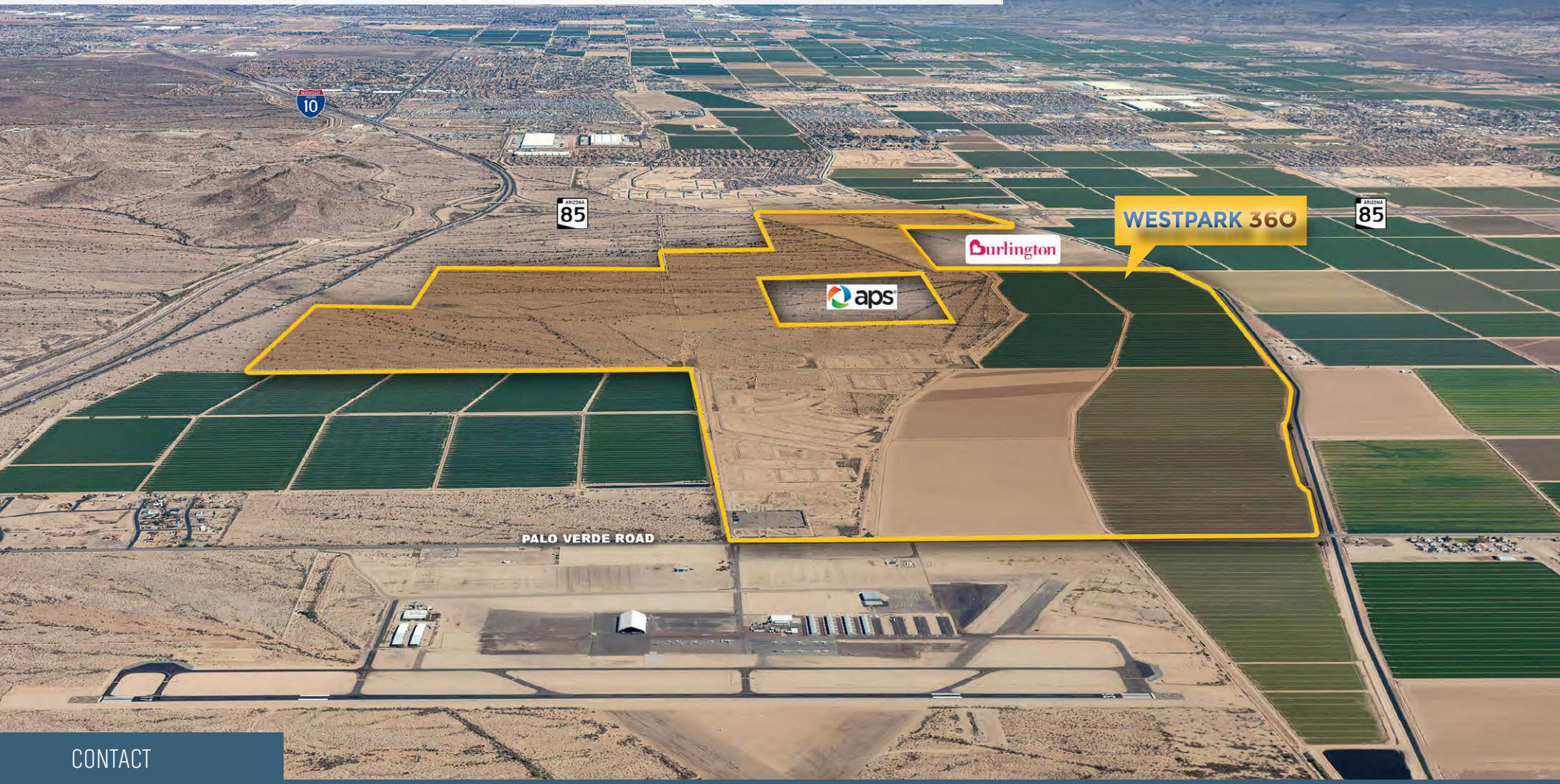




# ±1,707 ACRES (ALL OR PART) INDUSTRIAL MEGA SITES OPPORTUNITY



CONTACT



**Ryan Semro** | rsemro@landadvisors.com | 480.874.4317  
**Bret Rinehart** | brinehart@landadvisors.com | 480.874.4306

480.483.8100 | LandAdvisors.com



**Nate Nathan** | nate@nathanlandaz.com  
**Ryan Duncan** | ryan@nathanlandaz.com

480.367.0700 | nathanlandaz.com

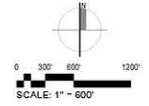
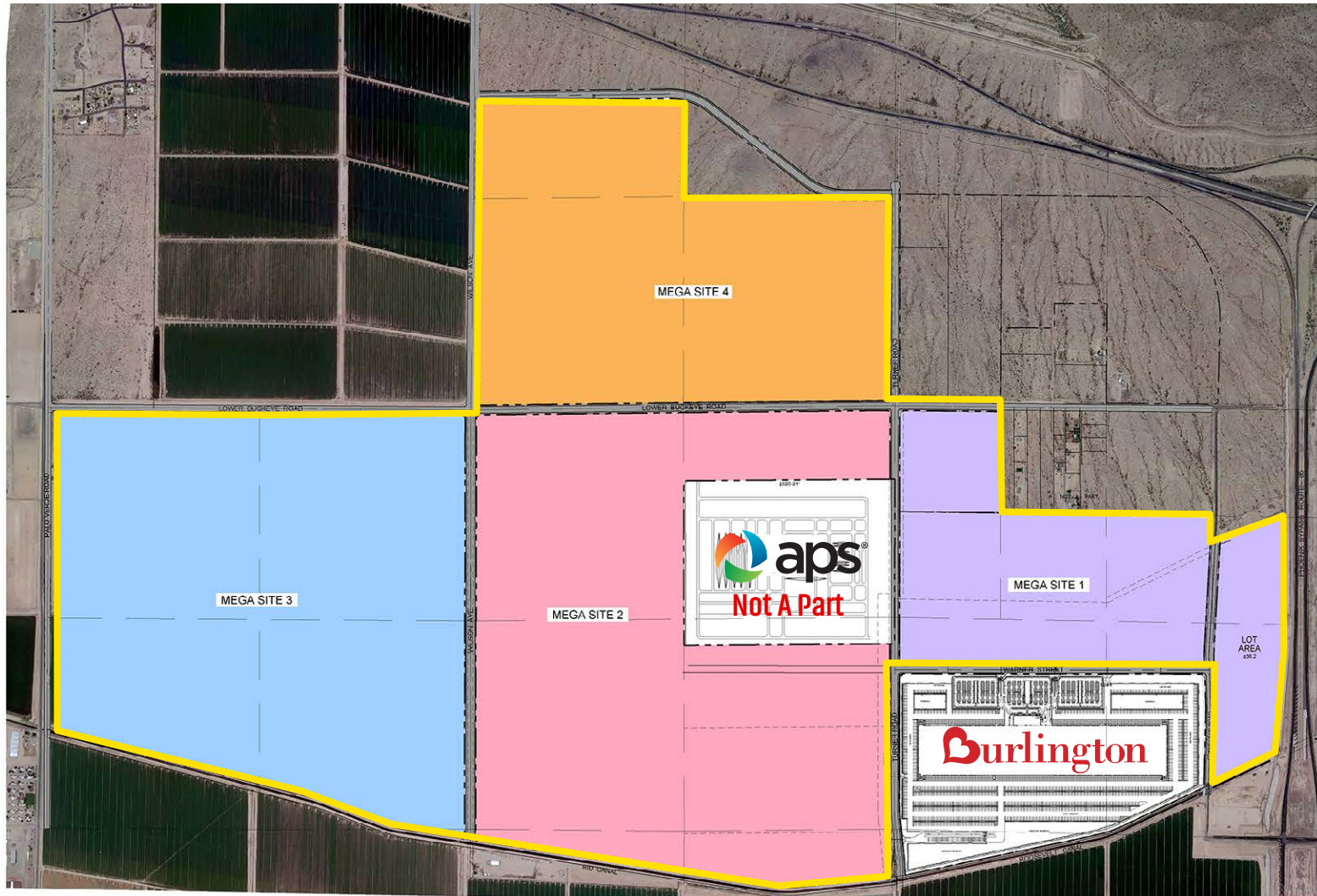
# EXECUTIVE SUMMARY



<b>LOCATION AND ACCESS</b>	Property located southwest of the Junction between Interstate 10 and State Route 85 located in Buckeye, AZ. The property can be accessed off the Palo Verde & I-10 interchange or off SR-85 & Broadway Road's interchange. These nearby highways connect the property to Phoenix, Tucson, San Diego, Los Angeles, and more.
<b>PRICE</b>	Submit - Call for Details
<b>COMMISSION</b>	<i>Seller is exclusively represented by Nathan &amp; Associates and Land Advisors Organization; therefore, Seller is not offering or agreeing to pay a brokerage fee-commission to any outside broker to represent Seller. Notwithstanding the foregoing, <b><u>Seller will pay a brokerage fee/commission to a licensed real estate broker that represents an End-User that acquires land from Seller ("End-User's Broker"), provided End-user's Broker is identified in writing prior to execution of the purchase agreement (or as otherwise required by applicable law).</u></b></i>
<b>SIZE</b>	±1,707.70 Acres (all or part)
<b>UTILITIES</b>	<p><b>Water &amp; Sewer:</b> City of Buckeye</p> <p><b>Power:</b> Arizona Public Service (APS)</p> <p>The owner of Westpark has submitted its Large Project request to APS and has completed a load ramp up study for the entire Westpark development. The owner has requested and is in the que for 2GW of power. It is anticipated that 11-15GW will be transmitted at the TS35 APS substation. APS has stated that proximity to large APS infrastructure will play a role in power availability and where the owner is in the que.</p> <p><a href="#">Westpark Data Center Large Load Request Feasibility Study Report</a></p> <p><a href="#">Westpark Data Center Feasibility Notes</a></p>

<b>APS SUBSTATION</b>	The 120-acre APS substation will be one of the largest substations in Western USA. APS acquired the land in Q1 of 2025 and is in the process of completing their line siting study with the AZCC. Based on preliminary site plans, there is capacity for seven 500kv lines, thirteen 250kv lines, and seven 69kv lines at this substation. After AZCC approval, the project will start construction and take 2-3 years to complete construction. APS refers to the substation in their 10-year Transmission System Plan as TS35. The proximity to this major piece of infrastructure presents an exceptional opportunity for data center and battery developers alike. The owner has data center zoned sites available today.
<b>OFFSITE CONSTRUCTION SCHEDULE</b>	Please see attached exhibits.
<b>U.S. FOREIGN-TRADE ZONES</b>	<a href="#">FTZ NO. 277 Service Area</a>
<b>OPPORTUNITY ZONE</b>	Property is located in an opportunity zone. Please click <a href="#">here</a> for additional details on <a href="#">Arizona Opportunity Zones</a> .
<b>BUCKEYE MUNICIPAL AIRPORT</b>	The primary objective of this airport is to develop and maintain a financially feasible, long term development program which will satisfy aviation demand and be compatible with the surrounding community development. <a href="#">To read more please click here.</a>

# WESTPARK COMMERCE & LOGISTICS CENTER

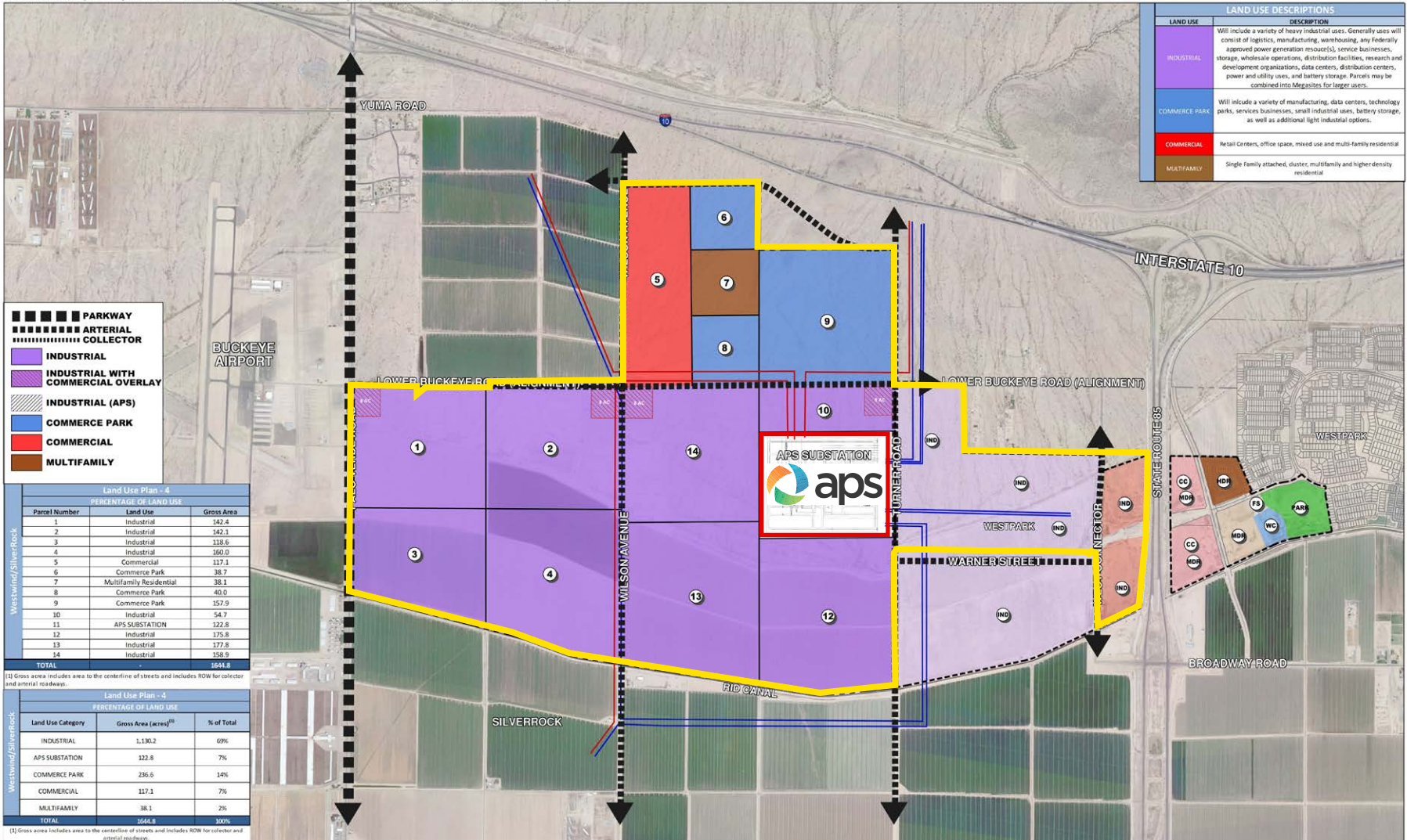


**SITE DATA**

MEGA SITE 1	± 237.1 AC.
MEGA SITE 2	± 546.3 AC.
MEGA SITE 3	± 534.0 AC.
MEGA SITE 4	± 370.3 AC.

# CONCEPTUAL LAND USE PLAN

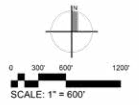
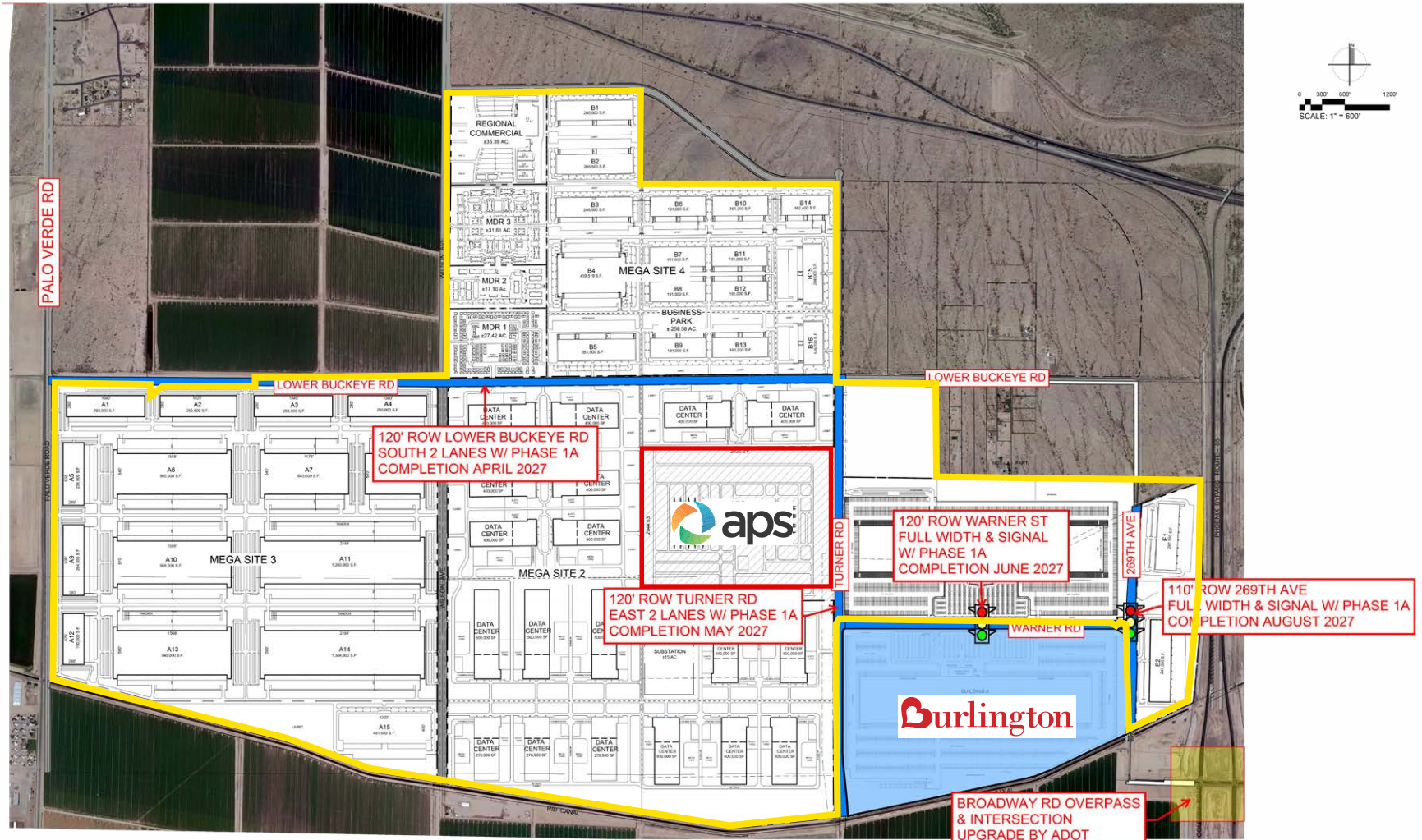
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**WESTWIND/SILVERROCK**  
BUCKEYE, AZ

CONCEPTUAL LAND USE PLAN 4

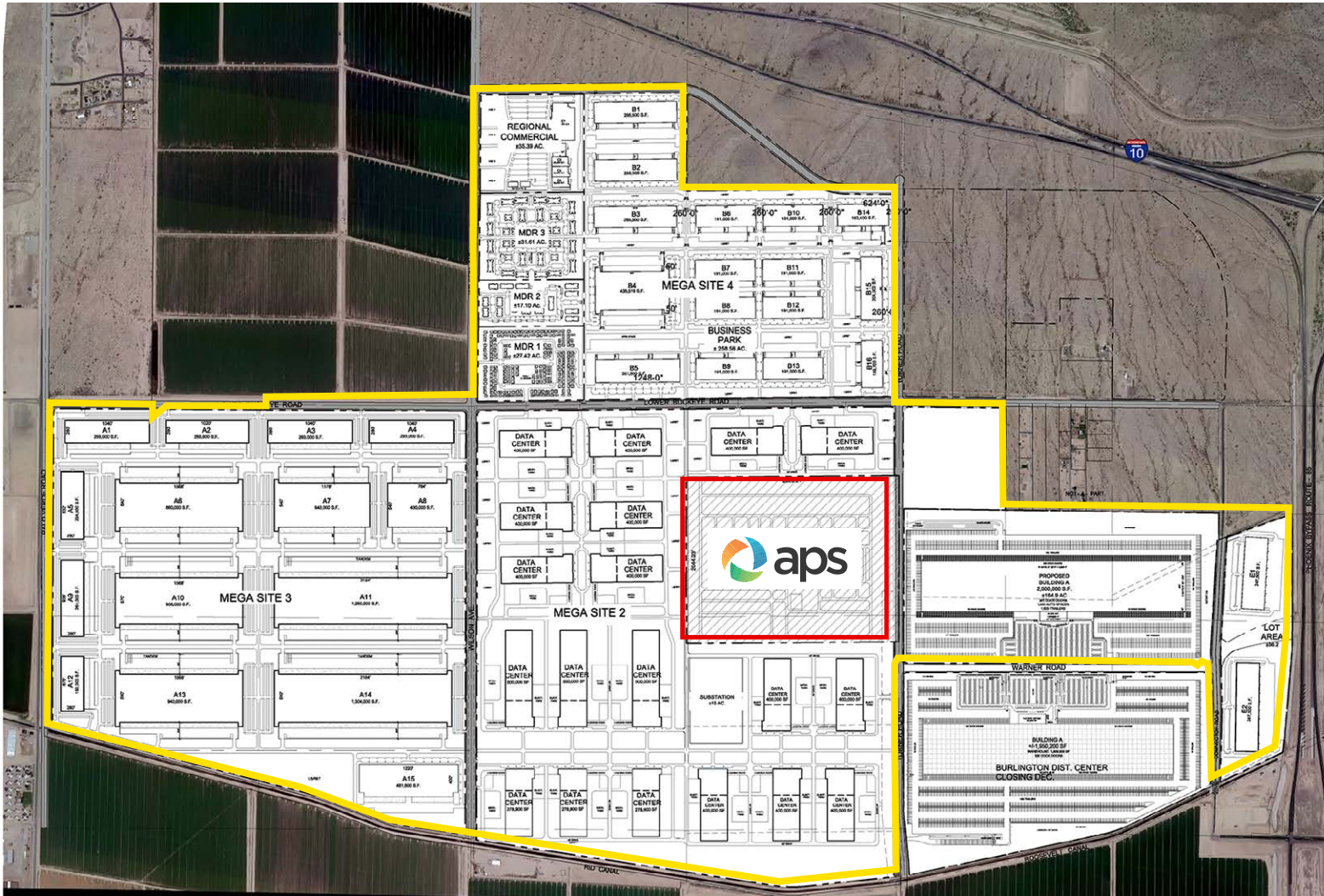
# WESTPARK DESIGN SCHEDULE



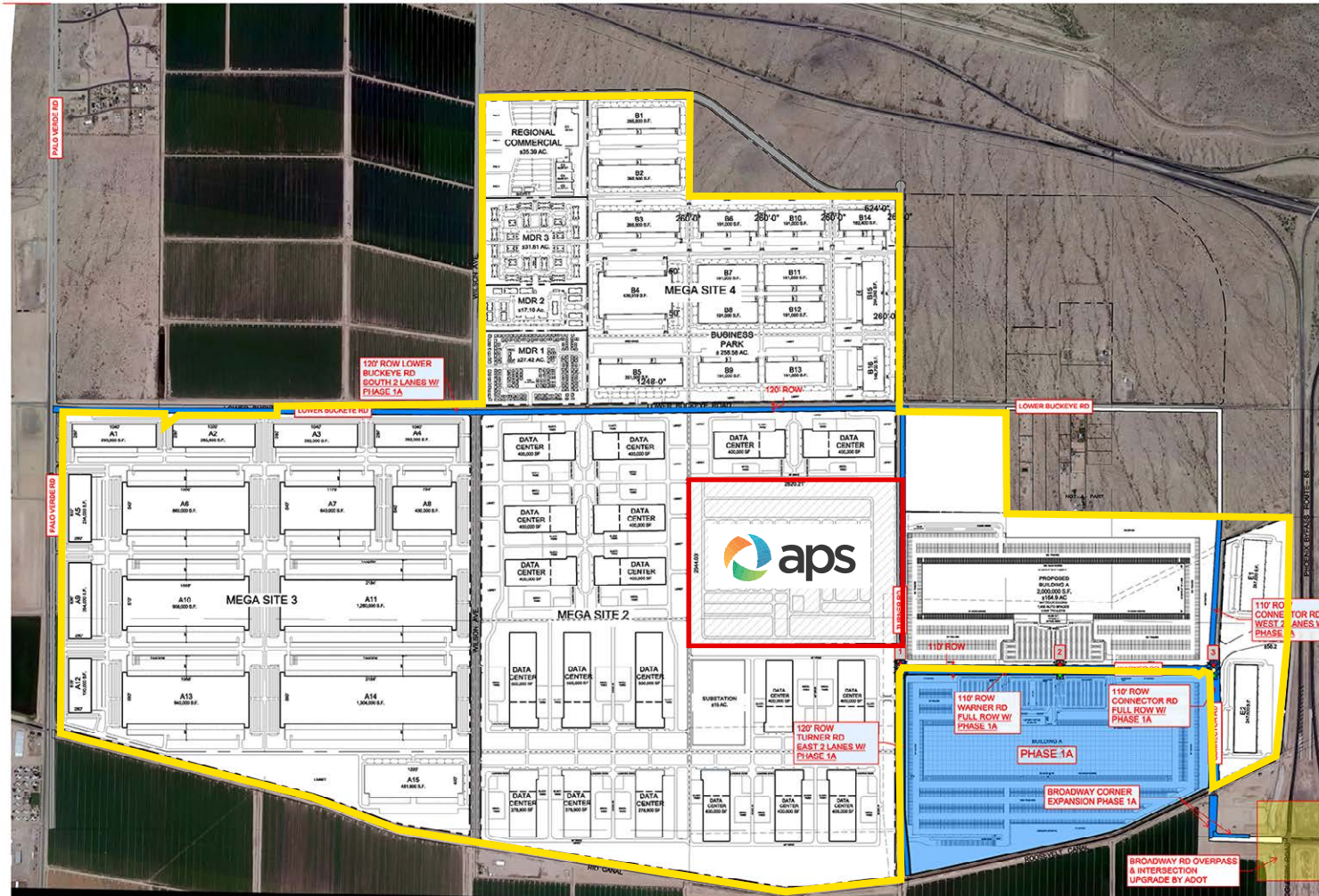
## WESTPARK Commerce & Logistics Center

INFRASTRUCTURE CURRENTLY FUNDED  
CONSTRUCTION STARTING Q2 2026

# MASTER SITE PLAN

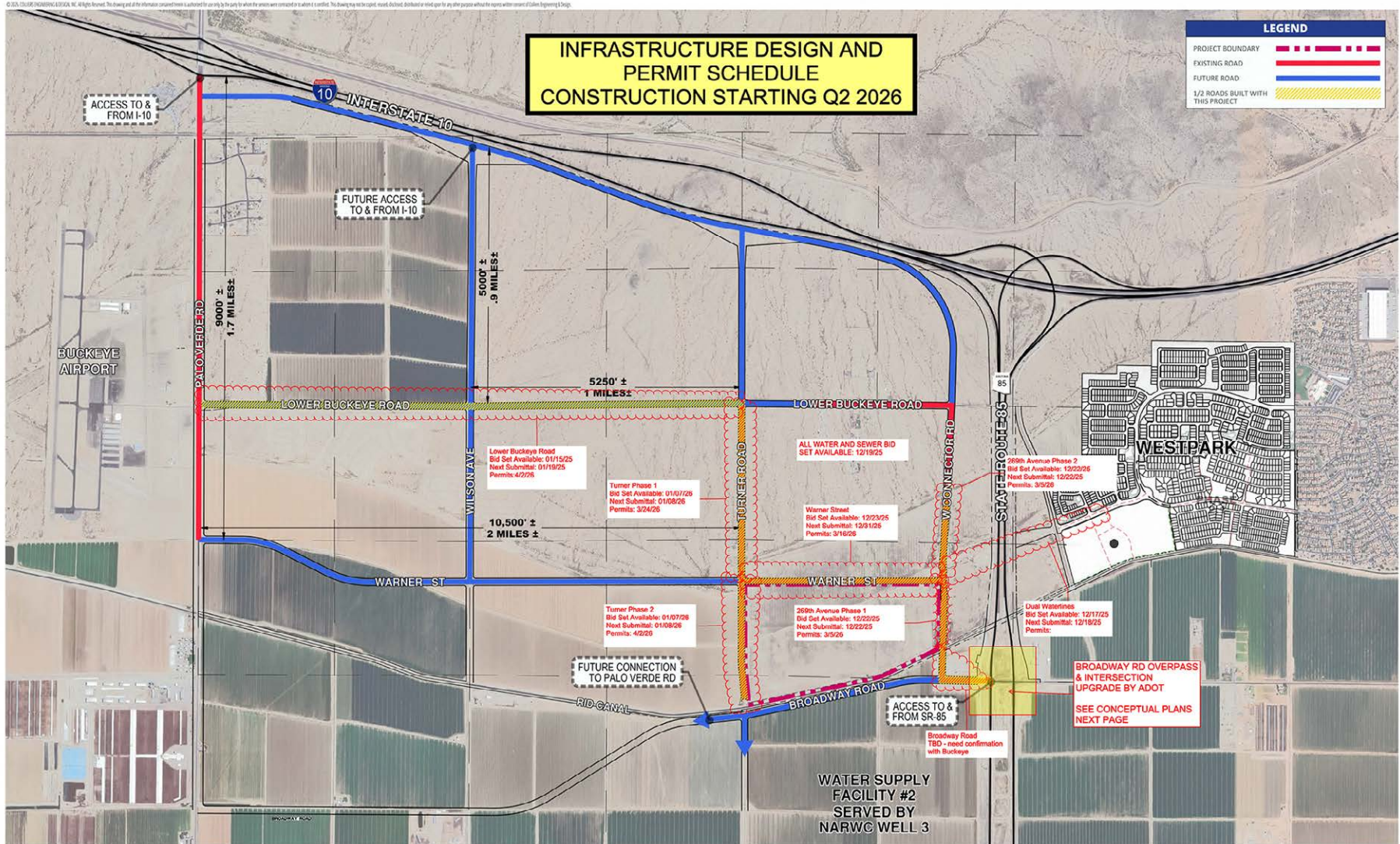


# INFRASTRUCTURE PLAN



- SIGNAL 1: DESIGN & INSTALLATION REQUIRED WITH SITE - USER OF SUBJECT PROPERTY RESPONSIBLE**
- SIGNAL 2: BEING BUILT WITH BURLINGTON SALE**
- SIGNAL 3: BEING BUILT WITH BURLINGTON SALE**

# ACCESS EXHIBIT



**WESTPARK**  
BUCKEYE, AZ

ACCESS EXHIBIT

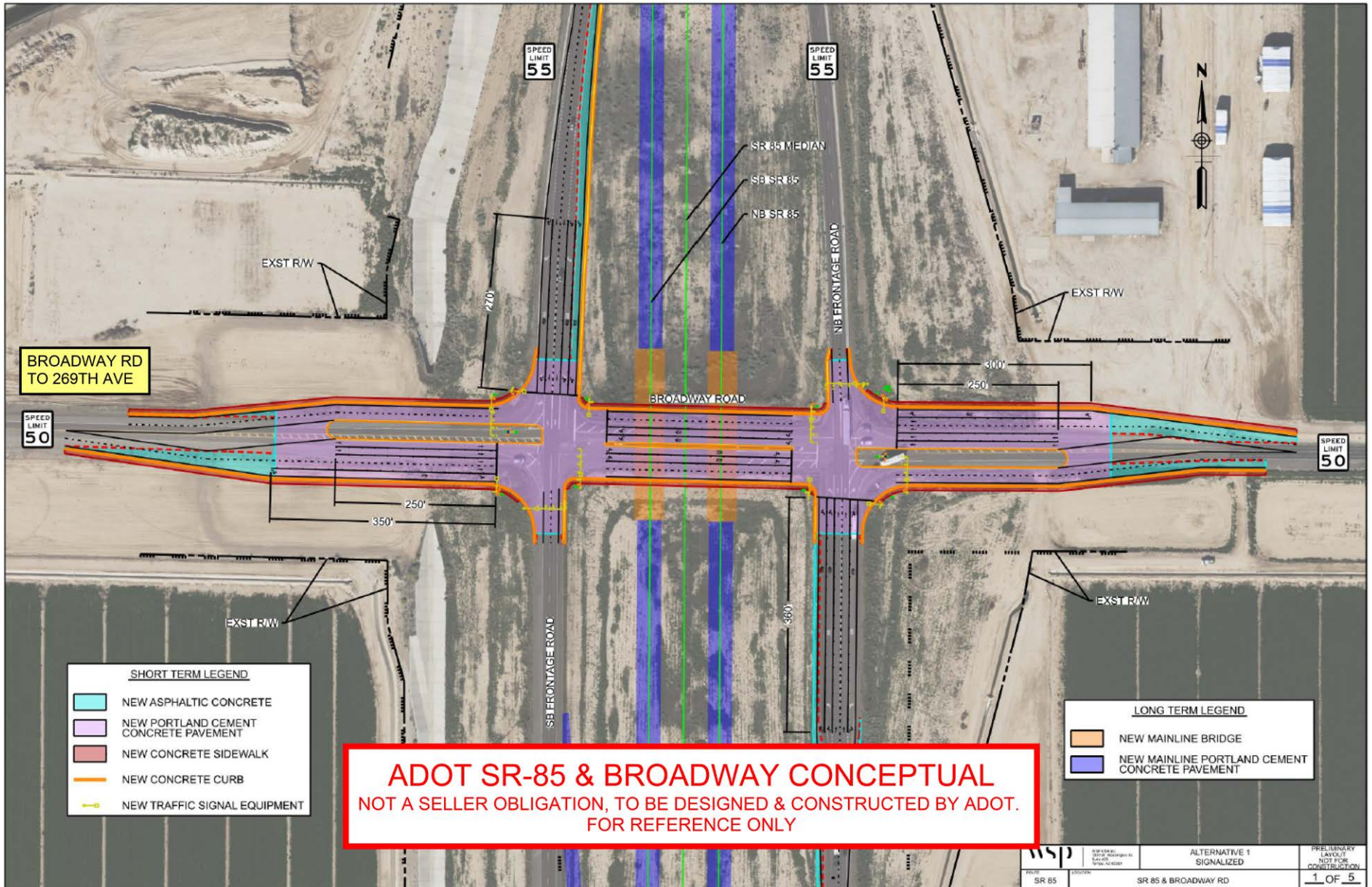


This plan is conceptual and subject to change through the planning and development process.

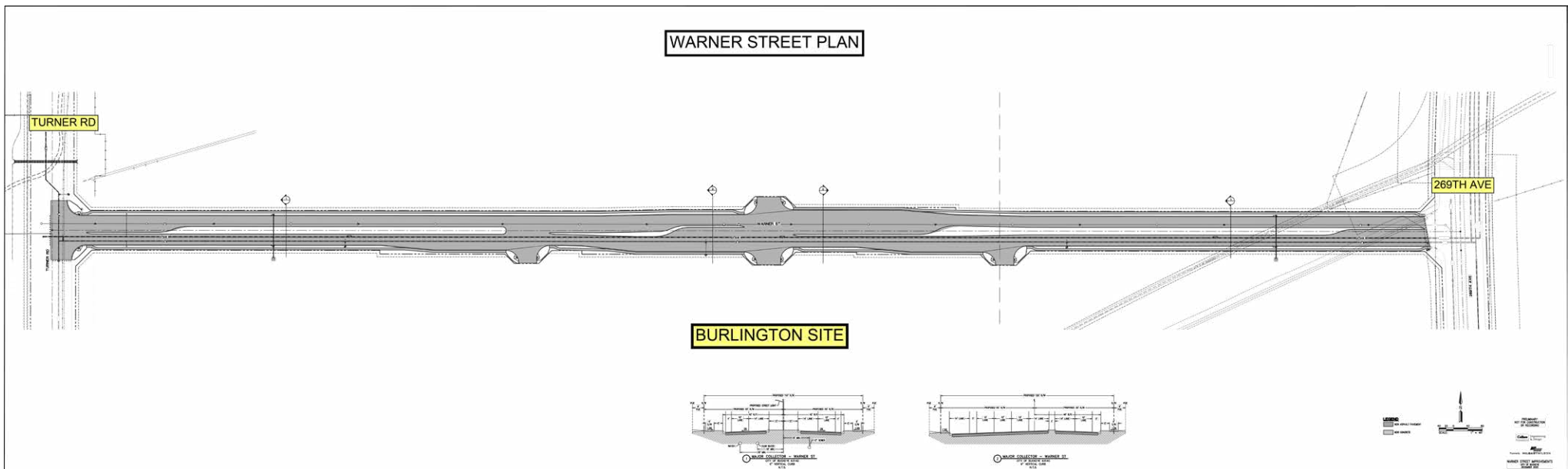
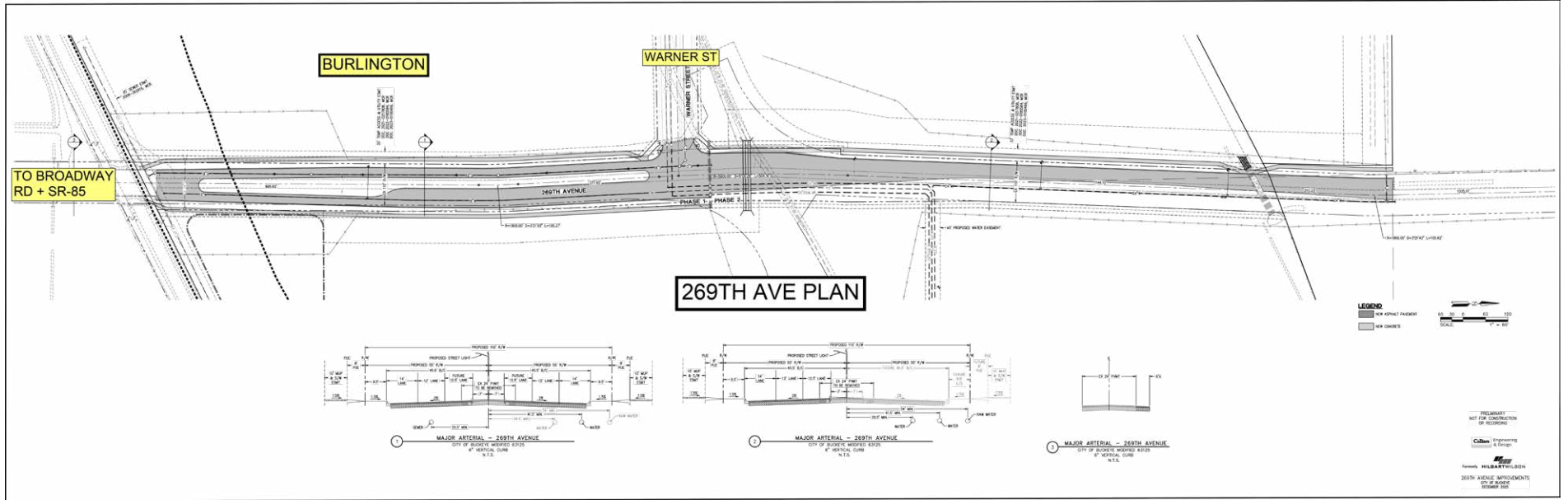
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# ROAD IMPROVEMENTS

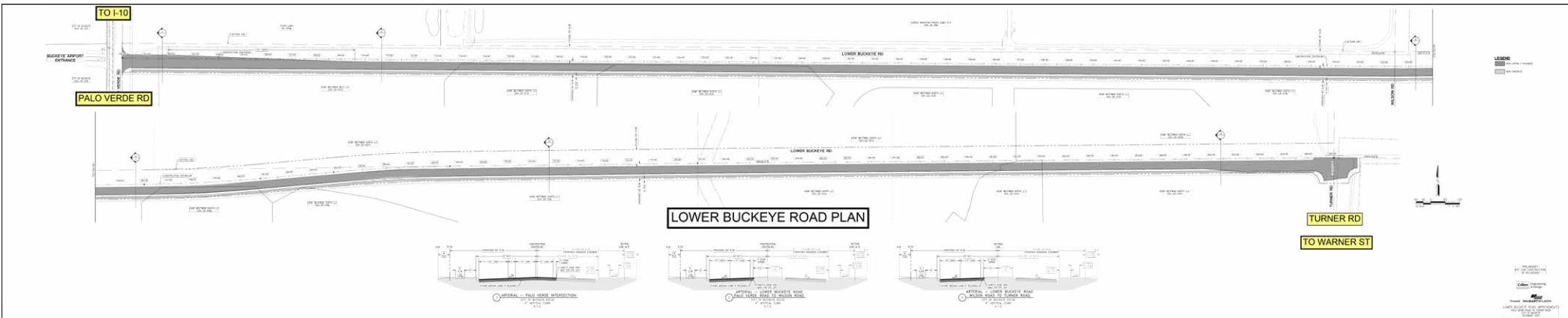
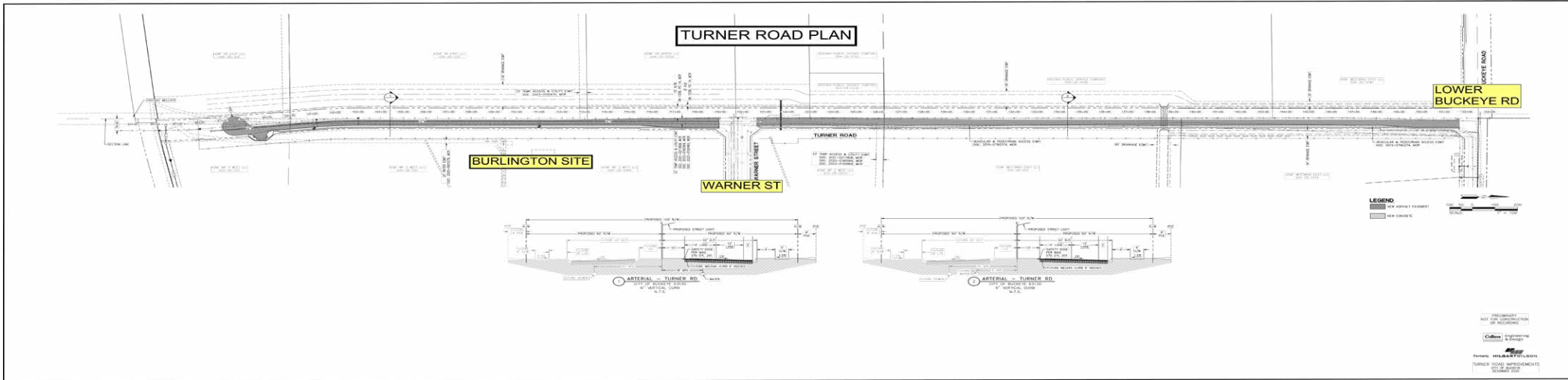
Figure 3.1: Alternative 1 – SR 85 and Broadway Road



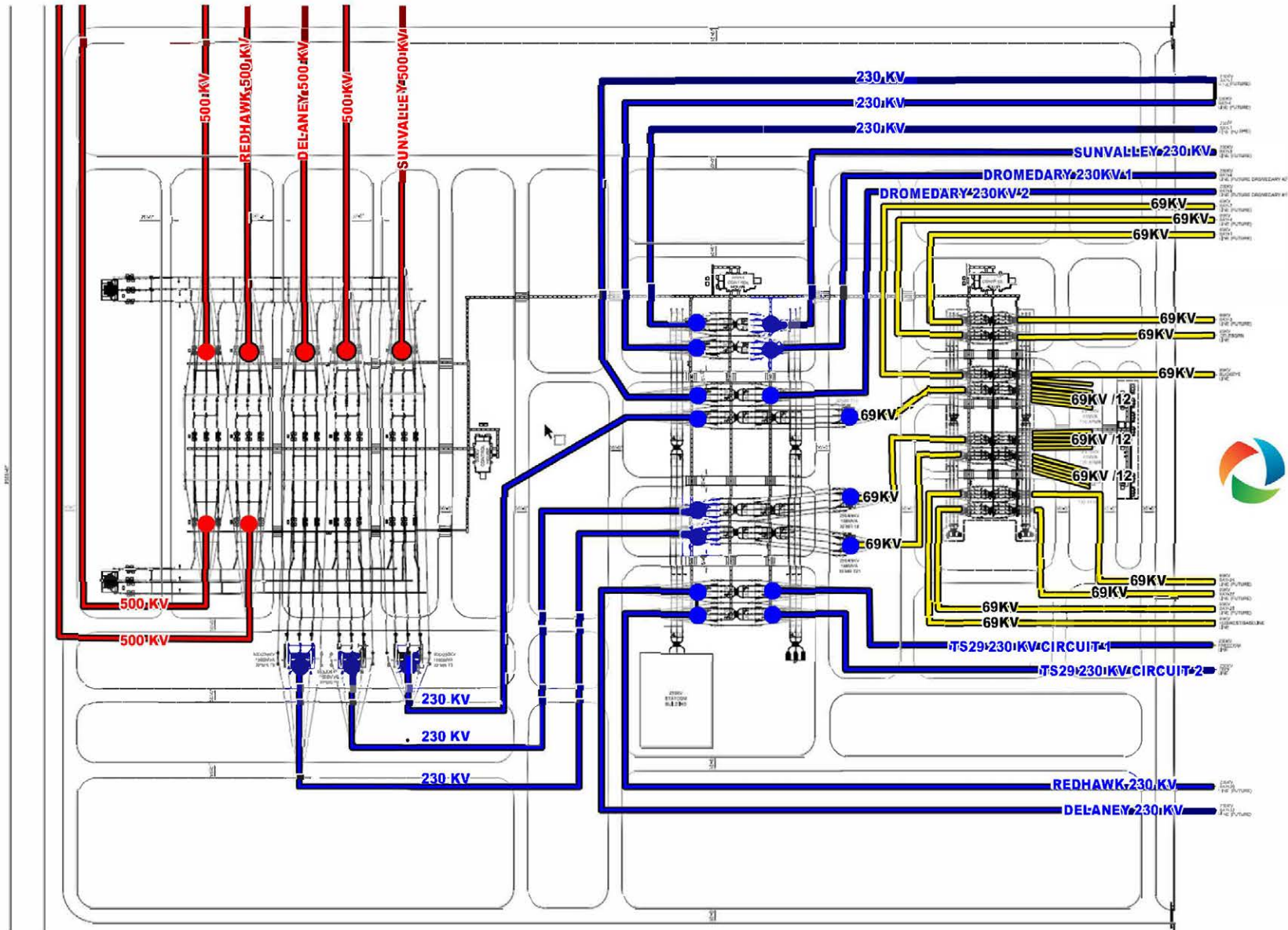
# ROAD IMPROVEMENTS

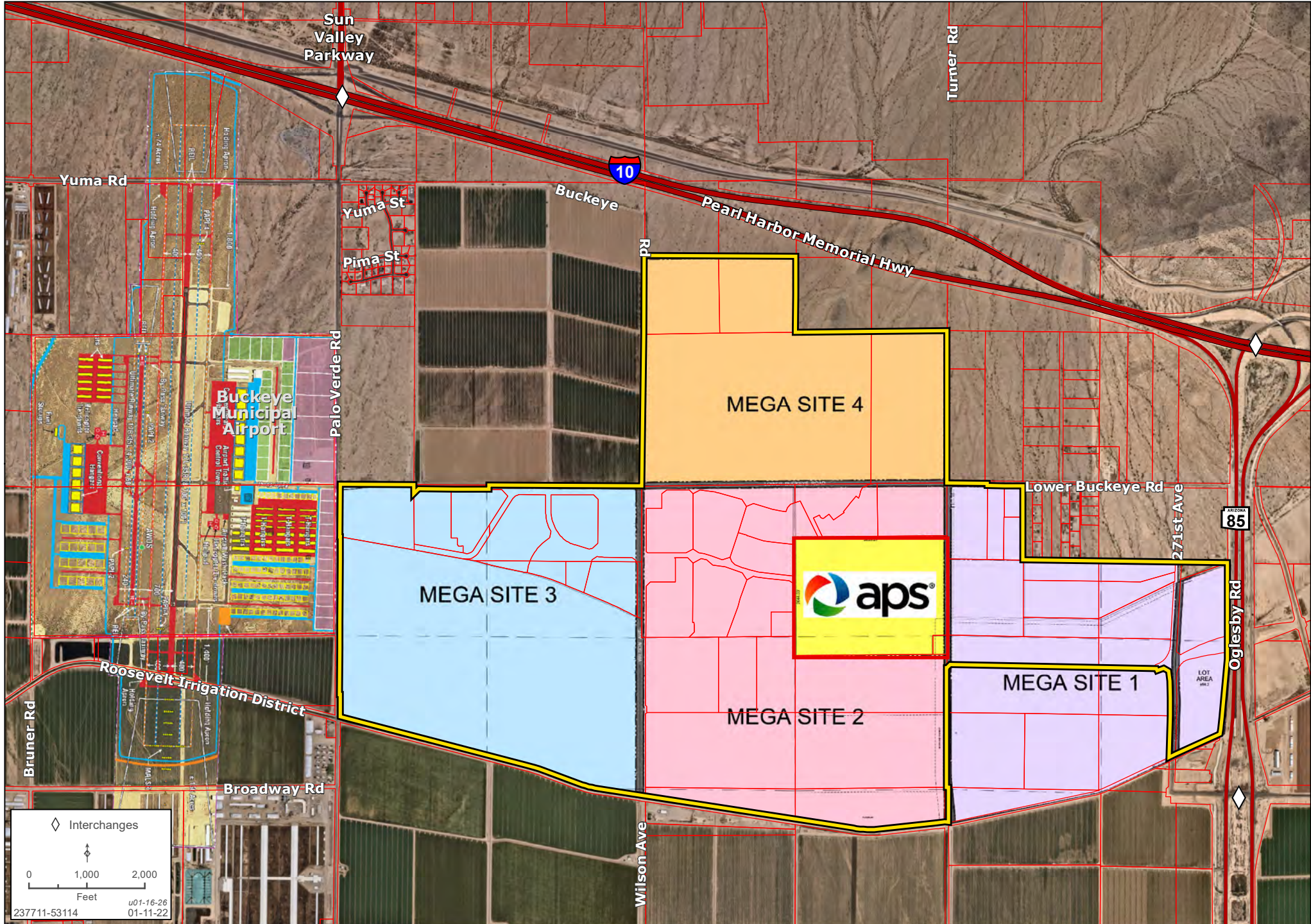


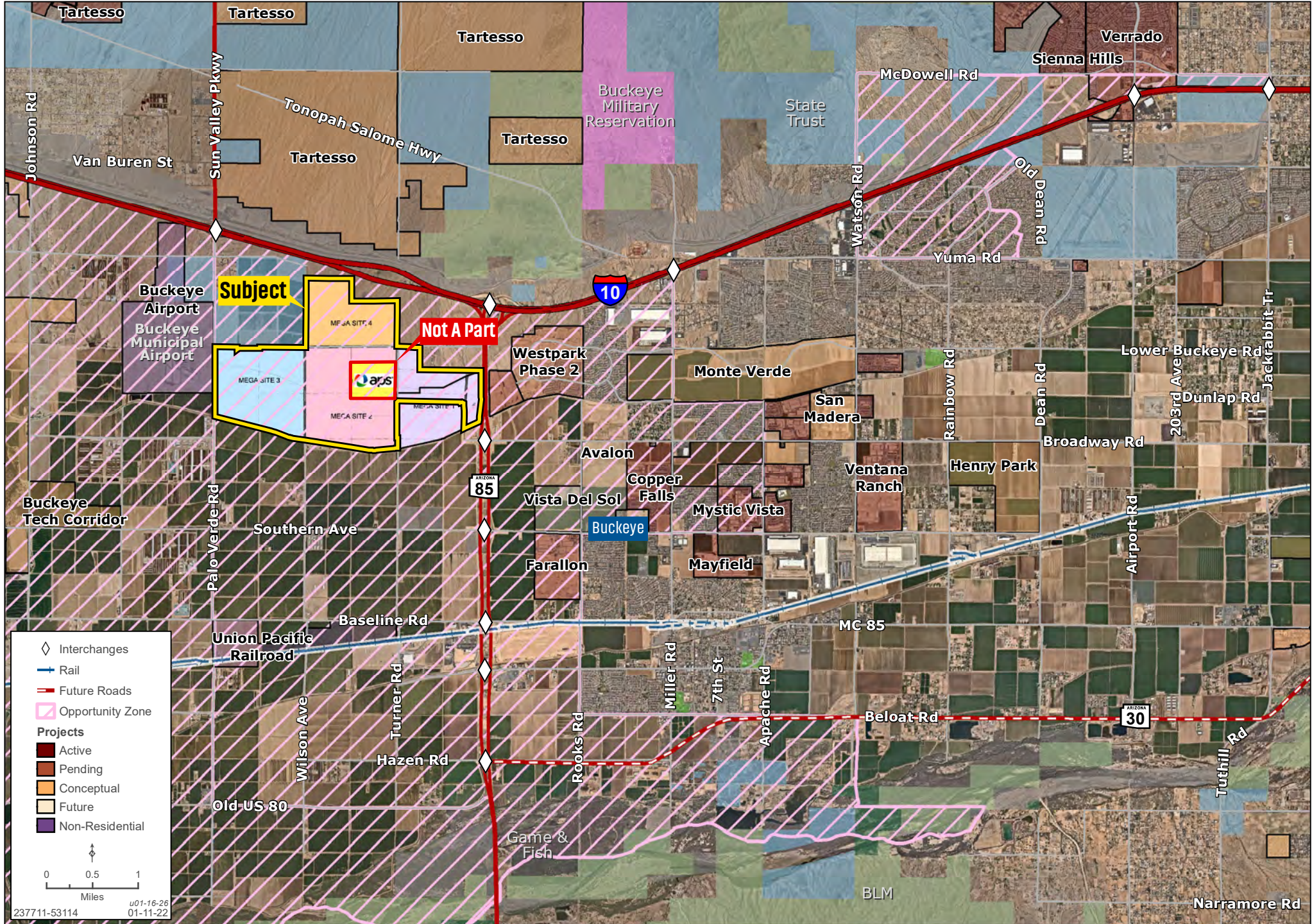
# ROAD IMPROVEMENTS



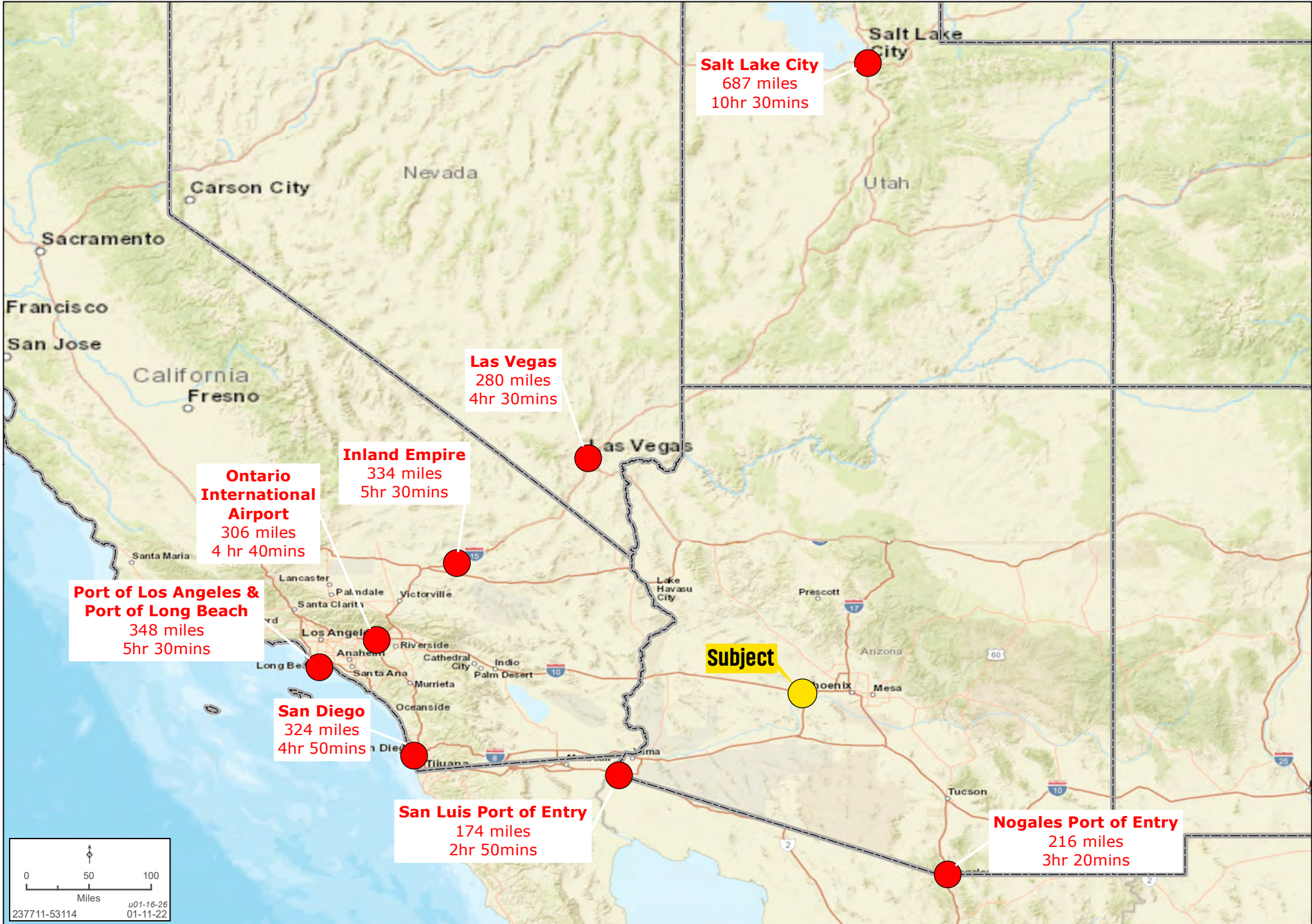
# APS SUBSTATION CONCEPTUAL PLAN



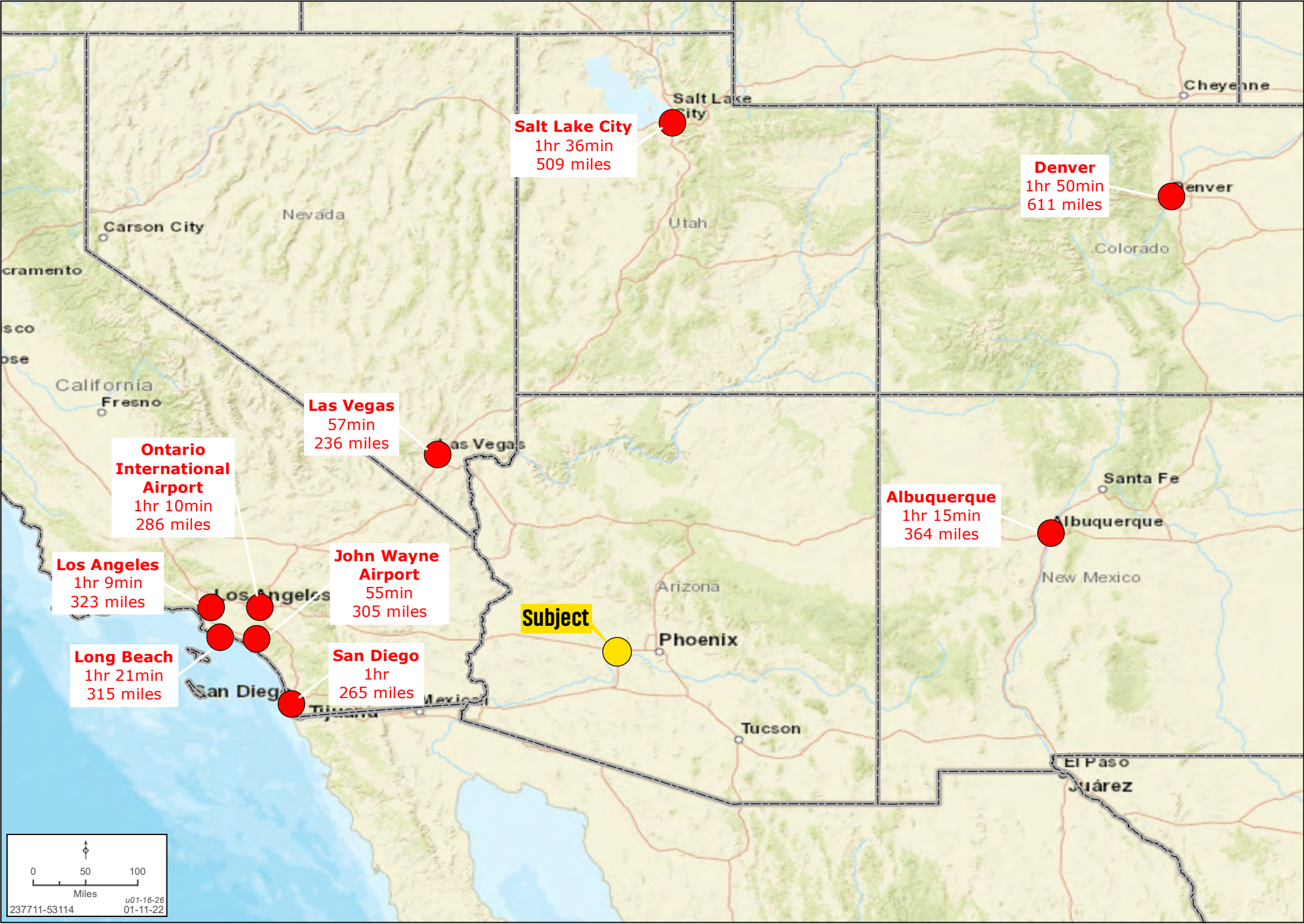








# FLIGHT TIME MAP TO/FROM BUCKEYE AIRPORT



# SNAPSHOT ON BUCKEYE



**1st Fastest**  
Growing City  
in the U.S.  
(Over the last Five Years)



**125,000**  
City Estimated Population  
July 2025



**295,400**  
Estimated Population  
2040



**\$130,313**  
Average Household Income  
(ESRI 2025)

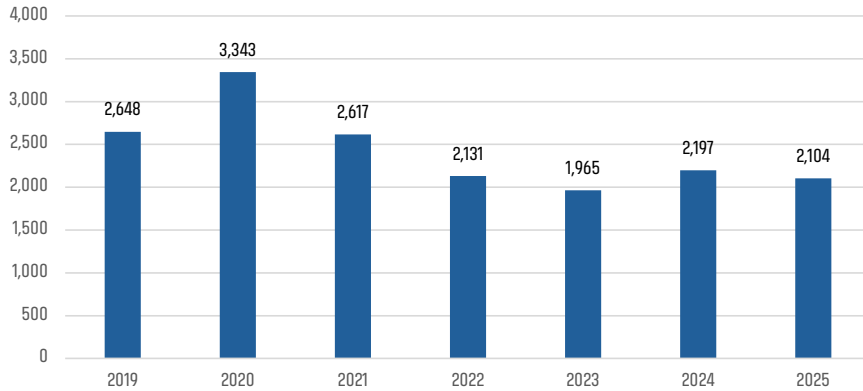


**\$493,713**  
Average  
Home Value

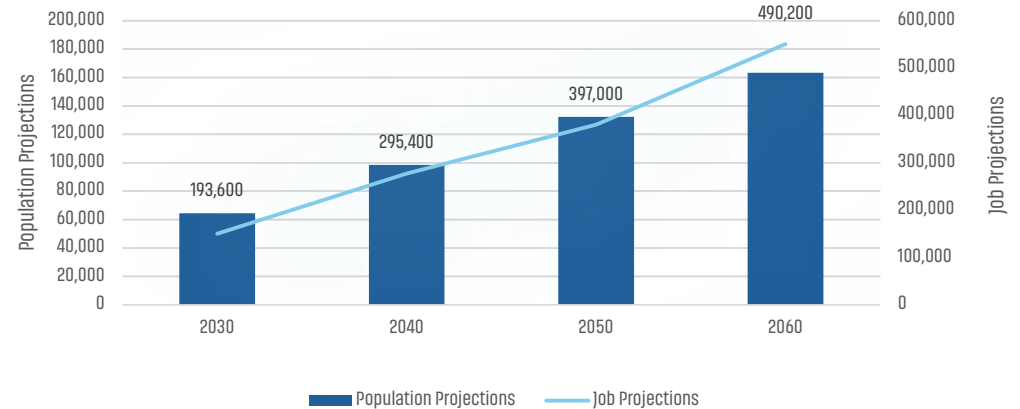


**36 Years**  
Median Age  
(ESRI 2025)

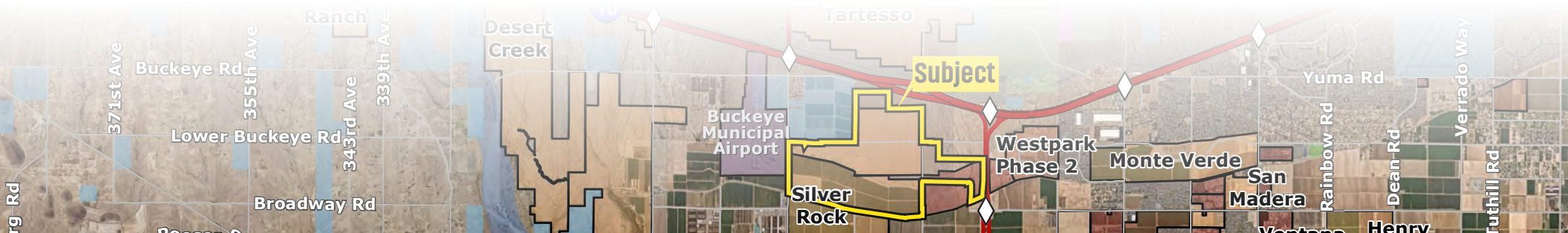
Single-Family Permits



AZMAG Population & Job Projections



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



# BUCKEYE EMPLOYMENT



## Rapid Growth and Major Employers

Buckeye, Arizona, is one of the fastest-growing cities in the United States, experiencing notable population and economic growth. The city has attracted several large employers and seen significant expansion across distribution, manufacturing, retail, and healthcare sectors. Notable employers include Rehrig Pacific, Exxon Mobil, Arizona Public Service, Blue Polymers, and Ross Dress for Less Distribution. Buckeye's strategic location along Interstate 10 and State Route 85, future expansion plans for Buckeye Airport, and access to the Union Pacific Railroad make it an attractive destination for businesses and developers.

## Growing Employment Base & Labor Force

Commercial activity in Buckeye is rising, with approximately **9 million SF** of commercial development underway or slated to begin in 2025. The pipeline includes approximately **8.8 million SF** of total development activity underway, including:

- **7.5 million SF** active industrial development (Q1 2025)
- **1.3 million SF** active retail and service development (Q1 2025)

Source: City of Buckeye

The city has access to a labor force of 1 million people, and 92% of Buckeye's resident workforce is employed outside the city, indicating a large pool of skilled workers who may consider local employment to reduce commute times.

The existing top employers in the City of Buckeye and the adjacent cities are shown below:

Buckeye Top 10 Employers	Jobs	Southwest Valley Top 10 Employers	Jobs
Walmart	1,470	Amazon	4,900
State of Arizona	1,020	United Parcel Service	2,270
City of Buckeye	650	Chewy	1,580
Buckeye Elementary School District 33	490	Macys	1,470
Frys Food Stores	490	Abraza Healthcare	1,150
Clayton Homes	440	City of Goodyear	780
Litchfield Elementary School District 79	400	State of Arizona	710
Funko	300	Subzero Freezer Co	660
The Odyssey Prep Academy	190	City of Hope	510
Liberty Elementary School District 25	170	Contracted Driver Services Inc	500

## Active Developments

**Rehrig Pacific Company:** Under construction in their first phase with a 260,000-square-foot facility. Rehrig manufactures integrated sustainable solutions for the supply chain and environmental waste industries.

**Ross Dress for Less:** Constructing a 1.7 million-square-foot distribution center.

**Blue Polymers:** Under construction on a recycled plastics production facility, scheduled to open in the second half of 2025. The 162,000-square-foot Buckeye plant is expected to create over 60 permanent local jobs.



# TRANSPORTATION SYSTEM



## BUCKEYE IS EMERGING AS A MAJOR CENTER FOR DISTRIBUTION AND LOGISTICS.

Buckeye provides a strong transportation network with access to seven major interstates and highways, over 16 miles of Union Pacific Railroad, a 700 acre municipally owned airport and within 35 miles to Phoenix Sky Harbor International Airport.



Interstate 10



Maricopa County 85



State Route 85



Future Interstate 11



State Route 30



Direct Access to  
Interstate 8



Direct Access to  
State Route 303



Access to  
Union Pacific Railroad

## TRANSPORTATION UPGRADES

Improvements in the area include Interstate 10 expansion and planning efforts for Interstate 11 and SR-30.

Interstate 10 plans include expansion between Verrado Way and State Route 85 and pavement rehabilitation. ADOT's expansion plans include adding a lane of travel in each direction and improving the Miller Road and Watson Road Interchanges. [Additional information regarding these improvements can be found here.](#)

The I-11 is a planned intermountain west corridor that will connect Arizona to Nevada. The grander vision for I-11 is to become a CANAMEX corridor connecting Canada to Mexico, although planning efforts are still in the early stages. Most recently, the I-11 Record of Decision was recorded in November of 2021. [Please click here for additional information related to Interstate 11.](#)



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