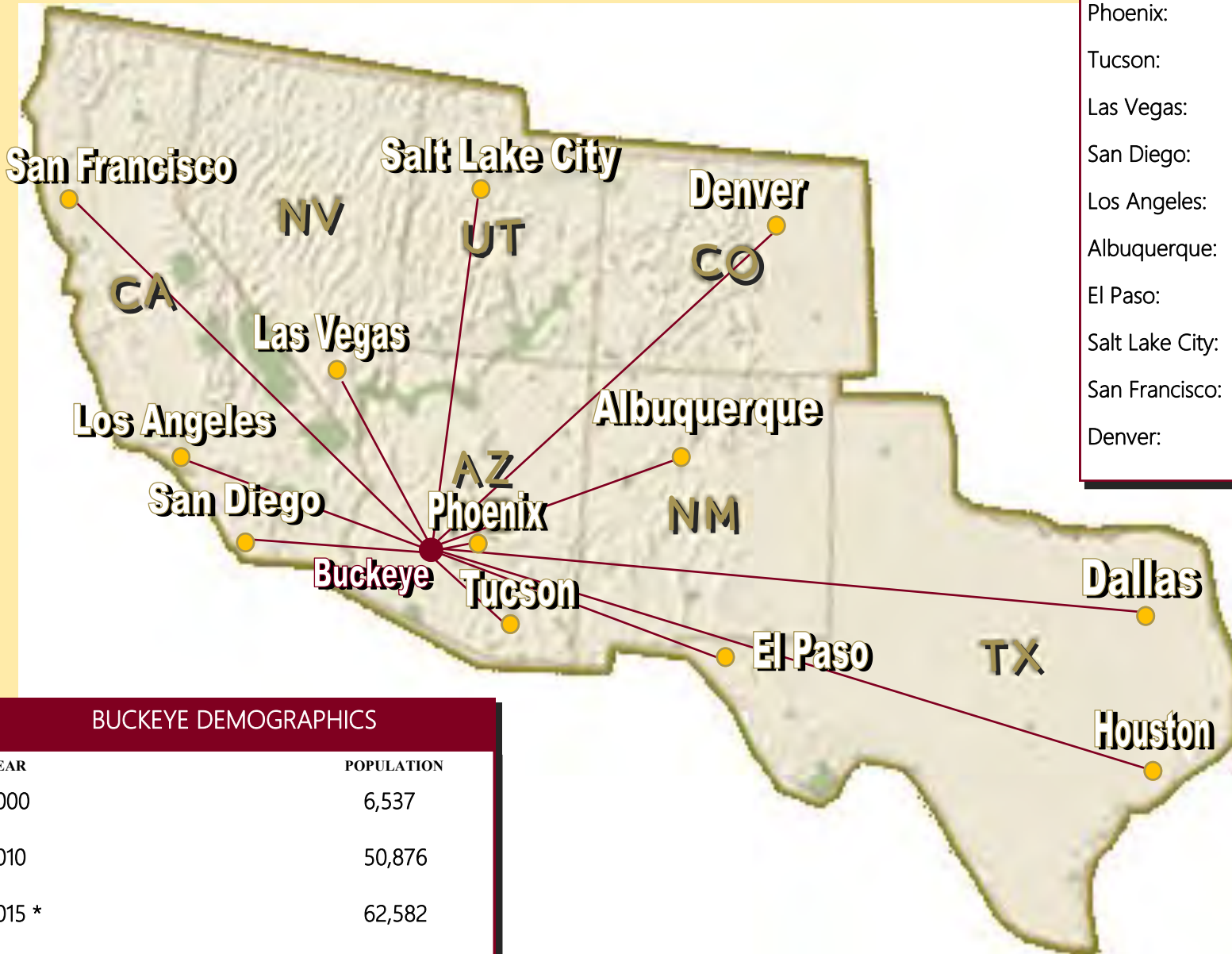
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DISTANCE AND DRIVE TIME TO MAJOR CITIES

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

*Buckeye Special Census



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