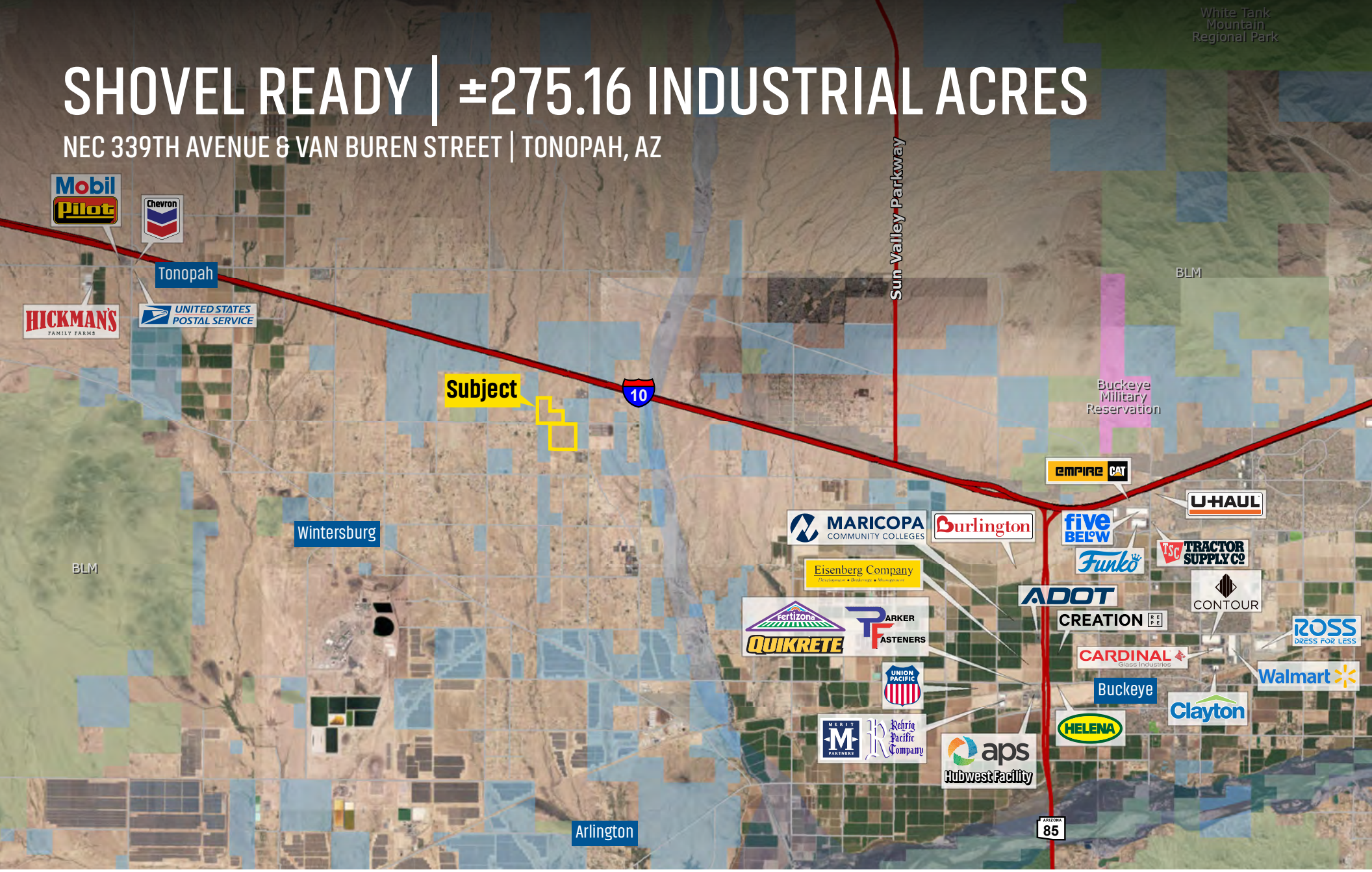
SHOVEL READY | ±275.16 INDUSTRIAL ACRES

NEC 339TH AVENUE & VAN BUREN STREET | TONOPAH, AZ



CONTACT FOR MORE INFORMATION

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Trey Davis
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602.363.3901

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480.874.4302

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EXECUTIVE SUMMARY

LOCATION
The property is located at the NEC 339th Avenue & Van Buren Street, in Maricopa County, Arizona.

SIZE
±275.16 Acres

PRICE
Submit

PARCELS
504-11-007, 504-12-008, 504-12-007

TAXES
$5,551.82 (2025)

ZONING
Approved Industrial Zoning

Clicke here to to view DMP

Click to view Maricopa County Zoning Document

UTILITIES
Water - Global Water Resources (NASDAQ Ticker $GWRS)
Sewer - Global Water Resources (NASDAQ Ticker $GWRS)
Gas - Southwest Gas Corporation
Electric - Arizona Public Service

Site is considered "shovel ready" with existing sewer/water in immediate area. Agreements in place with utilities for extensions and services upon development.

WEST VALLEY INDUSTRIAL HIGHLIGHTS

- More than 100 Million Square Feet of Industrial constructed since 2020
- Net absorption was 3.3 million sq. ft. in Q4 2025, pushing the yearly net to the third-highest year in Phoenix history (15.9 million sq. ft.)
- Nearby Tract Data Center Future Campus

DUE DILIGENCE FILE
Click here for Due Diligence Material

PROPERTY ACCESS

CITY	DRIVE TIME	DISTANCE
Phoenix	45 Minutes	45 Miles
Tucson	2 Hours 10 Minutes	155 Miles
San Diego	5 Hours	330 Miles
Los Angeles	5 Hours	330 Miles
Las Vegas	4 Hours 30 Minutes	275 Miles
Denver	13 Hours	854 Miles
Albuquerque	7 Hours	460 Miles
San Bernadino	4 Hours	280 Miles

COMMENTS
The approved CLOMR will remove property from the flood plain.

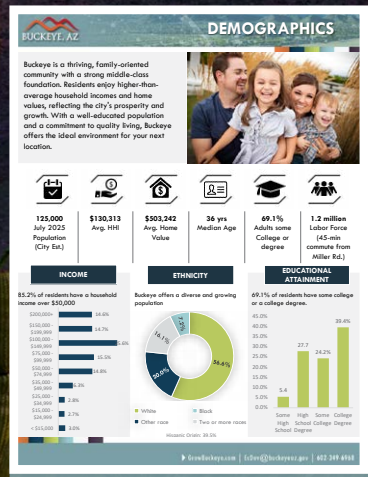
CHOOSE BUCKEYE

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.

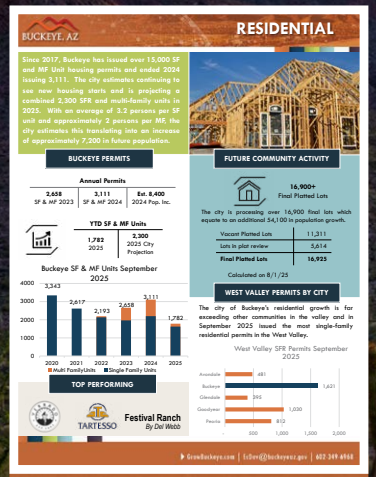
Visit the Buckeye Information Page here.

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

CORPORATE NEIGHBORS | 339TH & VAN BUREN

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DETAIL | 339TH & VAN BUREN

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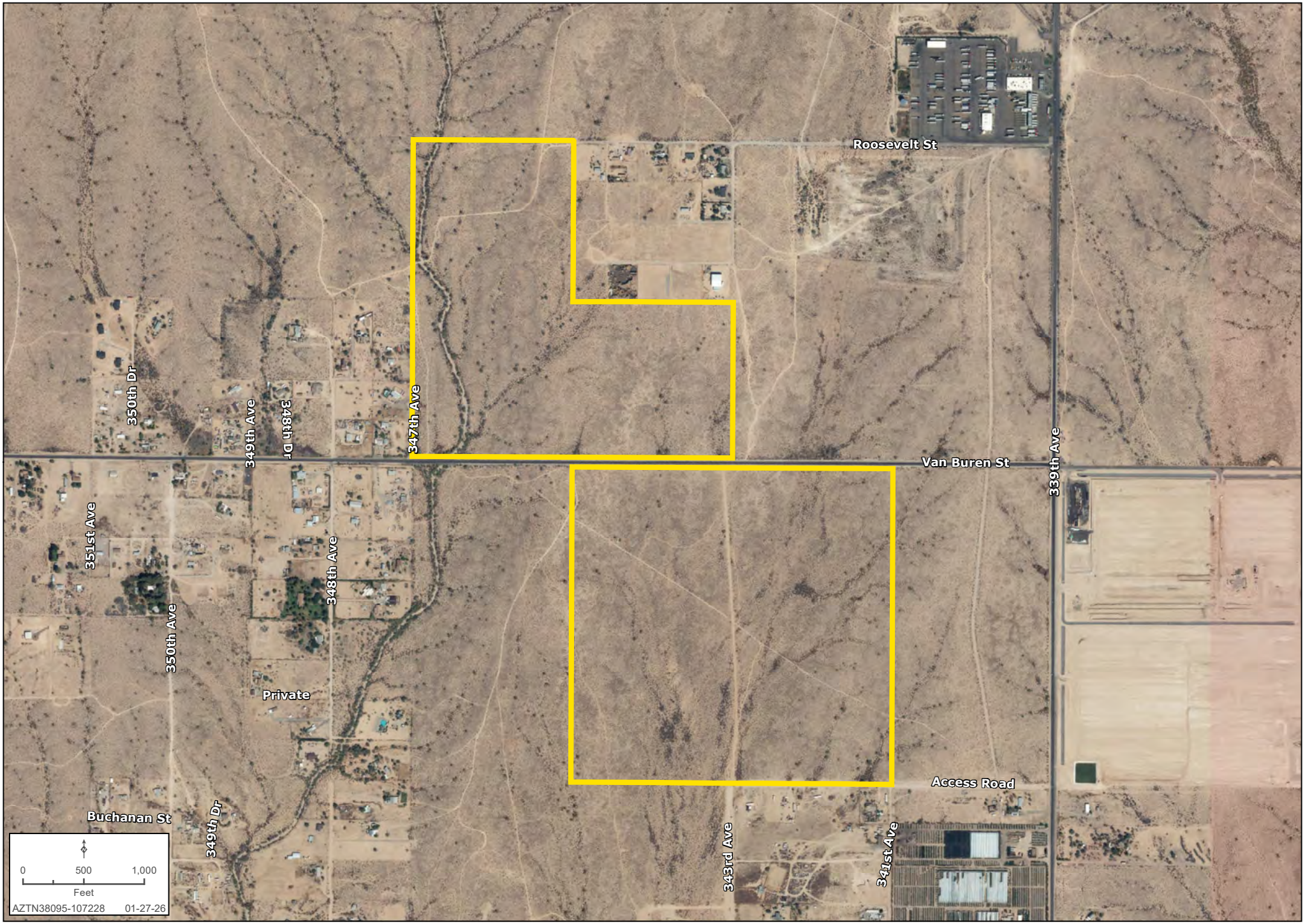

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CONCEPTUAL SITE PLAN | 339TH & VAN BUREN

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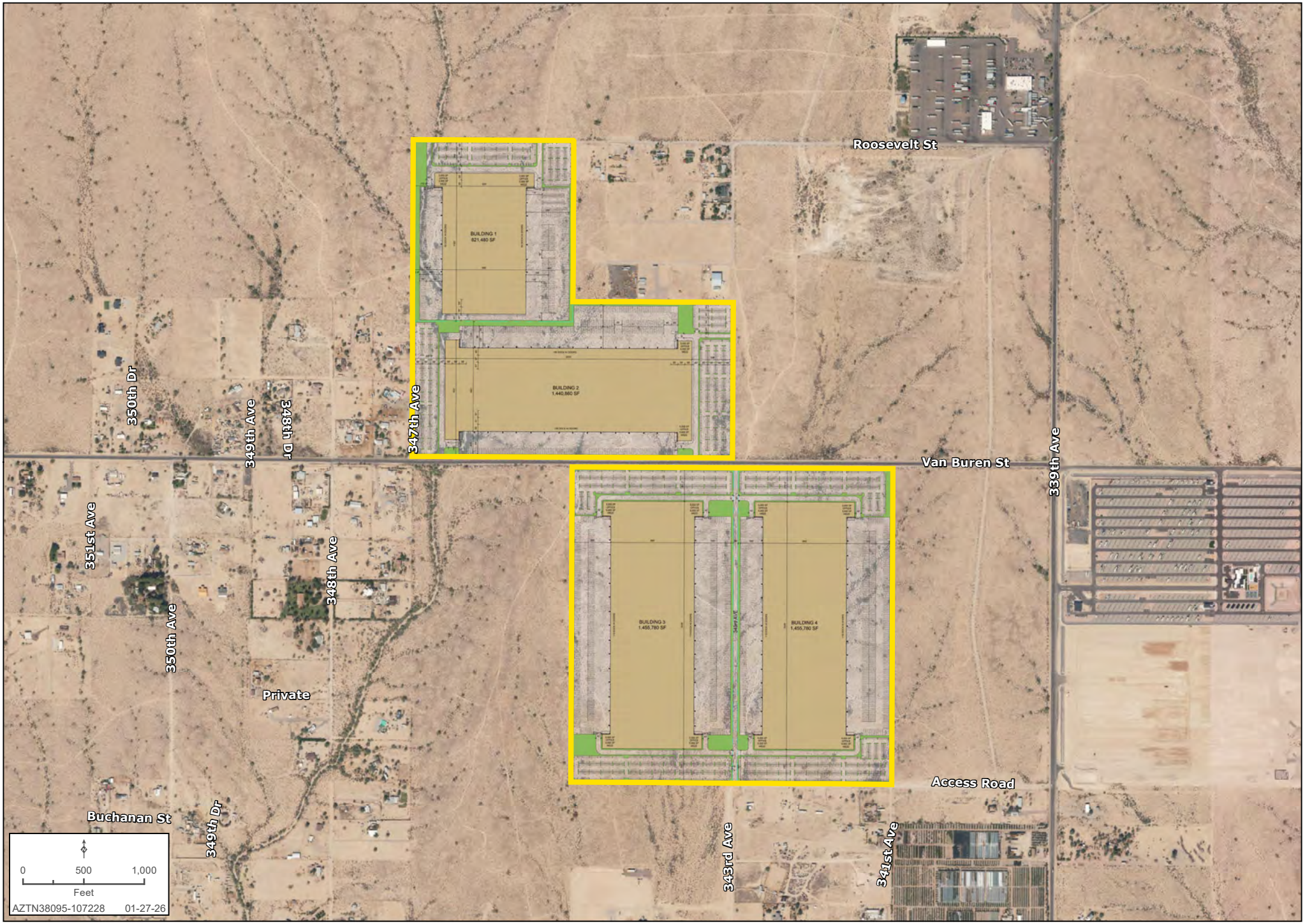

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NEAREST INTERCHANGE | 339TH & VAN BUREN

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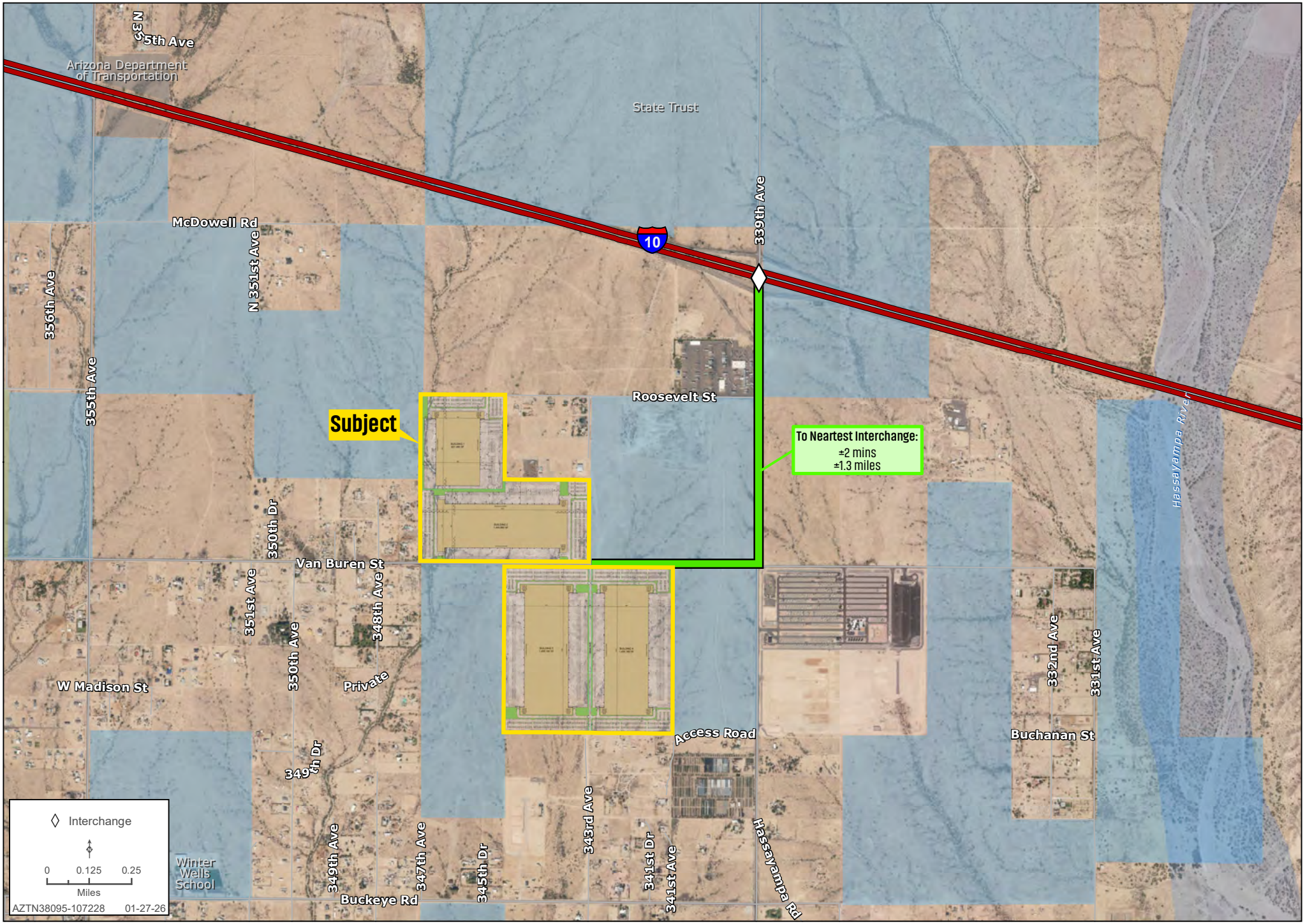

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ZONING | 339TH & VAN BUREN

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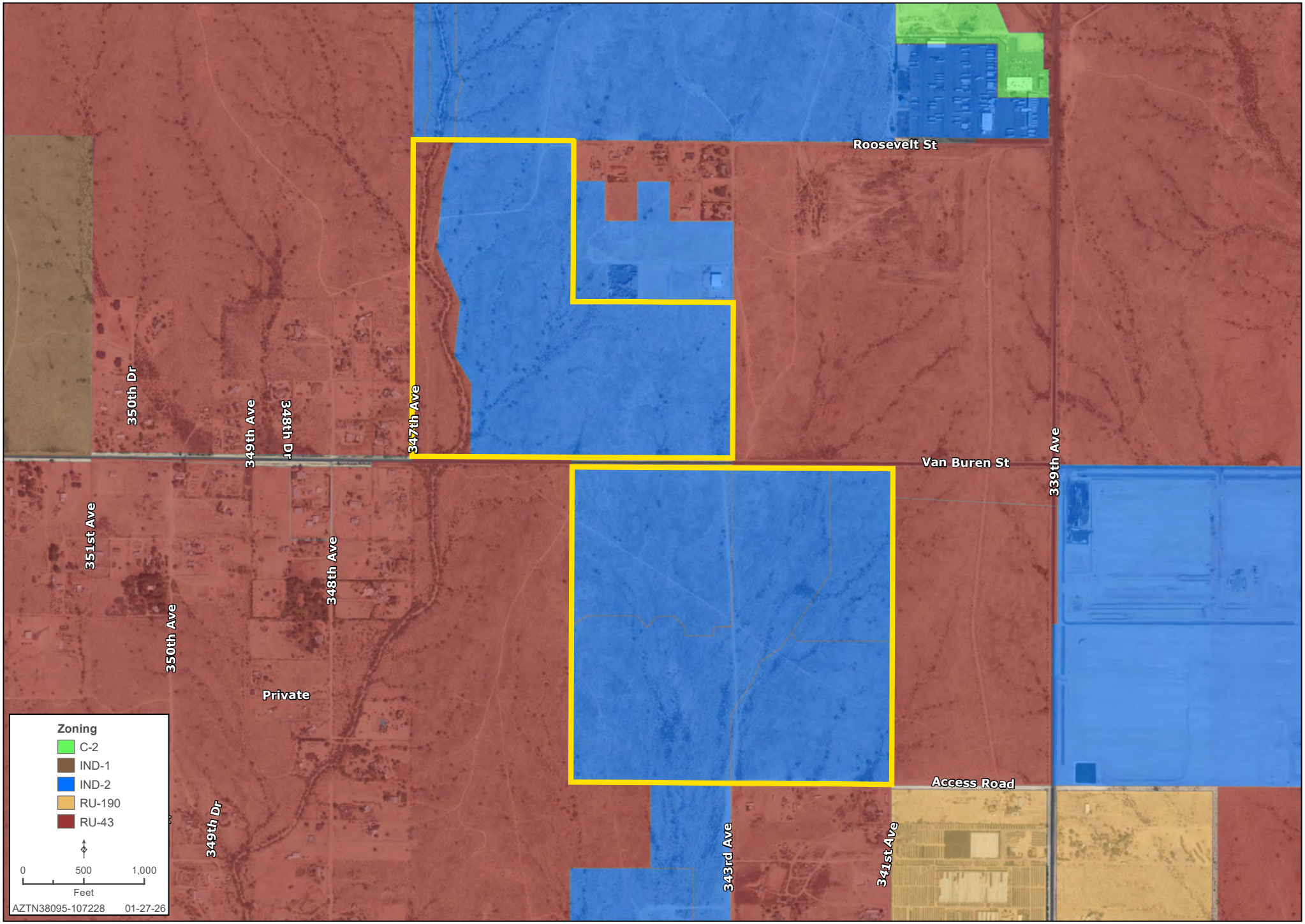

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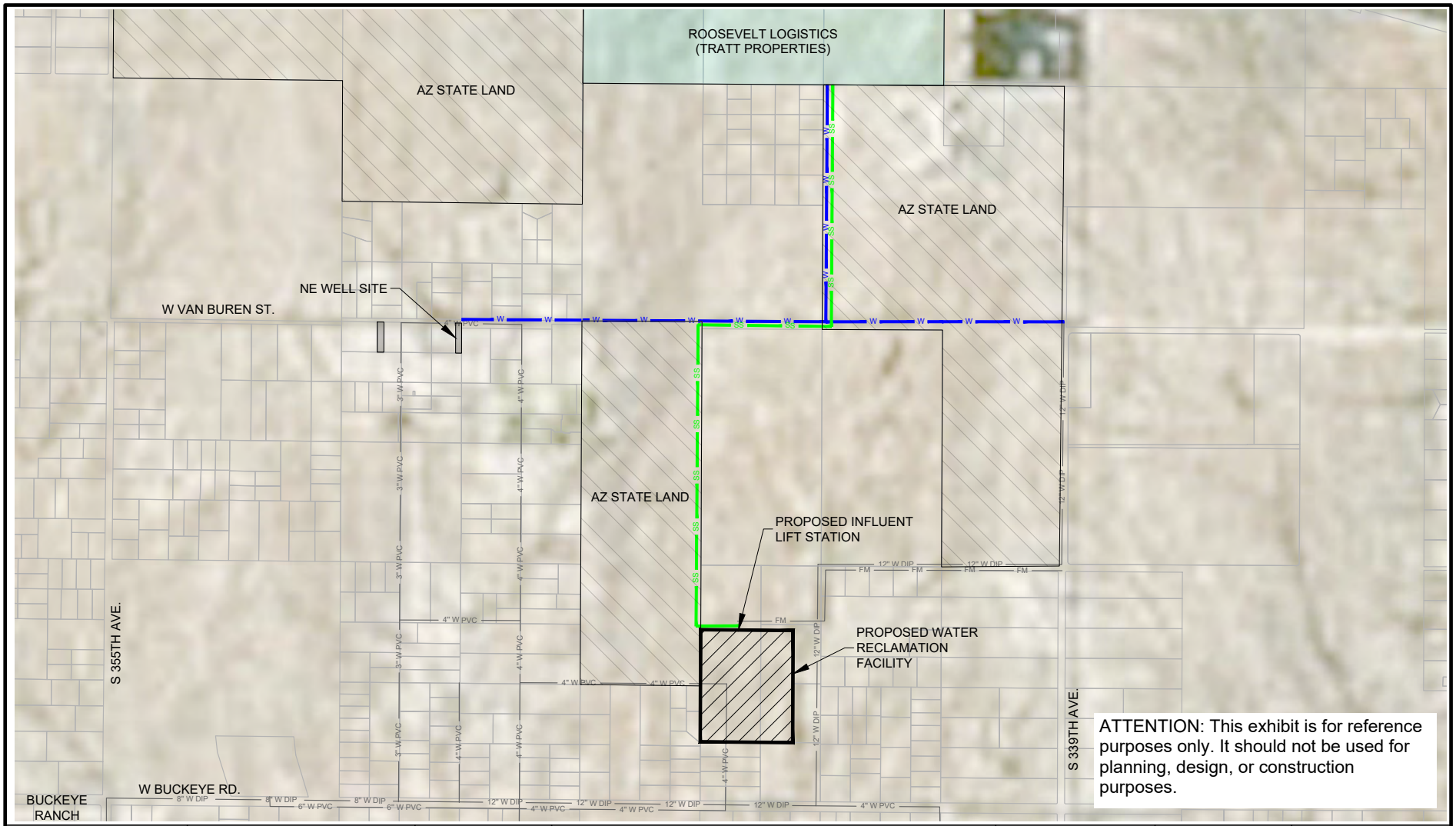
UTILITY EXHIBIT



WILSON & COMPANY
410 NORTH 44TH ST., SUITE 460
PHOENIX, AZ 85008
PHONE: 602-283-2701
FAX: 602-273-1230
www.wilsonco.com

GWR Global Water Resources

PRELIMINARY
NOT FOR
CONSTRUCTION

GLOBAL WATER RESOURCES, INC
HASSAYAMPA UTILITY COMPANY

0 500' 1000'
SCALE: 1" = 1000'

PROJECT NO:	21-600-260-16
DESIGNED BY:	-
DRAWN BY:	JRP
CHECKED BY:	JPH
DATE:	11/6/2024

SHEET TITLE: UTILITY EXHIBIT
SHEET NO: F.01
SHEET NO: 1 OF 1

11/6/2024 M:\MSD\21-600-260-06\09_CADD\06_Exhibits\HUC Tratt Utility Exhibit\Tratt Utility Exhibit.dwg

PROXIMITY TO PHOENIX & TUCSON | 339TH & VAN BUREN

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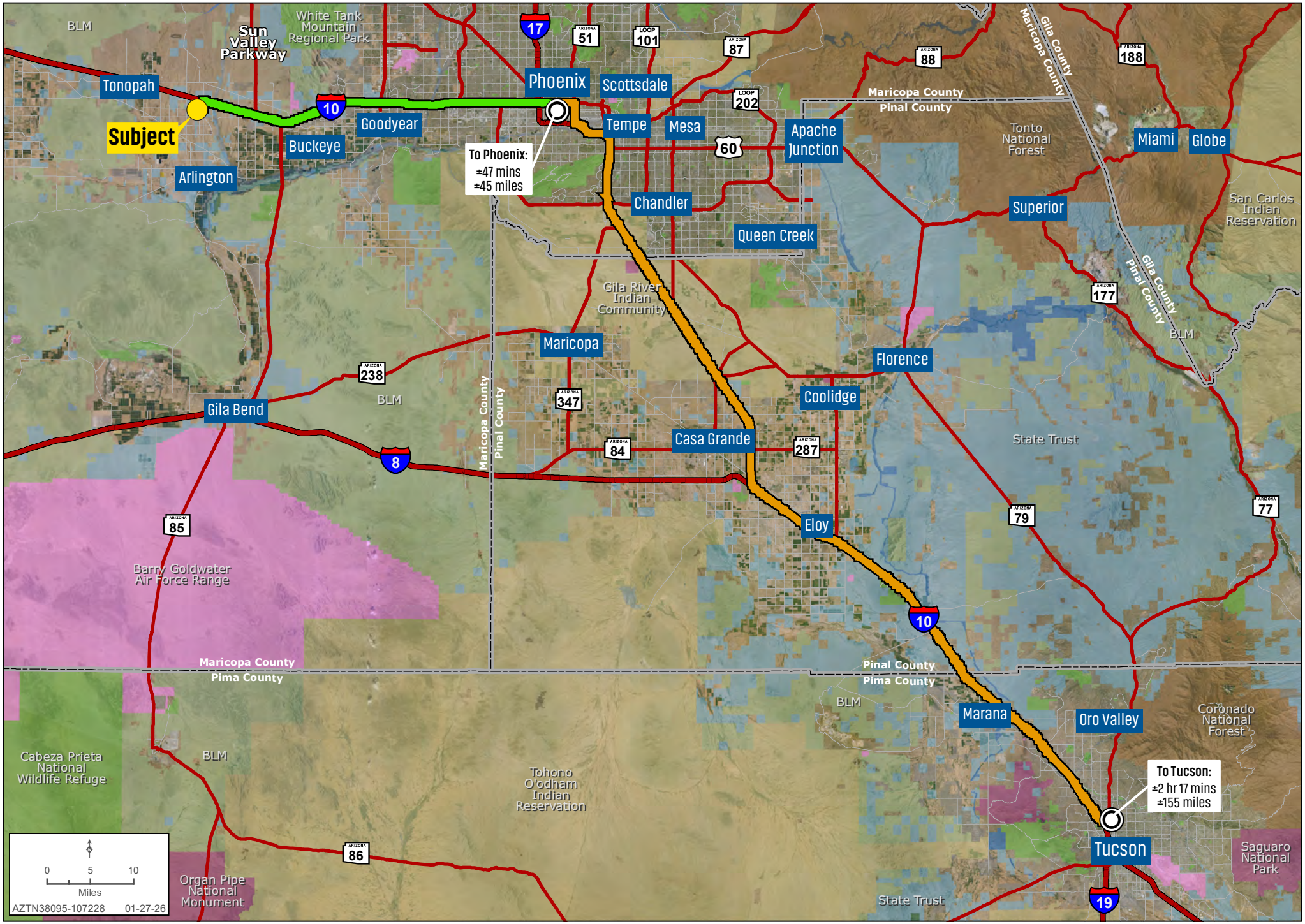

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DISTANCE TO LOS ANGELES | 339TH & VAN BUREN

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