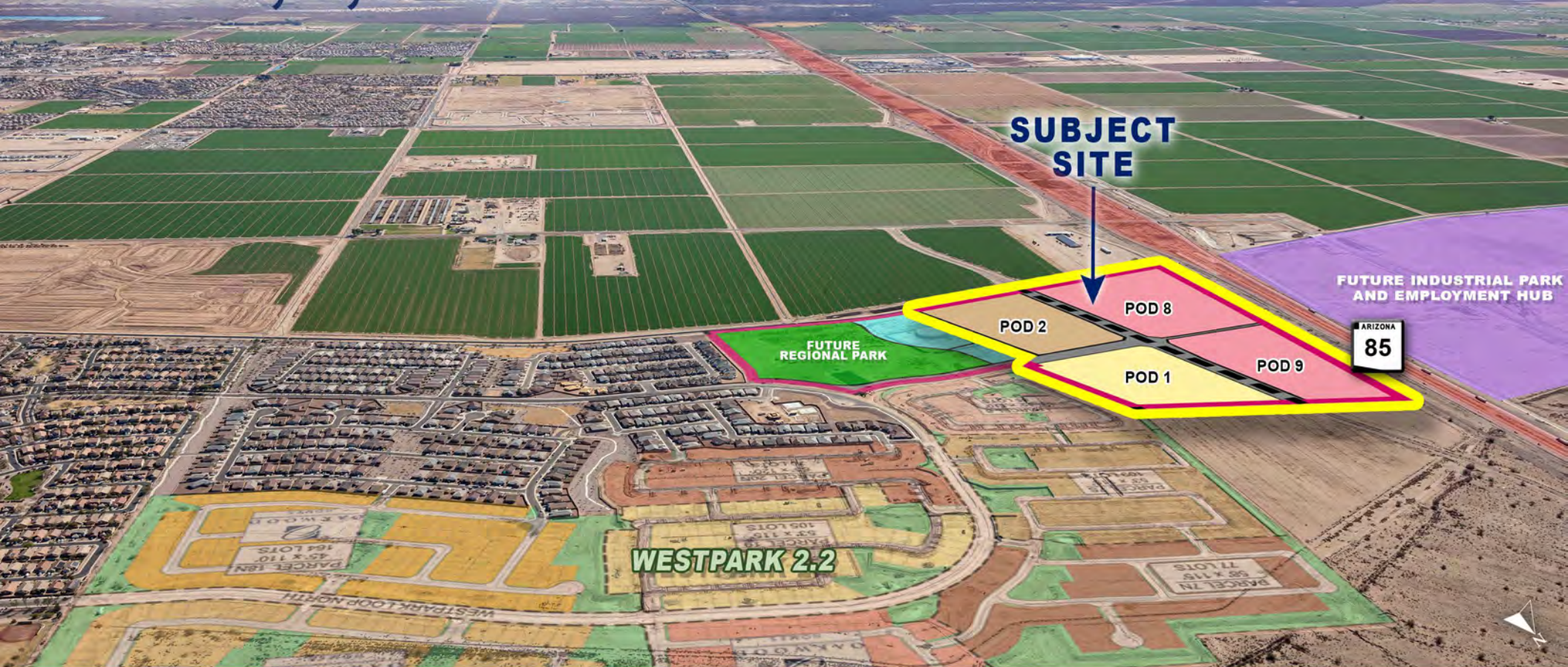


WESTPARK

PODS 1, 2, 8 AND 9



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PODS 1, 2, 8 AND 9

WESTPARK

LOCATION

Westpark Pods 1, 2, 8 and 9 are located south of the southeast corner of Interstate 10 and SR 85 in the City of Buckeye (Maricopa County), Arizona. The property is accessed from either the Broadway Road / SR-85 Interchange or through the existing Westpark development via Warner Street.

ZONING

PC (Planned Community) | City of Buckeye | Westpark Master Plan

SITE

| POD | ACRES/ (SQUARE FEET) | PARCEL NUMBERS | USE |
|-----|------------------------------|------------------------------|---|
| 1 | 14.5962 Ac (635,811 SF) | 504-27-01V & 504-27-017N | Low Density Residential (2.5 DU/Ac) |
| 2 | 13.6007 Ac (592,449 SF) | 504-27-017U & 504-27-023J | High Density Residential (4.5-15 DU/Ac) |
| 8 | 26.2985 Ac (1,145,563 SF) | 504-27-023H & 504-27-017M | Commercial with Medium Density Residential |
| 9 | 16.0856 Ac (700,691 SF) | 504-27-017L | Commercial or Medium Density Residential |

PRICE

Submit

UTILITIES

Water: City of Buckeye
 Sewer: City of Buckeye
 Electricity: APS
 Gas: Southwest Gas
 Cable: Cox Communications
 Telephone: CenturyLink
 Gas: N/A
 Communications: Lumen

DUE DILIGENCE

[CLICK HERE](#) to view
 Acreage Exhibit
 Analysis and Certificate of Assured Water Supply
 APN Exhibit
 Area Exhibit
 Infrastructure Improvements exhibit
 Preliminary Cost Estimate
 Regional Park Exhibit
 Silver Rock, Westwind, Westpark Exhibit



BUCKEYE QUICK FACTS



POPULATION

2025 population: **119,007**
*Buckeye's entitled land can support an ultimate build-out population of over **1.1 million**



GROWTH

Population estimate 2030: **193,600**
Population estimate 2040: **295,400**
Population growth 2020-2021: **9.5%**



RESIDENTIAL MARKET

2022 SFR & MF Permits: **2,193**
2023 SFR & MF Permits: **2,658**
2024 SF & MF Unit Projection: **2,800**
*City of Buckeye Permitting Department



DEVELOPMENT

With **35 residential developments** currently active in Buckeye, an additional **21,000 residential lots** are to be developed in the coming years.



NEW TO BUCKEYE

Rehrig Pacific Company **260,000 SF integrated sustainable solutions facility**
Exxon Mobil **Distribution Center**
APS Hub West Facility **SWC Baseline and SR85**
Buckeye Commons **SEC of I-10 and Verrado Way**
Banner Health Medical Campus **Four-story, 330,000 SF hospital**
KORE Power **2M SF Lithium-ion battery manufacturing facility**
Buckeye I-10 Logistics **Phase 1 currently underway**
Funko Distribution Center **Now open**
Five Below **850,000 SF Western US Distribution Center**

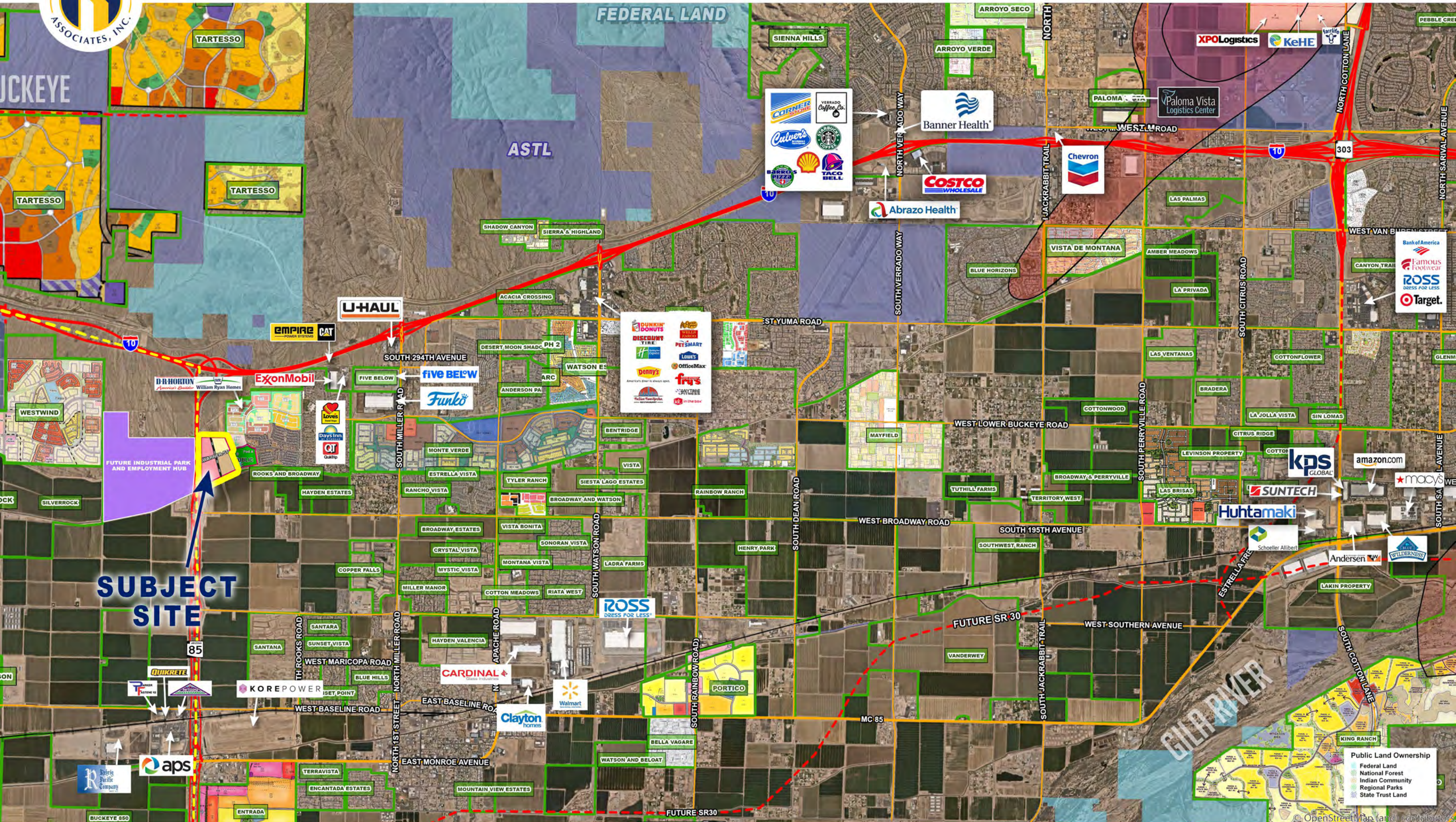


HIGHER EDUCATION

Estrella Mountain Community College **12 miles**
Rio Salado Community College **12 miles**
Grand Canyon University **27 miles**
ASU Downtown Campus **28 miles**
ASU West Campus **30 miles**
ASU Main Campus **37 miles**

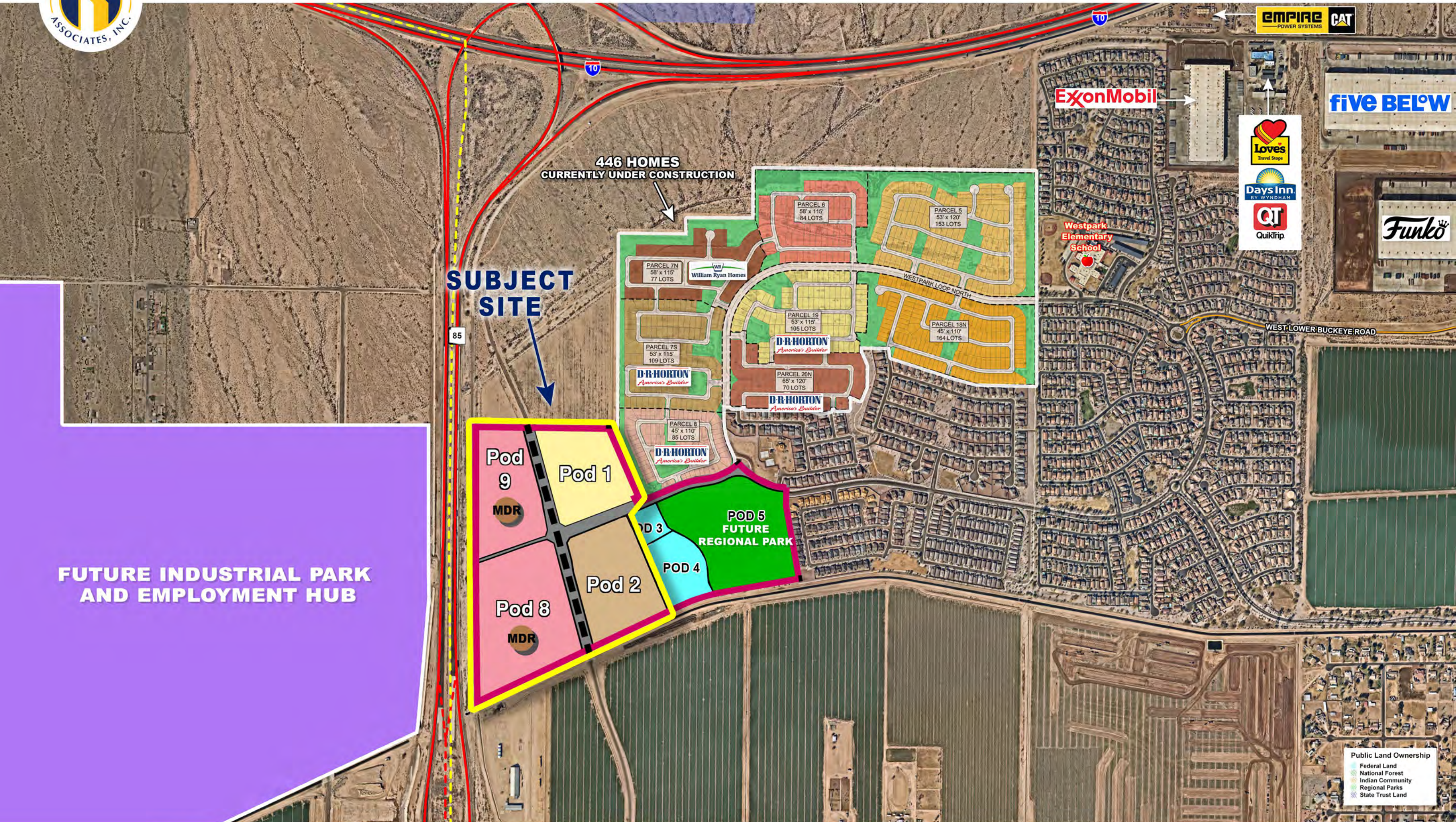


Source: growbuckeye.com and buckeyeaz.gov



SUBJECT SITE

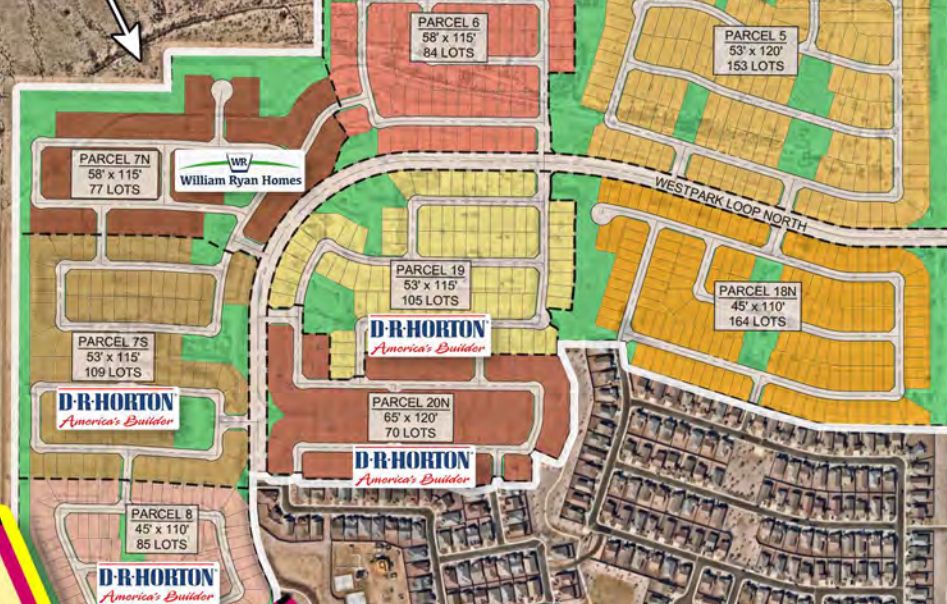
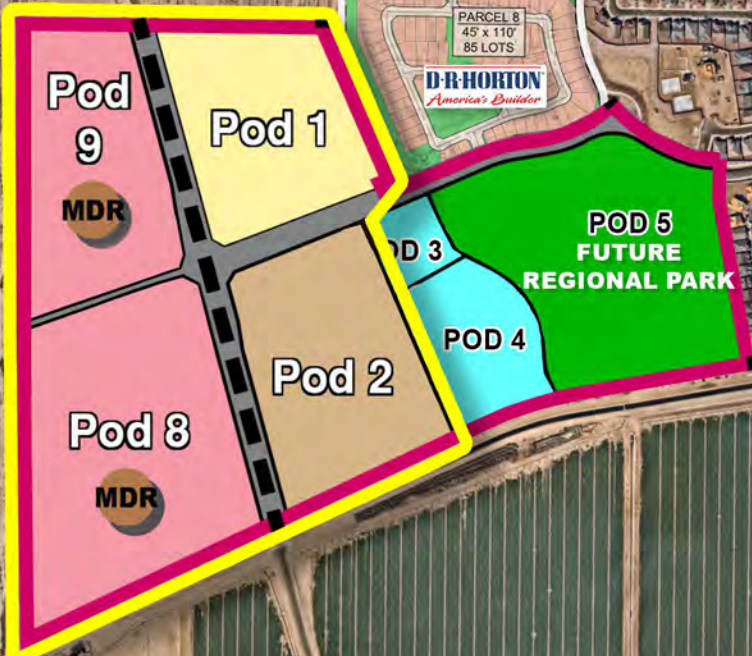
Public Land Ownership
 Federal Land
 National Forest
 Indian Community
 Regional Parks
 State Trust Land



446 HOMES CURRENTLY UNDER CONSTRUCTION

SUBJECT SITE

FUTURE INDUSTRIAL PARK AND EMPLOYMENT HUB



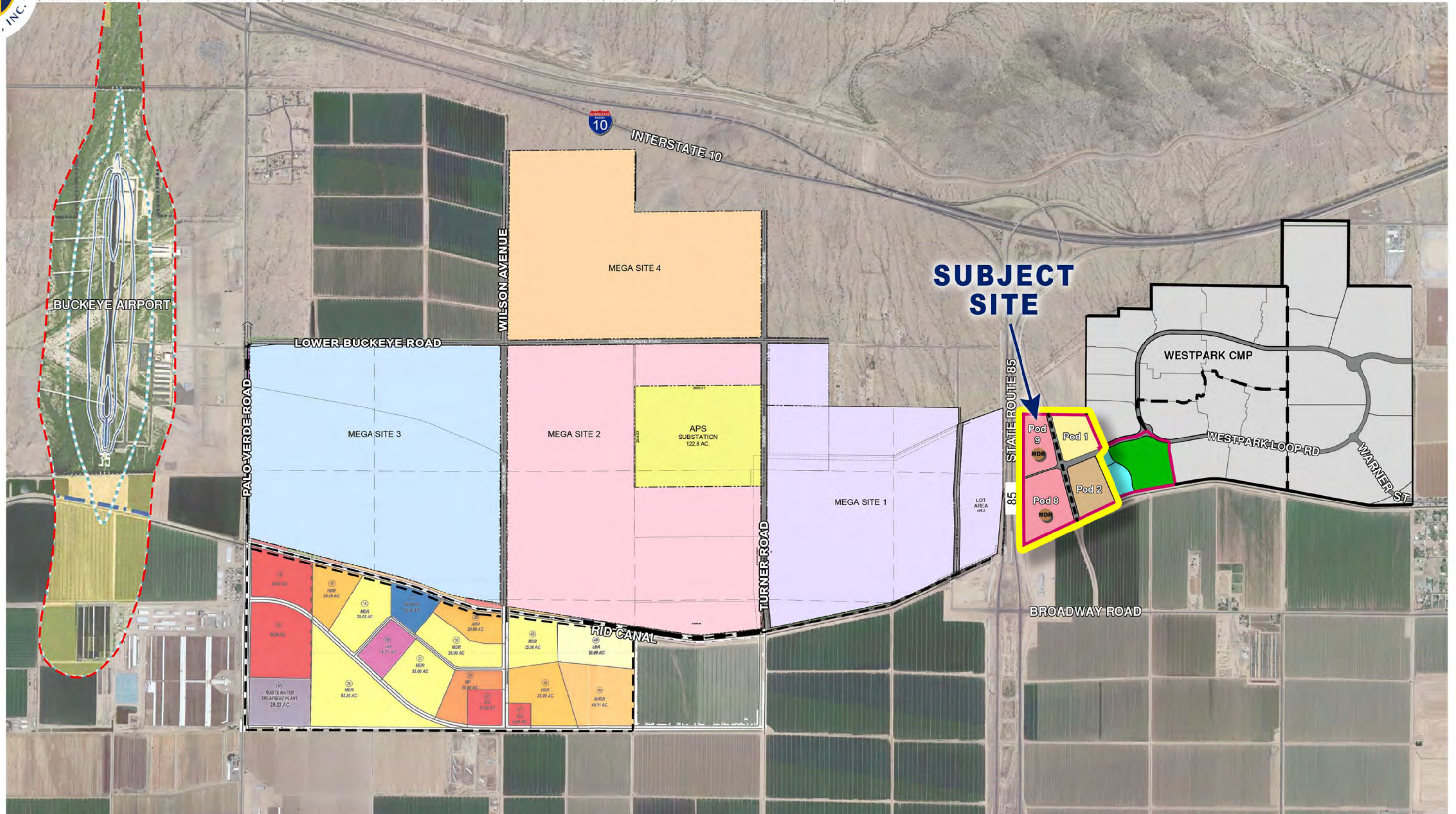
ExxonMobil

five BELOW

Love's Travel Stops, Days Inn BY WYNDHAM, QT QuikTrip

Funko

Public Land Ownership: Federal Land, National Forest, Indian Community, Regional Parks, State Trust Land



WESTWIND/SILVERROCK
BUCKEYE, AZ

EXISTING ZONING AND LAND USES

HILGARTWILSON
ENGINEER | PLANNER | SURVEYOR | MANAGER
HAS JOINED COLLIER'S ENGINEERING & DESIGN
JANUARY 2024
11X17

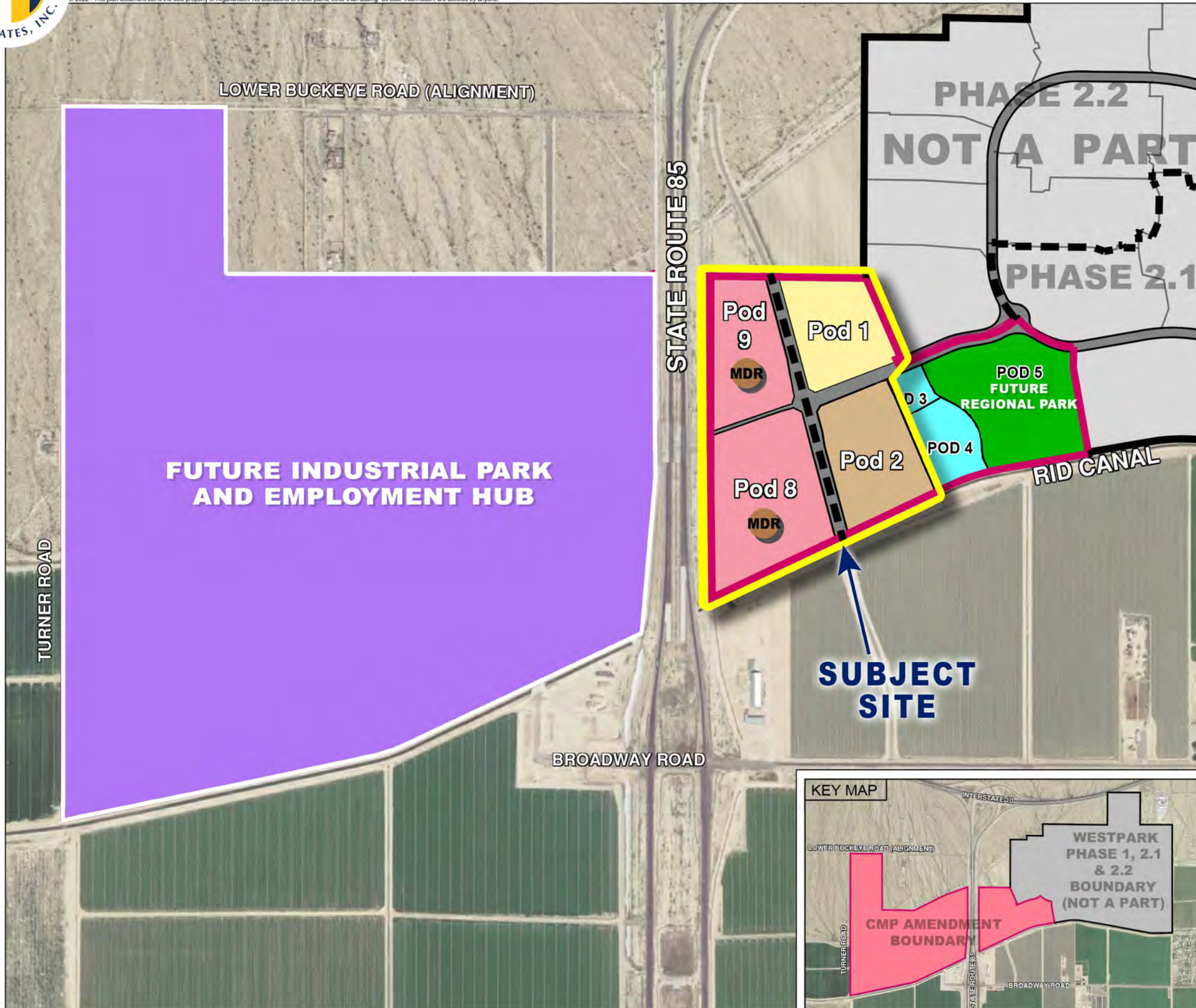
This plan is conceptual and subject to change through the planning and development process.

All information contained herein is from sources deemed reliable, but not guaranteed. All figures and measurements are approximate. Offer subject to prior sale, price change, correction or withdrawal.

WESTPARK

BUCKEYE, ARIZONA
COMMUNITY MASTER PLAN

FIGURE 5
COMMUNITY MASTER PLAN



NOT TO SCALE

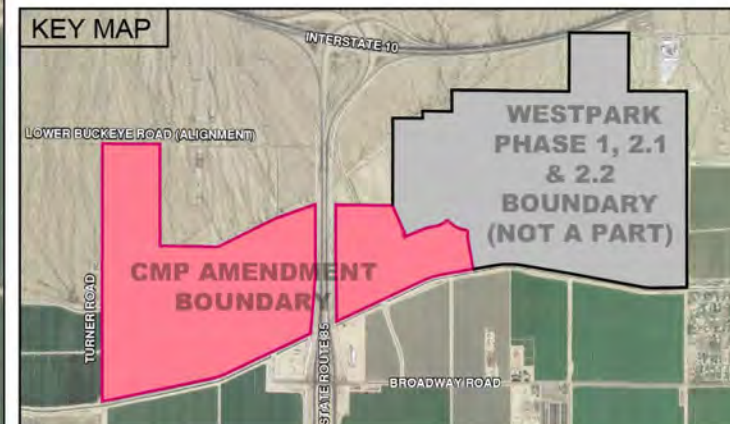
LEGEND

- CMP Amendment Boundary
- Initial Westpark CMP Boundary (For Reference Only - Not a Part of Amendment)
- Phase Line
- LDR - Low Density Residential
- MDR - Medium Density Residential
- Community Commercial
- Regional Commercial
- Community Park
- Existing School
- Fire Station / Water Campus
- Industrial
- LDR Overlay
- MDR Overlay
- Industrial Overlay
- Proposed Elementary School

NOTES:

Phase 2.1 & Phase 2.2 are shown for reference only and are not a part of this CMP amendment.

The elementary school will be provided if Phase 3 is developed as residential and warranted by the Palo Verde Elementary School District. The elementary school will not be provided if Phase 3 is developed with non-residential uses and is not warranted by the Palo Verde Elementary School District.



HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016
P: 602.490.0535 F: 602.368.2436
PROJECT MANAGER: T. BOHAR, AICP
PROJECT NUMBER: 1386
JULY 2022

U:\1300\1386\1386.02 - Garrett Real Estate Holdings LLC\PLANNING\ENTITLEMENT\CMP6th SUBMITTAL\FIGURES\1386 - FIG05 - COMMUNITY MP.dwg T212022 2:31:51 PM



SUBJECT SITE



SILVERROCK

WESTWIND

SONORAN HEIGHTS

TARTESSO

FUTURE INDUSTRIAL PARK
AND EMPLOYMENT HUB

85

10

10

WESTPARK
446 HOMES CURRENTLY
UNDER CONSTRUCTION



FUTURE REGIONAL PARK

ROOKS AND BROADWAY



TODD
PHOTOGRAPHIC

PHOTOGRAPHY DATE: 02-22-2025

