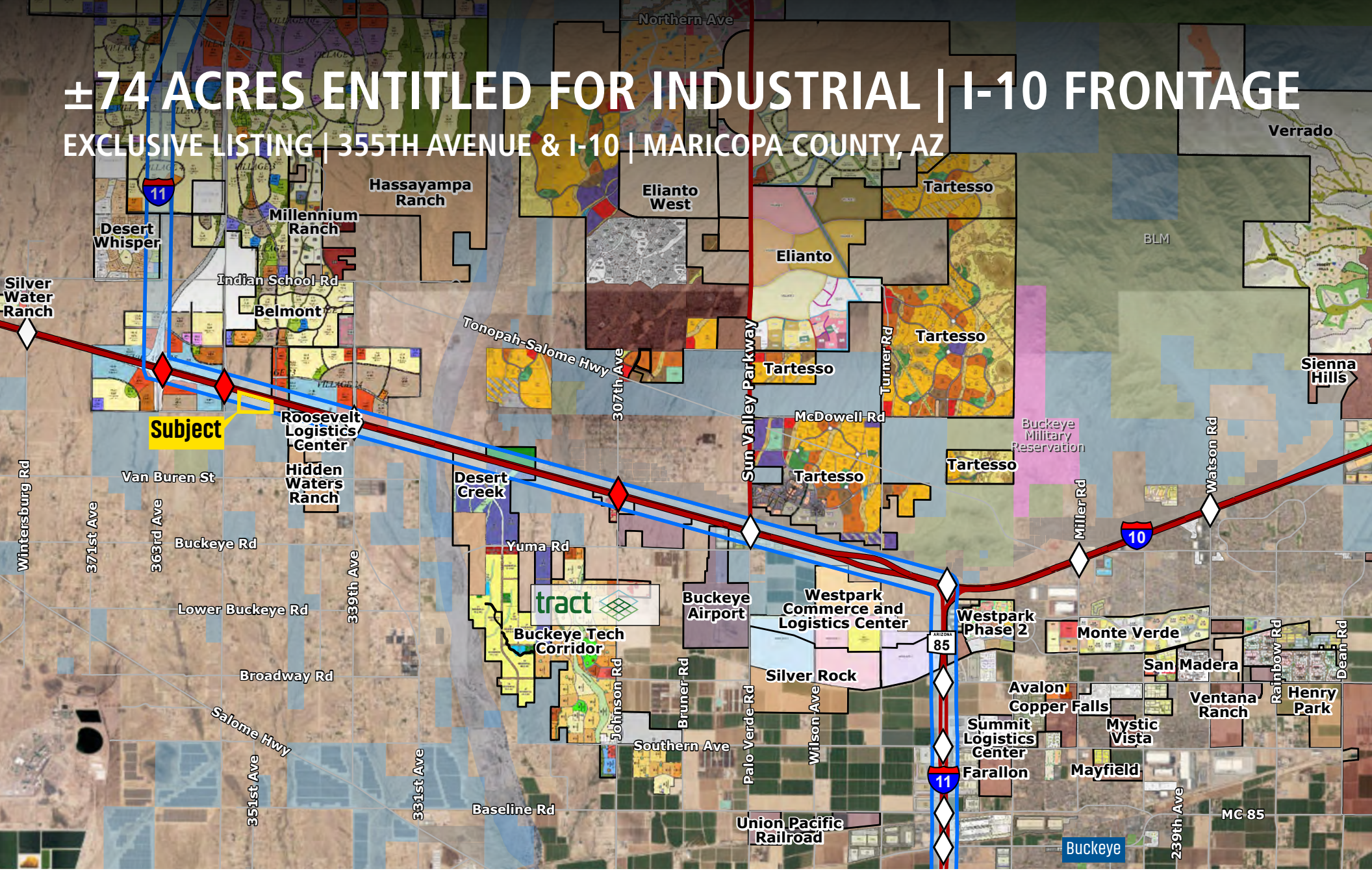
±74 ACRES ENTITLED FOR INDUSTRIAL | I-10 FRONTAGE

EXCLUSIVE LISTING | 355TH AVENUE & I-10 | MARICOPA COUNTY, AZ



CONTACT FOR MORE INFORMATION

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EXECUTIVE SUMMARY

POSITIONED ALONG INTERSTATE 10, THIS ±74.51-ACRE PROPERTY OFFERS THE SCALE, INDUSTRIAL ZONING, UTILITY PATHWAY, AND REGIONAL CONNECTIVITY REQUIRED BY TODAY'S INDUSTRIAL USERS. ITS LOCATION BETWEEN METRO PHOENIX AND SOUTHERN CALIFORNIA IS FURTHER SUPPORTED BY CONTINUED TRANSPORTATION AND EMPLOYMENT GROWTH ACROSS THE WEST VALLEY.

PROJECT HIGHLIGHTS

- ±74.51 contiguous acres
- Interstate 10 frontage and visibility
- Flexible IND-2 IUPD Industrial zoning
- Near the planned Interstate 11 corridor
- Water and wastewater will-serve letters issued; electric service confirmed
- Regional connectivity to six existing and planned highway systems
- Southern California accessible in approximately five hours
- Positioned between the Southern California supply chain and Metro Phoenix

The Tonopah/Arlington Area Plan identifies a potential interchange concept in the Wickenburg Road/355th Avenue area; the interchange is not currently programmed or funded.

TARGET USES

- Logistics
- Manufacturing
- Truck Terminal
- Contractor Yard
- Industrial Outdoor Storage

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. AZMaricopa200627 - 09.15.2026.

PROPERTY OVERVIEW

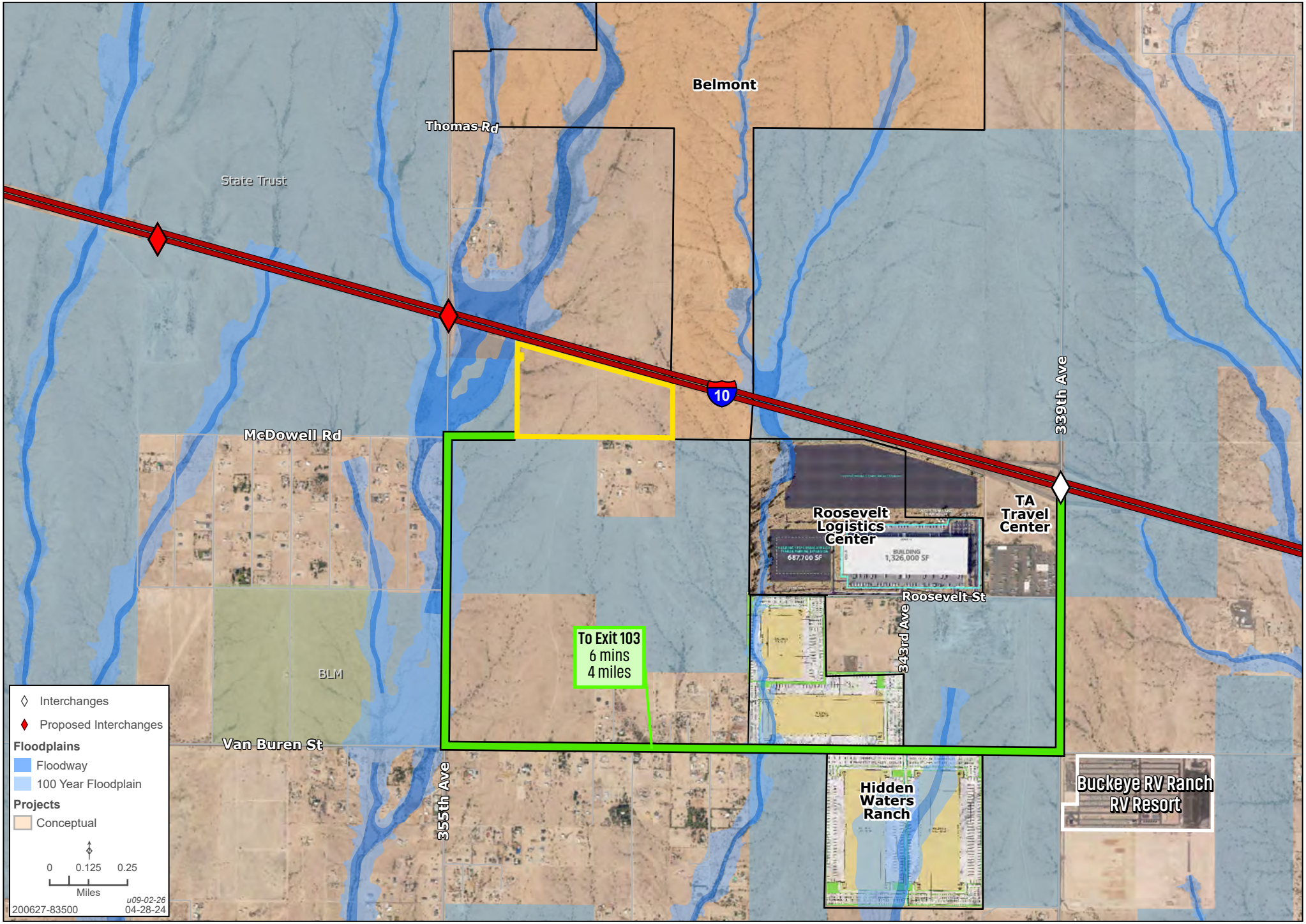
LOCATION	Approximately one-quarter mile east of the southeast corner of 355th Avenue and Interstate 10, unincorporated Maricopa County, Arizona
SIZE	±74.51 Acres
PRICE	Submit
ZONING & JURISDICTION	Zoning: IND-2 IUPD (Industrial) - Maricopa County General Plan: Industrial, Tonopah/Arlington Area Plan Jurisdiction: Maricopa County (unincorporated)
ALLOWABLE USE	The property is zoned IND-2 IUPD, which accommodates a broad range of industrial uses, including warehousing and distribution, truck terminals, manufacturing, laboratories, contractor yards, and outdoor storage, subject to the approved IUPD, Plan of Development approval, and applicable County standards. View the full schedule of permitted uses beginning on PDF page 84.
PARCELS	504-11-016N, 504-11-016R, 504-11-016S, 504-11-016T, 504-11-016U, 504-11-016V, 504-11-016Y, 504-11-016Z, 504-11-028, 504-11-017E, 504-11-030A
2025 TAXES	$5,510.74
SCHOOL DISTRICT	Saddle Mountain Unified School District
ACCESS	The property features approximately **2,600 feet of frontage along the W. McDowell Road alignment**, which connects directly to **355th Avenue** just south of Interstate 10. Access is provided from **Van Buren Street via 355th Avenue**, which includes an I-10 overpass offering direct north-south connectivity across the freeway. The property is located approximately **2.5 miles west of the 339th Avenue full-diamond interchange on Interstate 10**. Potential Interchange conceptually planned for 355th Avenue & I-10 Tonopah/Arlington Area Plan. Click here for more information.
UTILITIES	• Water: Global Water, Belmont Water Company (will-serve issued 5/14/2026) • Wastewater: Global Water, Hassayampa Utilities Company (will-serve issued 5/14/2026) • Electric: Arizona Public Service • Natural Gas: Southwest Gas • Telephone/Data: Lumen/CenturyLink • Fire: Rural Metro • Police: Maricopa County Sheriff's Office

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DETAIL MAP

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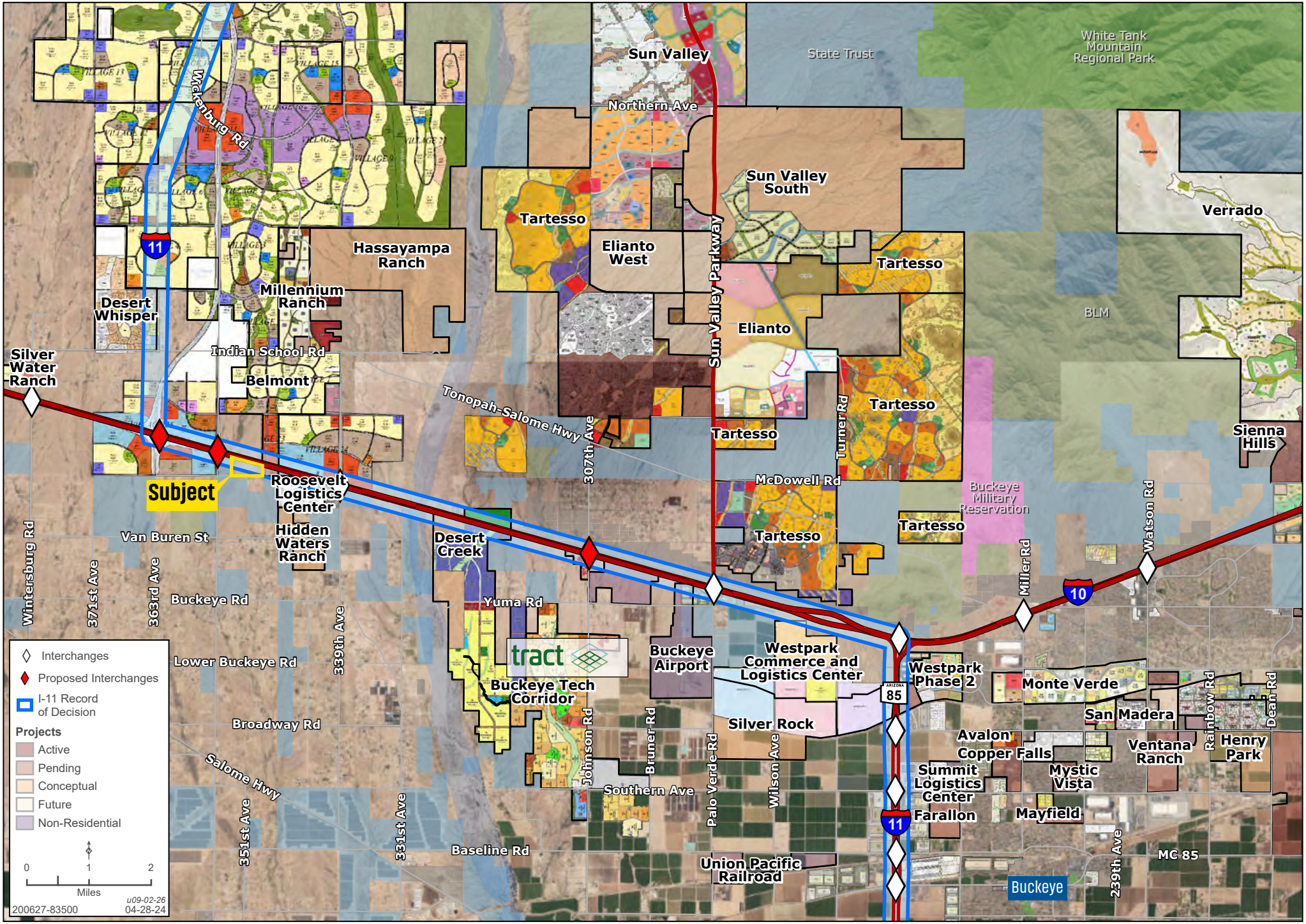


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DEVELOPMENT

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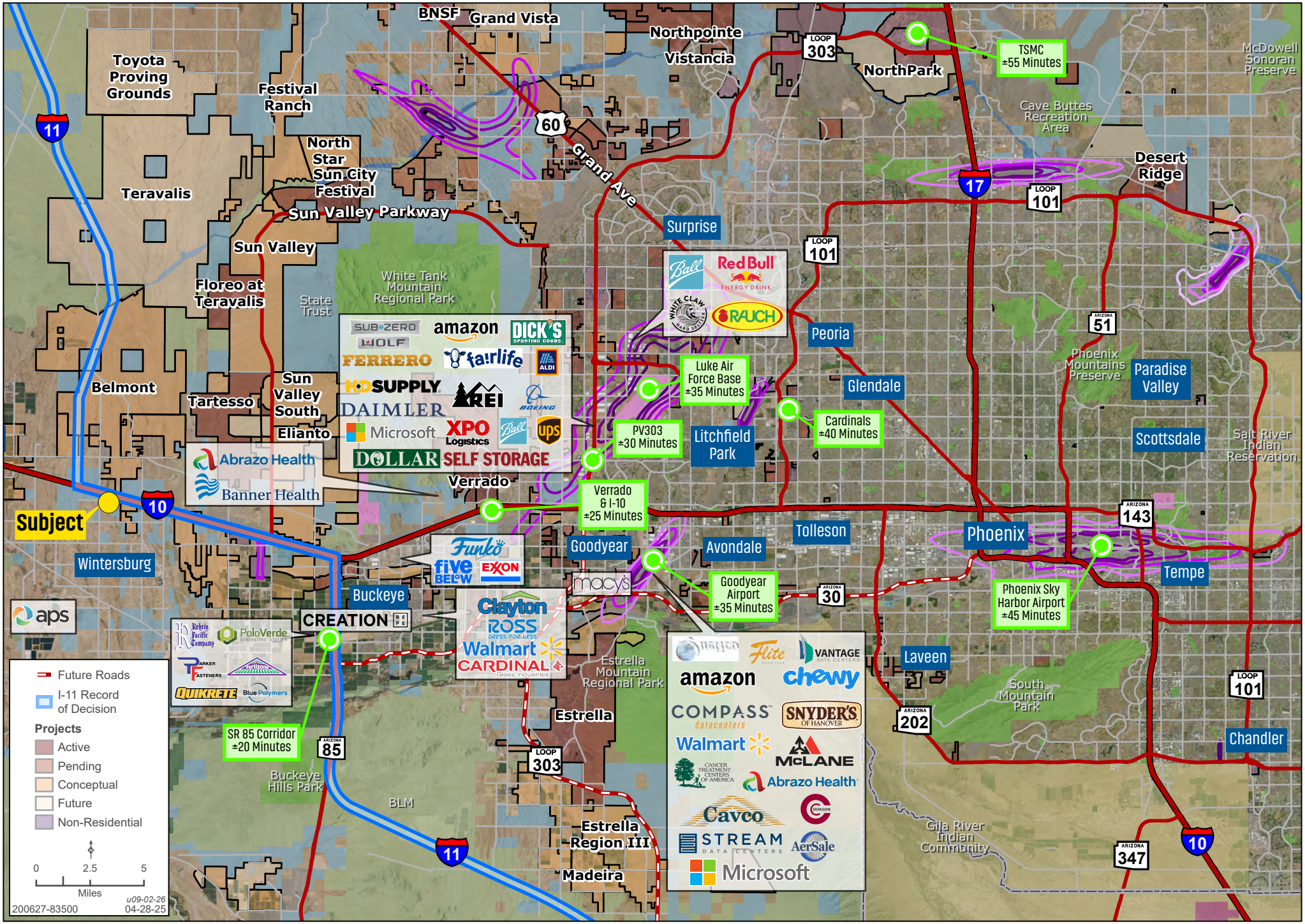


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EMPLOYMENT

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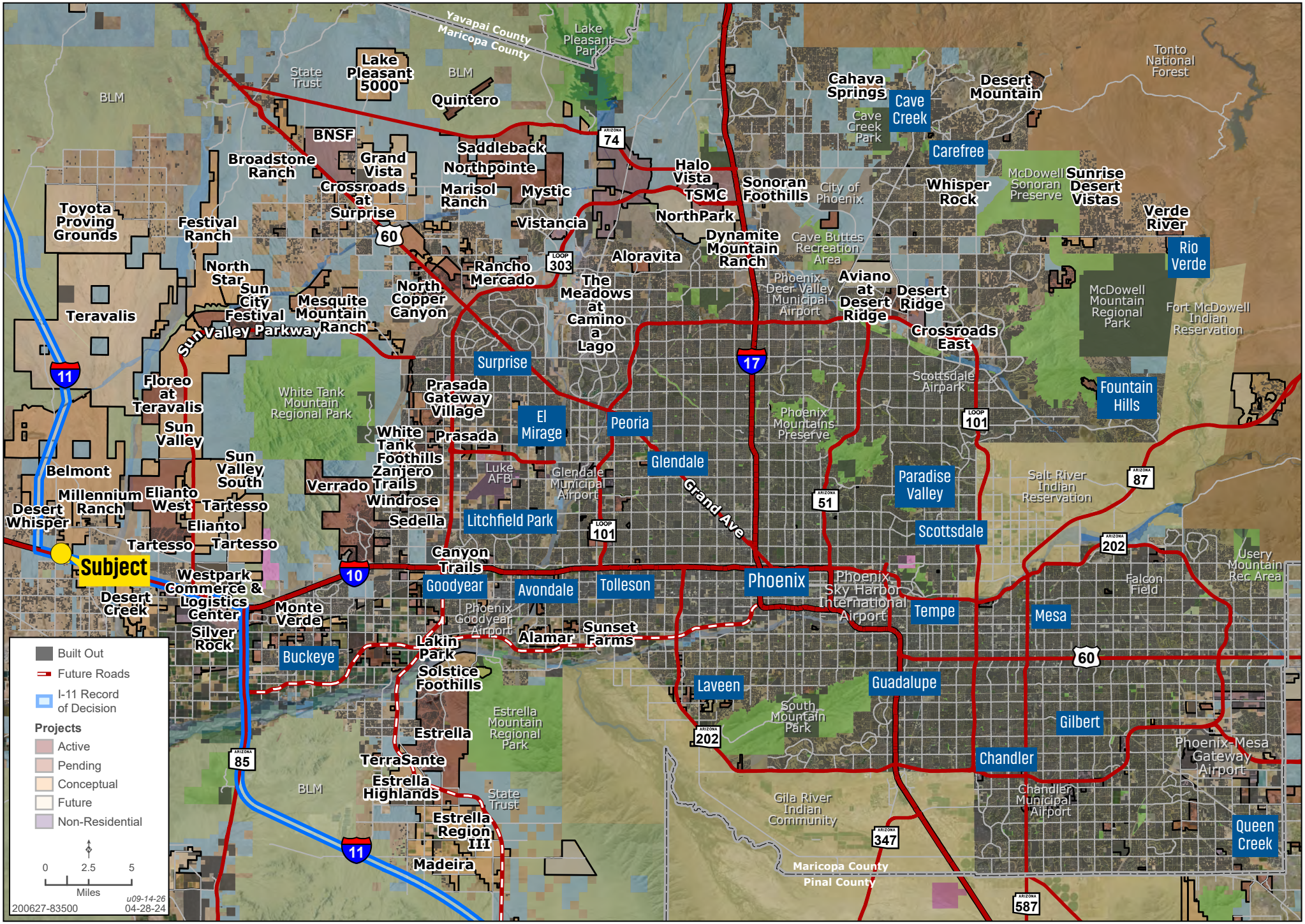


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REGIONAL

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DISTANCE TO LOS ANGELES

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NEARBY 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.

Conceptual Development

Belterra / Camelback Creek (Conceptual)

Combined $6 - $10 billion mixed-use concept near I-10 and 411th Avenue, envisioning film production studios, amusement and indoor theme parks, hotels, restaurants, retail and multifamily housing alongside a major data center and industrial campus.

NEARBY BUCKEYE HEALTHCARE AND RETAIL

Healthcare Development

Healthcare access near Verrado Way and I-10 continues to expand. Banner Health operates an existing center in Verrado, while Abrazo Health opened the first phase of its Buckeye medical campus in June 2025.

Banner Health

BANNER HEALTH MEDICAL CAMPUS

Banner Health operates an existing health center at Verrado Way and I-10 and has
announced plans for a future hospital on the campus. The announced concept contemplated approximately 330,000 square feet, 120 initial beds and expansion capacity beyond 300 beds. A revised construction schedule has not been announced.

Abrazo Health

ABRAZO HEALTH MEDICAL CAMPUS

Abrazo opened the first phase of its 27-acre Buckeye medical campus in June 2025. The three-story, approximately 60,000-square-foot medical office building offers cardiology, orthopedics, spine care, sports medicine, internal medicine, urology and physical therapy. Future campus plans include ambulatory services and an acute-care hospital.

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

Macayo's

BoSa DONUTS

CHIPOTLE MEXICAN GRILL

Buckeye Commons

COSTCO WHOLESALE

over easy

StateFarm

Jackrabbit Crossing

CHIPOTLE MEXICAN GRILL

THE HAYMAKER RESTAURANT CO

Cengie's LOBSTER

Roosevelt Commons

SAFEWAY

MATTRESS FIRM

FIRST WATCH

EST. Someburros 1986

Verrado Marketplace

HomeGoods

Harkins THEATRES

TRANSPORTATION SYSTEM

BUCKEYE, AZ

BUCKEYE OFFERS A STRONG MULTI-MODAL TRANSPORTATION NETWORK.

Buckeye provides a strong transportation network with regional connectivity to six existing and planned 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
- Future Interstate 11
- Planned State Route 30
- Direct Access to State Route 303
- State Route 85

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

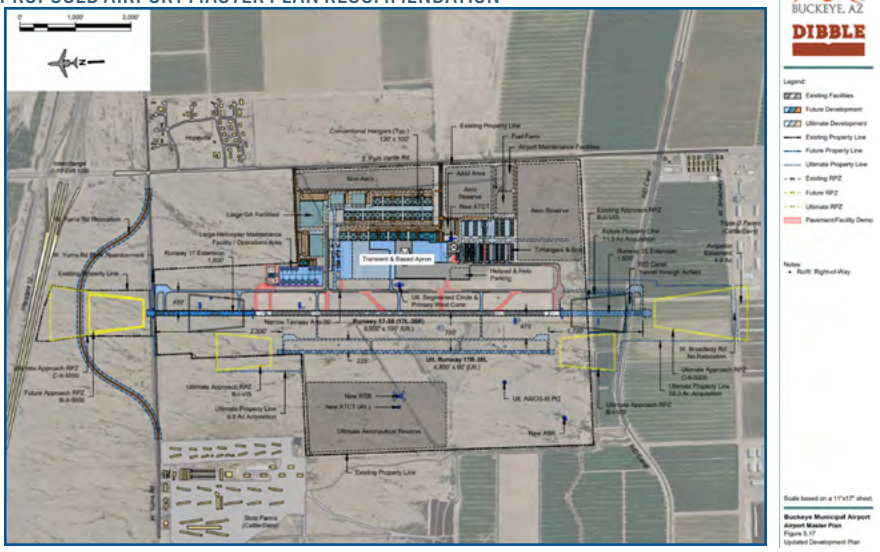
State Route 30: The west section of SR-30, planned between SR-85 and Loop 303, has funded design scheduled to begin in FY 2027. Long-term construction is currently anticipated after 2046.

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.

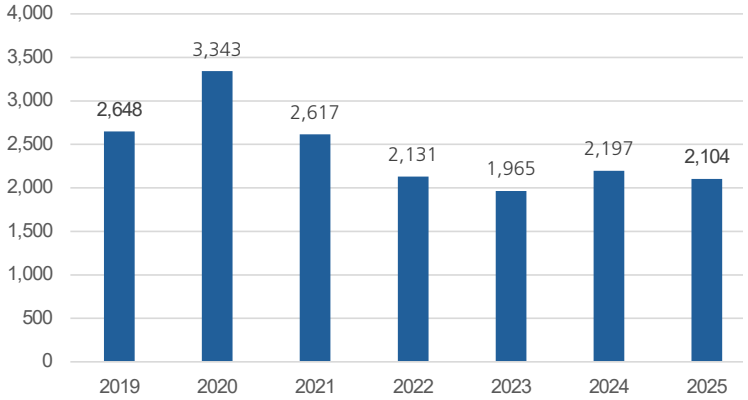
Buckeye Municipal Airport Upgrades: The City of Buckeye is executing a long-range plan to expand Buckeye Municipal Airport into a regional general aviation, business jet, and air cargo hub. Improvements include extending the main runway to 7,300 feet (with planning for 8,800 feet), constructing a new 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

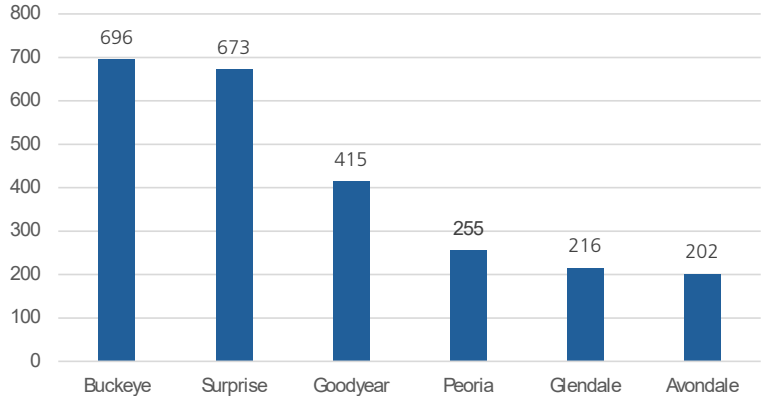


SNAPSHOT ON BUCKEYE

City of Buckeye Single-Family Permits 2019-2025

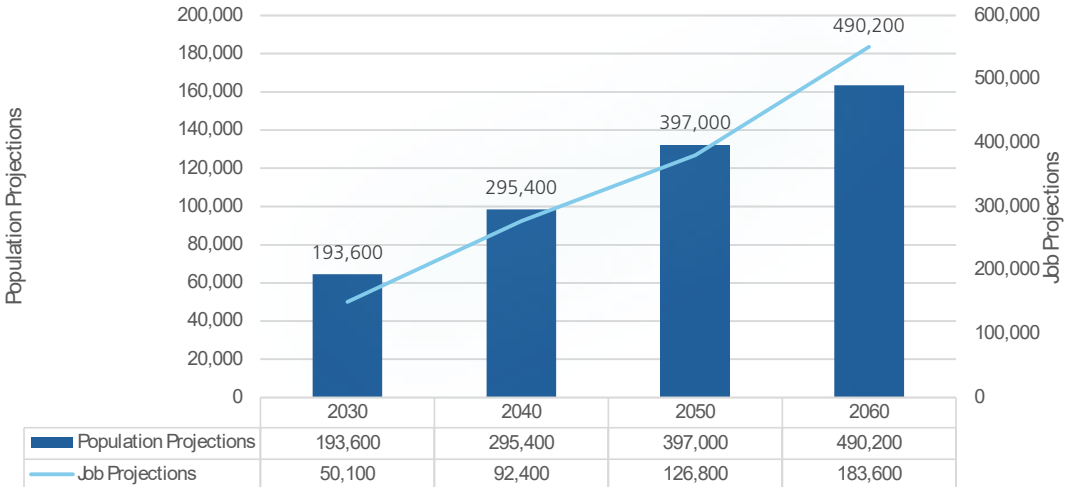


West Valley Single-Family Permits YTD (April 2026)



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

125,000
July 2025
City Estimated Population

295,400
2040
Estimated Population

$130,313
Average
Household Income*

$503,242
Average
Home Value*

36 Years
Median Age*

*SOURCE: ESRI 2025

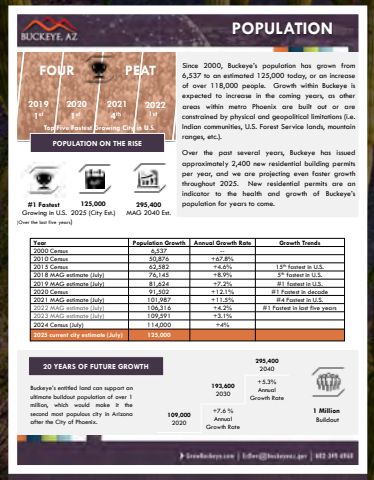
Sources: MLS, HBACA, AZMag.gov, GrowBuckeye.com, RLBrown

CHOOSE BUCKEYE

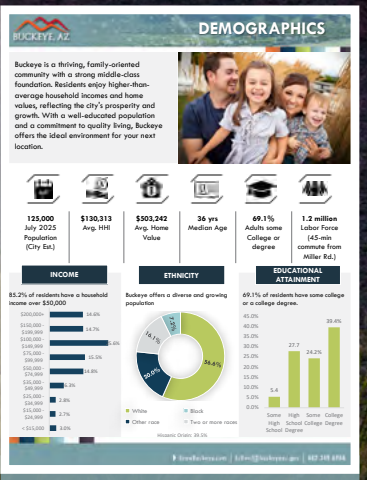
Discover the city's population growth, demographics & educational attainment attributes, residential market activity, commercial growth, workforce and training opportunities and quality of life factors of Buckeye, Arizona.

Visit the Buckeye Information Page here.

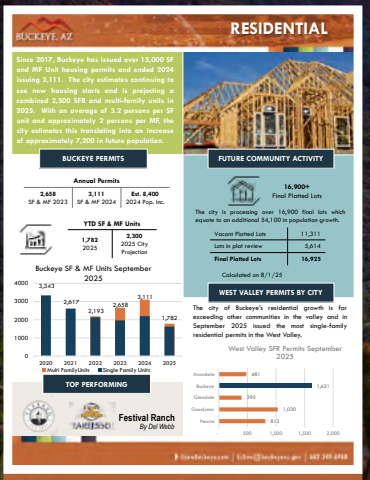
BUCKEYE
ARIZONA



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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