

WESTPARK PHASE 2.2 | 401 P&E LOTS

EXCLUSIVE LISTING | PARCELS 5, 6, 18N



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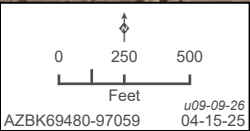
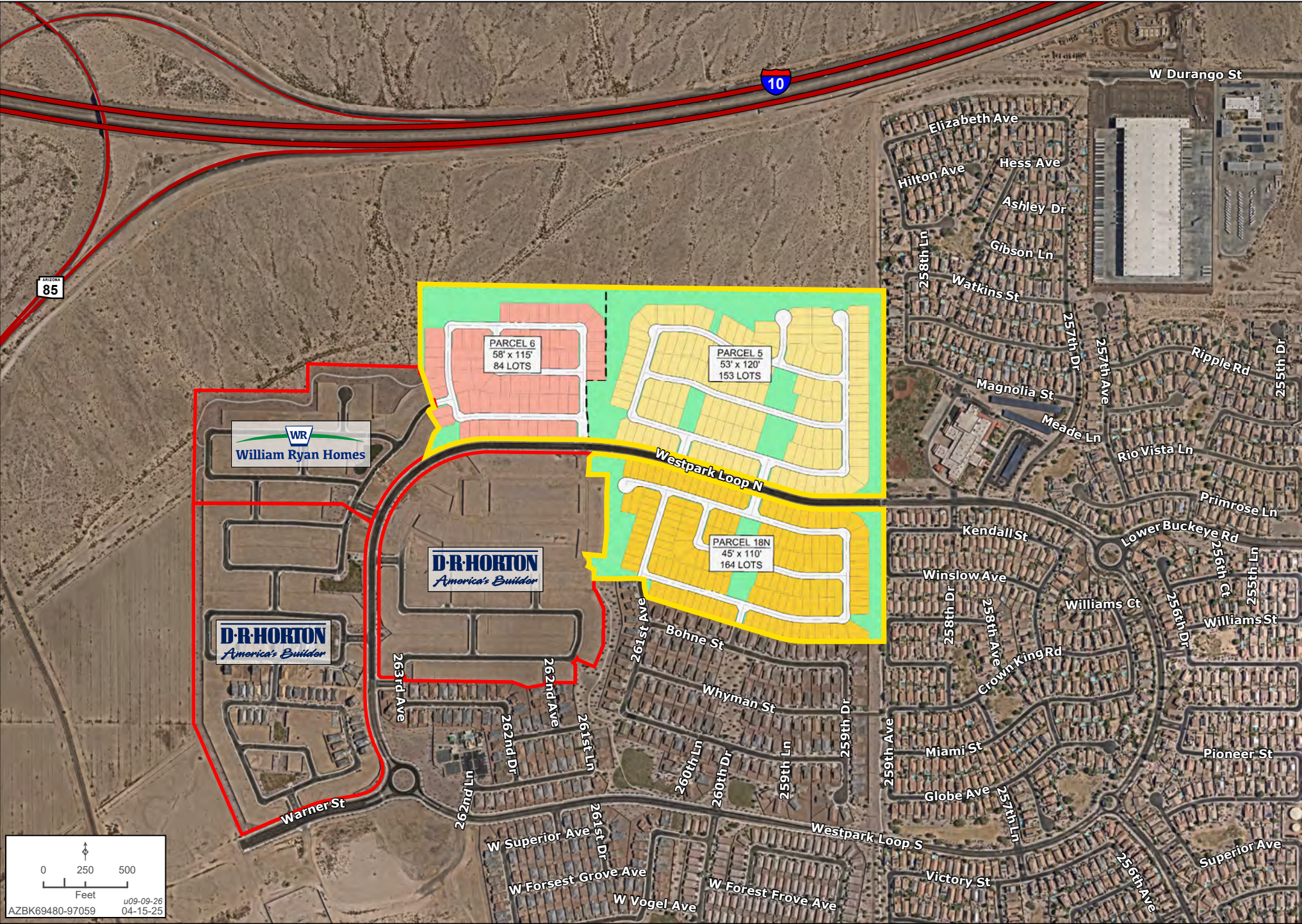
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EXECUTIVE SUMMARY



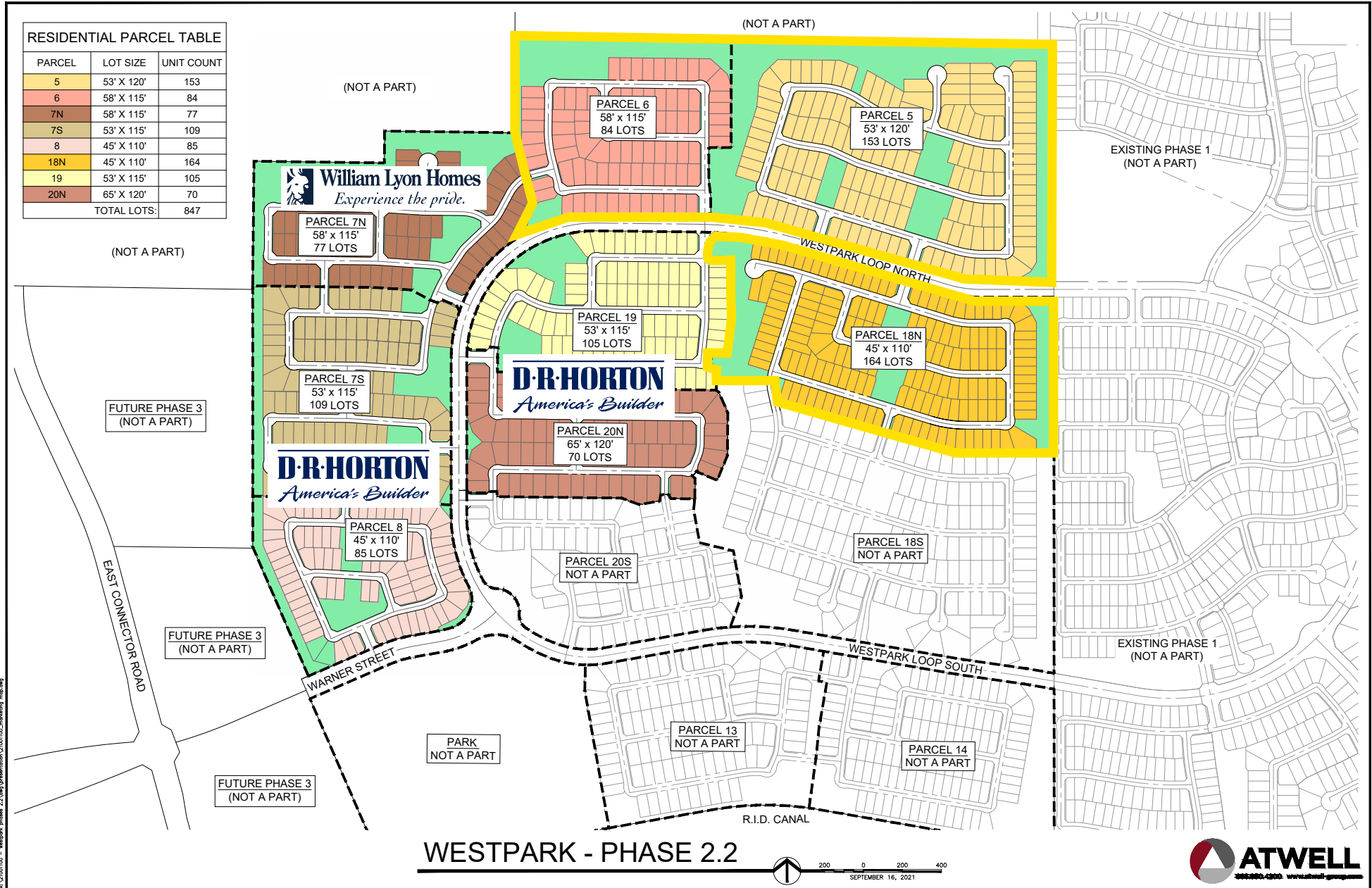
LOCATION	Phase 2.2 at Westpark is located southeast of Interstate 10 and SR 85 in the City of Buckeye, Maricopa County, Arizona.								
PRICE	Submit								
LOT SIZE	Parcel	Lot Count	Lot Size						
	5	153	53' x 120'	Click to view Parcel 5 Final Plat					
	6	84	58' x 115'	Click to view Parcel 6 Final Plat					
	18N	164	45' x 110'	Click to view Parcel 18N Final Plat					
TERMS	Feasibility: 60 days Close of Escrow: 30 days								
ZONING	PC (Planned Community) City of Buckeye								
UTILITIES	Water - City of Buckeye Sewer - City of Buckeye Power - APS (Arizona Public Service) Communications: Cox & Lumen								
BUCKEYE IMPACT FEES EFFECTIVE 5-5-25 (BUYER TO VERIFY)		Water System	Wastewater & Reclaimed	Streets	Police	Fire	Library	Parks & Recreation	Total
	Westpark Impact Fees	\$7,675*	\$7,524	\$1,597	\$1,657	\$1,762	\$605	\$3,119	\$23,939
	Buckeye Impact Fees	\$9,536	\$7,524	\$1,597	\$1,657	\$1,762	\$605	\$3,119	\$25,800
* Westpark Water System Fee will paid to the Seller. All CFD proceeds and Impact fee credits will be kept by Seller.									



SITE PLAN

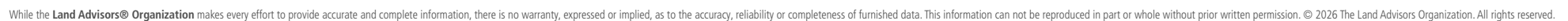
RESIDENTIAL PARCEL TABLE

PARCEL	LOT SIZE	UNIT COUNT
5	53' X 120'	153
6	58' X 115'	84
7N	58' X 115'	77
7S	53' X 115'	109
8	45' X 110'	85
18N	45' X 110'	164
19	53' X 115'	105
20N	65' X 120'	70
TOTAL LOTS:		847



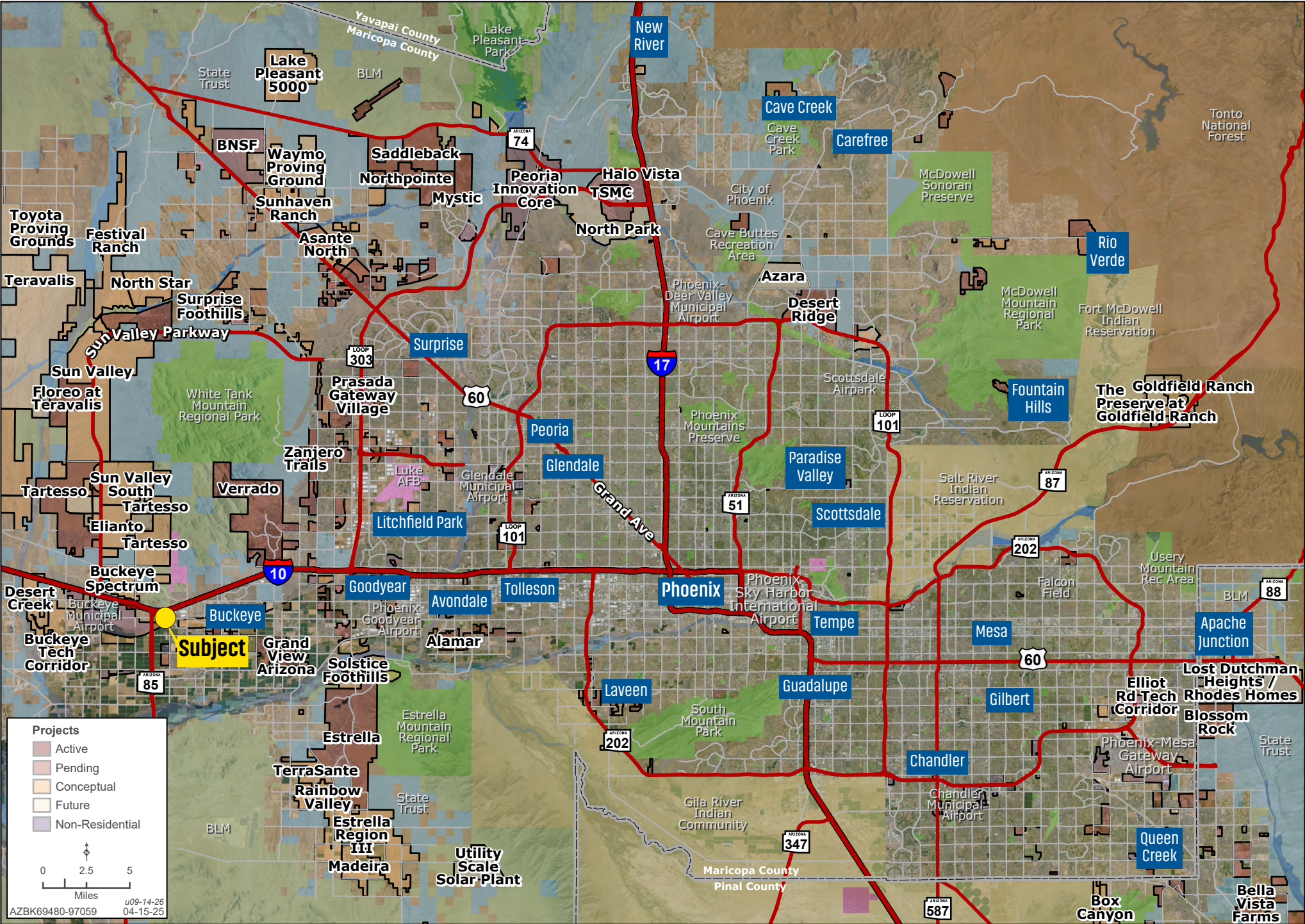
HOMEBuilder ACTIVITY MAP





REGIONAL EMPLOYMENT





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)

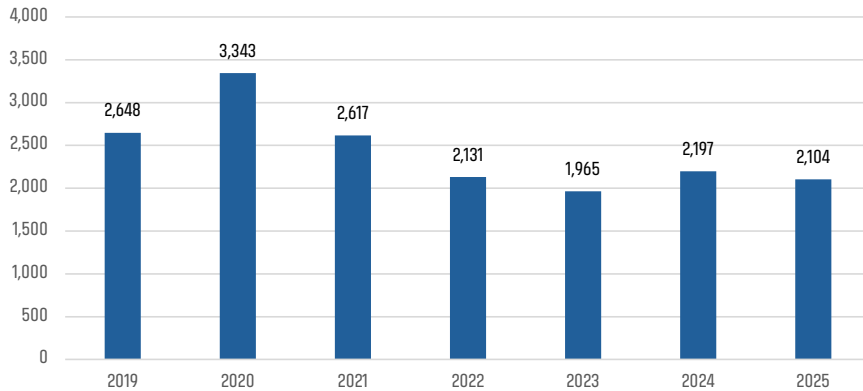


\$493,713
Average
Home Value

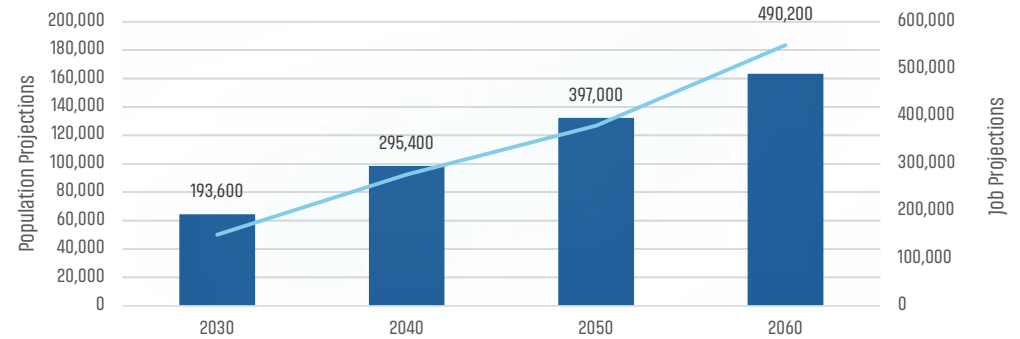


36 Years
Median Age
(ESRI 2025)

Single-Family Permits

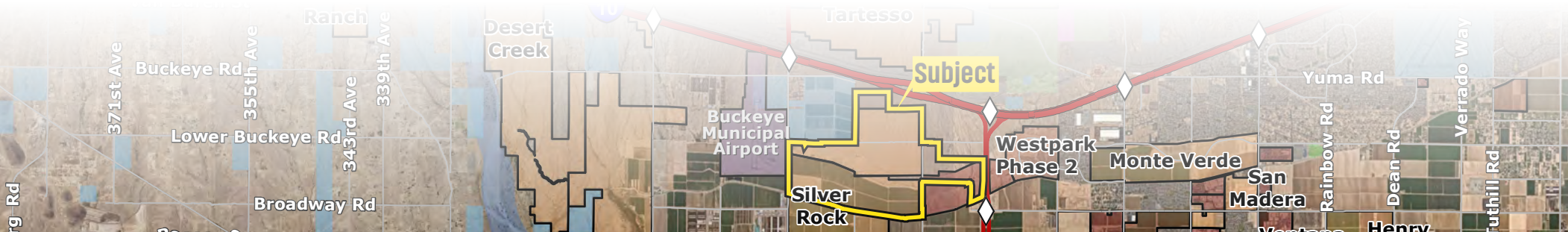


AZMAG Population & Job Projections



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

Population Projections Job Projections



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	Abrazo 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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