PROPOSED INDUSTRIAL LAND

EXCLUSIVE LISTING | ±55 ACRES | MARICOPA COUNTY, ARIZONA



CONTACT FOR MORE INFORMATION

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EXECUTIVE SUMMARY

LOCATION & ACCESS

The property is located east of the southeast corner of State Route 85 and Hazen Road in Maricopa County, Arizona, and can be accessed from the Hazen Road and SR-85 interchange. State Route 85 connects Interstate 10 and Interstate 8, which provide access to Phoenix, Los Angeles, Tuscon, San Diego, and more.

PRICE

Submit.

Seller to allow time for zoning and entitlements.

SIZE

±55.47 Acres

PARCELS

401-02-001S, 401-02-001D

ZONING

RU-43 (Maricopa County)

GENERAL PLAN

The property is within the City of Buckeye General Plan

- West ±43 Acres: Business Commerce
- East ±12 Acres: Neighborhood

TAXES (2026)

$4,339.89

UTILITY PROVIDERS

- Electric: Arizona Public Service (APS)
- Water: City of Buckeye
- Sewer: City of Buckeye
- Irrigation District: Buckeye Water Conservation and Drainage District

WELLS

Well	Owner	Type	Installed	Well & Casing Depth	Casing Diameter	Pump Rate
55-636267	ARNOLD,A L	EXEMPT	10/15/1952	160 Feet	6 inches	34 GPM
55-636268	ARNOLD,A L	EXEMPT	11/21/1961	165 Feet	6 inches	34 GPM

PROPERTY HIGHLIGHTS

- Great access with an existing interchange located less than a quarter mile from the property at State Route 85 and Hazen Road.
- Freeway visibility and ±1,846 feet of frontage along Hazen Road.
- Located in an opportunity zone - Click here for additional information.
- Located in Foreign Trade Zone 277 - Click here for additional information.
- 1.45 Million Labor Force within 45 minutes.

FUTURE ROAD IMPROVEMENTS

ADOT is expanding Interstate 10 between Verrado Way and State Route 85. Improvements include an additional travel lane in each direction and improvements to the Miller Road and Watson Road interchanges. Further information regarding these improvements can be found here.

Interstate 11 planning efforts are underway. I-11 is the planned intermountain west corridor that will connect Arizona to Nevada. The grand vision for I-11 is to become a CANAMEX corridor connecting Canada to Mexico, though planning efforts are still in the early stages. In 2021, the I-11 Record of Decision was published, with the route running along the existing State Route 85. Click here for additional information.

The western section of SR-30, planned between SR-85 and Loop 303, has design funding scheduled to begin in FY 2027. Long-term construction is currently anticipated after 2046. Click here for the ADOT SR-30 Project Page.

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. The information contained within is subject to change without notice. AZMaricopa237879 - 11.122026.

DETAIL

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DEVELOPMENT

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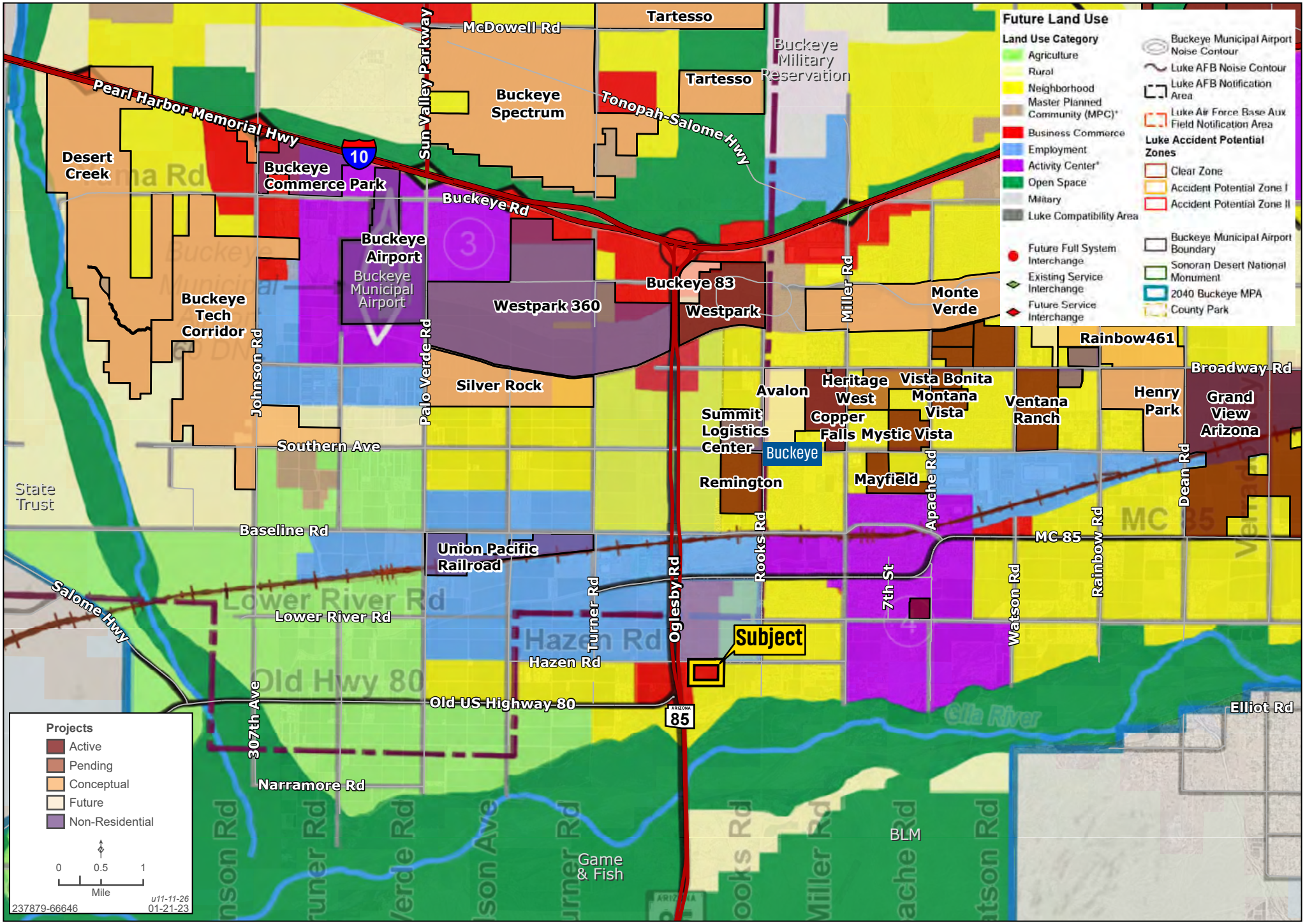


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BUCKEYE GENERAL PLAN

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BUCKEYE EMPLOYMENT

Rapid Growth and Established Industrial Base

Buckeye is one of the fastest-growing cities in the U.S. and a major Phoenix MSA hub for distribution, manufacturing, and logistics. As nearby West Valley submarkets face land constraints, demand continues to push west to Buckeye.

- Interstate access: Interstate 10, State Route 85, and the planned Interstate 11 corridor
- Airport expansion: Buckeye Municipal Airport growth underway
- Established users nearby: Walmart, ExxonMobil, APS, Clayton Homes, Funko, Five Below, Cardinal Glass, and Amazon

Growing Employment Base

Approximately 5.5 million SF of commercial development is underway or starting, with another 5.9 million SF in the active pipeline:

161k
161,000 sf dedicated to employment uses

1.1M
1.1 million sf of retail and services

226k
226,000 sf of healthcare

4
4 planned or active downtown redevelopment projects

Workforce & Labor Force

1.2M labor force within a 45-minute commute

92% of the resident workforce commutes outside the city

The area offers access to a deep regional labor pool, with many skilled workers already commuting outside the city for employment. This creates a strong opportunity for employers to attract local talent seeking shorter commute times and more convenient job opportunities.

Active Developments

Rehrig Pacific Company
264,000 SF manufacturing facility on a 35-acre site, operating since October 2024, with room to expand to 500,000 SF.

Ross Dress for Less
1.7M SF national distribution center on a 224-acre site at Southern Avenue and Watson Road, opened May 2025. Approximately 1,300 employees.

Blue Polymers
162,000 SF recycled plastics facility under construction (Republic Services / Ravago), expected to create more than 60 permanent jobs.

Tract
$20 billion data center campus on 2,069 acres acquired in August 2024, supporting up to 20M SF across as many as 40 facilities, with planned power infrastructure up to 1.8 GW, over approximately 15 years.

Burlington Stores
178 acres acquired in December 2025 for $68.5 million for a distribution and logistics facility, expected operational by 2028.

Old Dominion Freight Line
Site plan approved for a trucking terminal with 200+ dock doors and 300 to 350 employees serving the I-10 corridor and West Valley industrial market.

HEALTHCARE & RETAIL

Healthcare Development

Healthcare access continues to expand near Verrado Way and I-10. Banner Health operates an existing center in Verrado, and Abrazo Health has opened the first phase of its Buckeye medical campus.

Banner Health Medical Campus:
Planned four-story, ±330,000 SF hospital at Verrado Way and I-10, with imaging, surgery, labor and delivery, intensive care, and emergency services. Future expansion to 300+ beds.

Abrazo Health Medical Campus:
±60,000 SF medical office building under construction on a ±27-acre site at I-10 and Verrado Way, with a planned acute care hospital spanning cardiology, orthopedics, spine, primary care, and urology.

Retail Development

Buckeye is experiencing significant growth in new retail developments, driven by the city's rapid population increase and expanding residential communities. Several development projects that are underway include:

Jackrabbit Ranch Marketplace:
±75,000 SF at Jackrabbit Trail and Indian School Road. Macayo's, Angie's Lobster, Chipotle, GoodVets, Pacific Dental Services, Haymaker, Bobazona, Porters, and Bosa Donuts.

Buckeye Commons: Located at Verrado ±410,000 SF at Verrado Way south of I-10, anchored by Costco. Over Easy, Starbucks, Jimmy John's, The Joint Chiropractic, State Farm, and more. Stores opening in phases.

Jackrabbit Crossing: At the southwest corner of Jackrabbit Trail and Indian School Road, this development will feature similar tenants to Jackrabbit Ranch Marketplace, including Angie's Lobster, Chipotle, GoodVets, Pacific Dental Services, Haymaker, Bobazona, Porters, and Bosa Donuts.

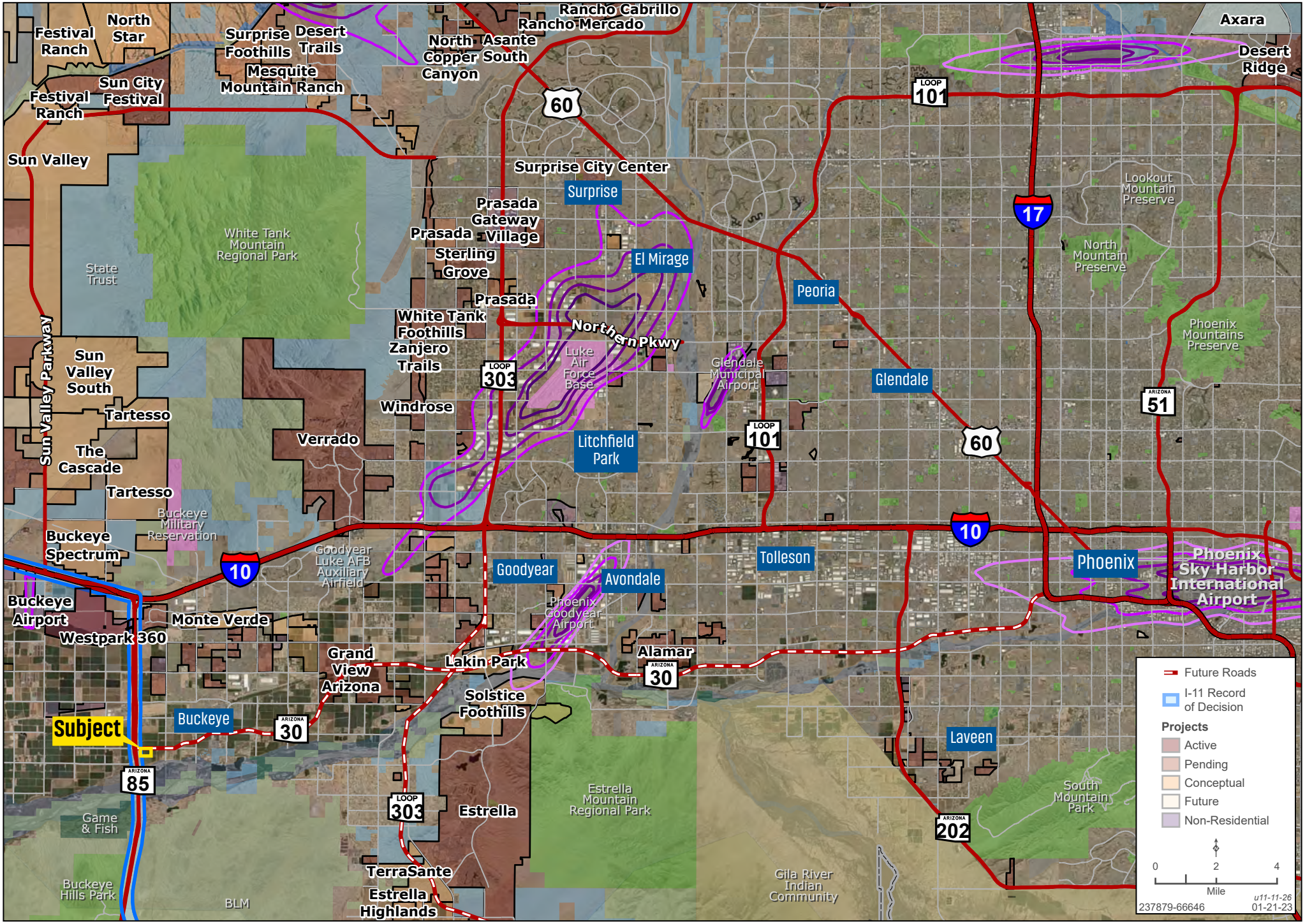
Roosevelt Commons: ±93,000 SF at Verrado Way and Roosevelt Street. Someburros, First Watch, Mattress Firm, and Over Easy.

Verrado Marketplace: Vestar, ±500,000 SF at I-10 and Verrado Way. Target, Harkins Theatres, Safeway, HomeGoods, Marshalls, Ross Dress for Less, and Total Wine.

REGIONAL

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TRANSPORTATION SYSTEM

BUCKEYE, AZ

BUCKEYE OFFERS A STRONG MULTI-MODAL TRANSPORTATION NETWORK.

Buckeye provides a strong transportation network with access to six major interstates and highways, a 700-acre municipally owned airport, and is within 35 miles of Phoenix Sky Harbor International Airport.

- Interstate 10
- Direct Access to Interstate 8
- State Route 85
- State Route 30
- Direct Access to State Route 303
- Future Interstate 11

TRANSPORTATION UPGRADES

Improvements in the area include Interstate 10 expansion and planning efforts for Interstate 11 and Buckeye Municipal Airport Upgrades.

I-10 Widening, SR-85 to Citrus Road: MAG's FY 2025–2030 TIP identifies approximately **$126 million** in planned HOV lane design and construction improvements along approximately **11.7 miles** of I-10 from SR-85 to Citrus Road, with estimated completion in **Q4 2030**.

ADOT Project Page | MAG FY 2025–2030 TIP

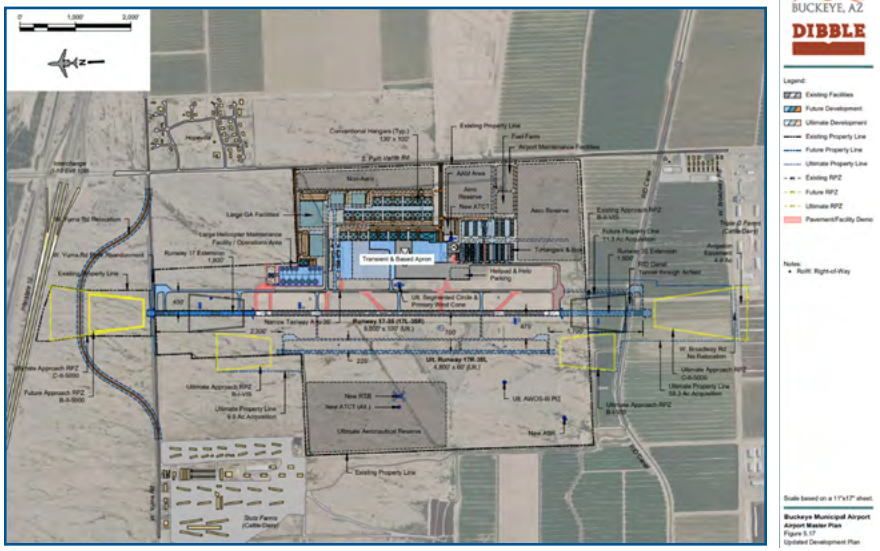
State Route 30: The west section of SR-30, planned between SR-85 and Loop 303, has funded design scheduled to begin in FY 2027. Long-term construction is currently anticipated after 2046.

ADOT SR-30 Project Page

Interstate 11: The Record of Decision for I-11, a corridor connecting Arizona to Nevada and potentially extending as a CANAMEX corridor from Canada to Mexico, was recorded in November 2021. Planning continues. For more information, see the I-11 Study.

Buckeye Municipal Airport Upgrades: The City of Buckeye is executing a long-range plan to expand Buckeye Municipal Airport into a regional general aviation, business jet, and air cargo hub. Improvements include extending the main runway to 7,300 feet (with planning for 8,800 feet), constructing a new secondary runway, and installing a temporary control tower by 2027 with a permanent tower by 2032-2033. For more information, see the Buckeye Airport Area Plan.

PROPOSED AIRPORT MASTER PLAN RECOMMENDATION



DRIVE TIME

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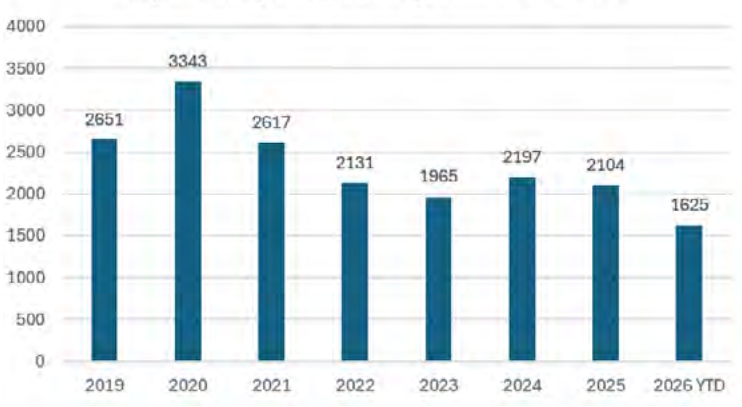


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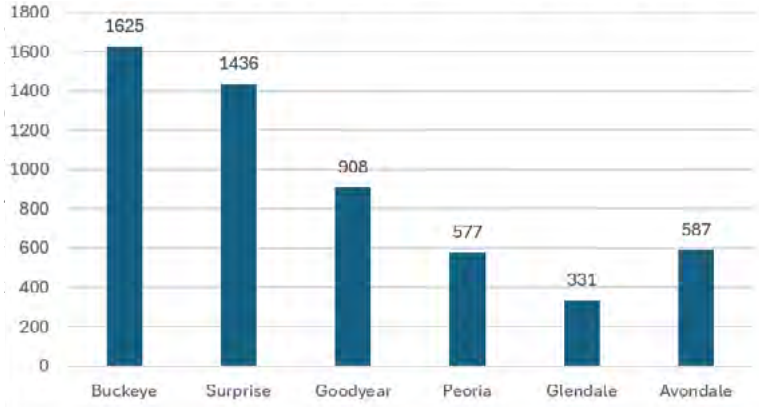
SNAPSHOT ON BUCKEYE

BUCKEYE, AZ

City of Buckeye Single-Family Permits 2019-2026

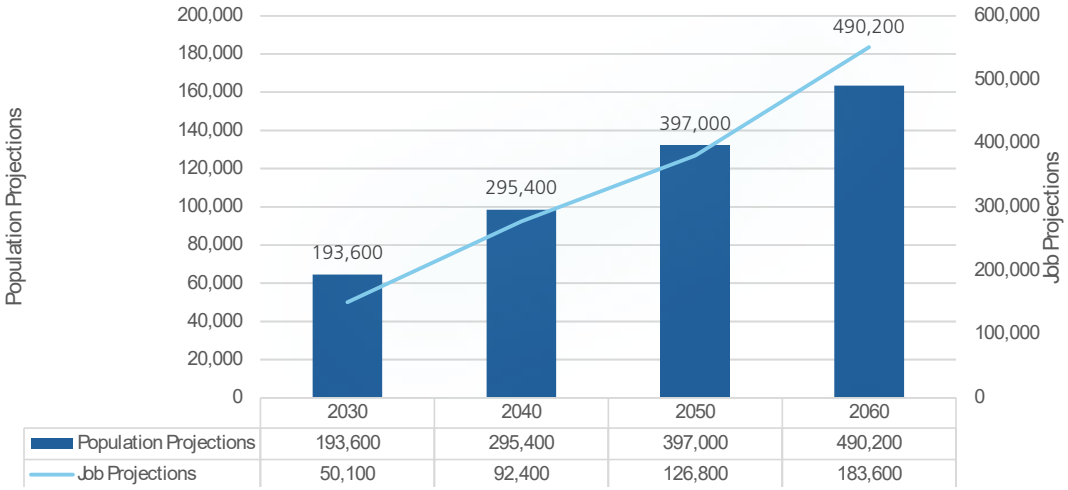


West Valley Single-Family Permits YTD (September 2026)



Buckeye leads the West Valley in 2026 single-family permits, +1.6% year-over-year while most other West Valley cities posted double-digit declines.

AZMAG Population & Job Projections



	2030	2040	2050	2060
Population Projections	193,600	295,400	397,000	490,200
Job Projections	50,100	92,400	126,800	183,600

128,029
September 2026
City Estimated Population

295,400
2040
Estimated Population

$157,810
Average
Household Income*

$507,741
Average
Home Value*

36 Years
Median Age*

*SOURCE: ESRI 2026

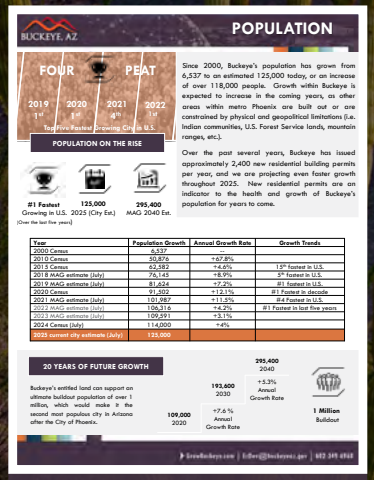
Sources: MLS, HBACA, AZMag.gov, GrowBuckeye.com, RLBrown

CHOOSE BUCKEYE

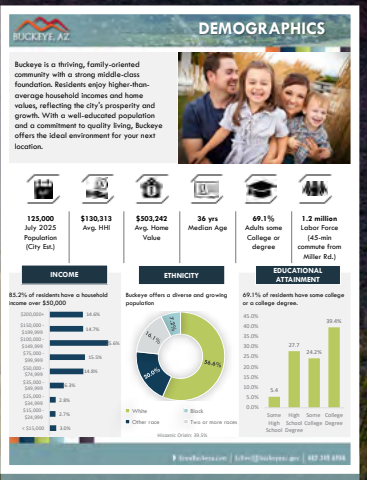
Discover the city's population growth, demographics & educational attainment attributes, residential market activity, commercial growth, workforce and training opportunities and quality of life factors of Buckeye, Arizona.

Visit the Buckeye Information Page here.

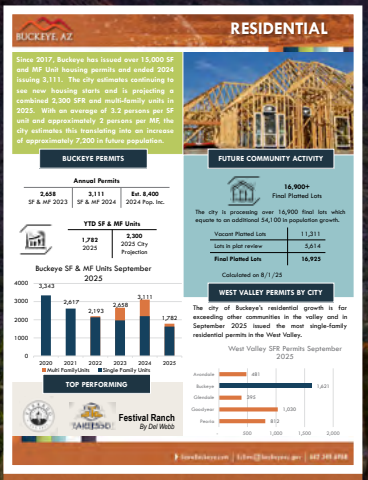
BUCKEYE
ARIZONA



Click here to view the **Population** Report



Click here to view the **Demographics** Report



Click here to view the **Residential** Report



Click here to view the **Commercial** Report



Click here to view the **Workforce** Report

SOURCE: WWW.GROWBUCKEYE.COM/PAGES/CHOOSE-BUCKEYE

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