

OFFERING MEMORANDUM

547TH AVE

SALOME HWY

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**THE BRAVO
TEAM**



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AZ License
#SA536656000



100.5 ACRES

PROPERTY

OVERVIEW

OFFERING SUMMARY

ASKING PRICE	\$2,000,000 (\$19,900/AC)
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LOT SIZE	+/- 100.5 Acres
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ZONING	R190
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PARCEL NO#	506-16-001B
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JURISDICTION	Maricopa County
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FEATURES

1. Prime Highway Access & Visibility
2. Fiber Optic Connectivity
3. Proximity to CAP Canal & Water Security
4. Energy & Utility Scale Potential
5. Regional Growth & Market Demand



PROPERTY DESCRIPTION

UTILITY PROVIDERS

POWER	Arizona Public Service (APS)
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WATER	Harquahala INA
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SEWER	Commercial Septic, yet to be provided to the site
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FIBER OPTIC	AT&T Telecom Fiber
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GAS	El Paso Natural Gas 10 Miles
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100-Acre Industrial-Ready Site | Harquahala Plains, AZ | Infrastructure-Backed, Scale-Optimized

Located just 4 miles off the Salome Highway exit, this 100-acre tract in the Harquahala Plains is not raw land—it's a high-leverage industrial asset engineered for speed, scale, and strategic operations. With fiber-optic running across the street along the full frontage and flat, development-ready terrain, this parcel eliminates guesswork and accelerates execution.

Positioned in the APS electrical zone and just 30 miles from the Palo Verde Switchyard, it's a prime contender for hyperscale data infrastructure, power-intensive facilities, or renewable energy deployment. Adjacent to a proposed NextEra solar farm, this property sits in an INA-designated water area, reinforcing long-term operational viability.

Connectivity is a competitive advantage: direct access to I-10 delivers seamless routing to Phoenix, Southern California, and the Southwestern U.S., supporting over 25,900 average daily vehicles—critical for logistics, fulfillment, or last-mile distribution.

Whether you're deploying a 3PL hub, launching a data-driven facility, or securing long-hold energy infrastructure—this is the location institutional players will regret missing.

This isn't land. It's leverage. Build what others will chase.





100.5 ACRES

SALOME RD

SALOME RD

FIBER OPTIC

SALOME RD

SALOME RD

AN IDEAL LOCATION

Adjacent to the proposed West Valley South solar project.

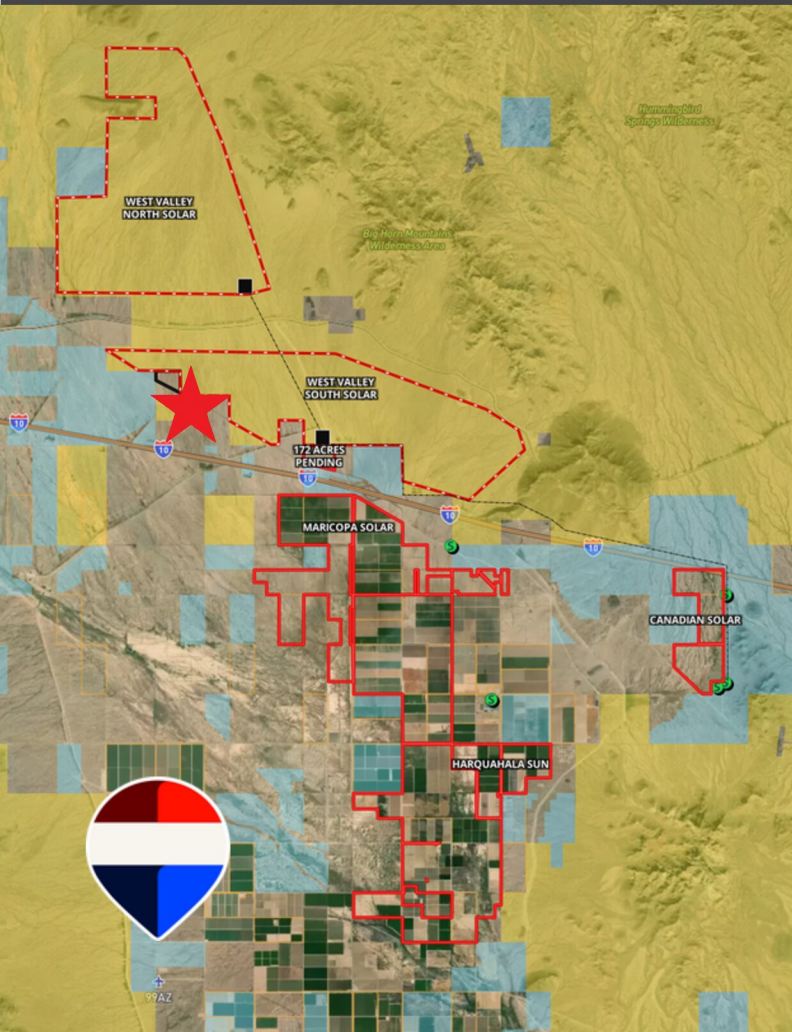
- Maricopa Solar – Approx. 3,291 acres; up to 675 MW solar generation capacity; 1,350 MWh battery energy storage system.
- Canadian Solar – Approx. 2,560 acres; up to 500 MW solar; 500 MWh battery storage planned.
- Harquahala Sun – Approx. 3,400 acres; 400 MW solar; 800 MWh battery energy storage system.
- West Valley South – Approx. 3,600 acres; up to 500 MW solar; 1,000 MWh battery storage.
- West Valley North – Approx. 3,600 acres; up to 500 MW solar; 1,000 MWh battery storage.

2,500 MW

**SOLAR
ENERGY**

4.65 MWh

**ENERGY
STORAGE**



FEATURES



Key Investment Highlights

Prime Highway Access & Visibility

- 4 miles from I-10/Harquahala Valley exit.
- Positioned for rapid distribution, with direct routes to Phoenix Metro (approx. 55 minutes), Tucson, and Los Angeles.

Fiber Optic Connectivity

- Fiber optic line along the property frontage mission-critical for data centers, logistics hubs, and advanced manufacturing.

Proximity to CAP Canal & Water Security

- Near the Central Arizona Project (CAP) canal for critical regional water infrastructure.
- Located in the Harquahala INA, where groundwater use for industrial purposes is unrestricted a bankable asset for utility-scale and industrial operators.

Energy & Utility Scale Potential

- APS electrical service zone with the Palo Verde Switchyard, approximately 30 miles nearby.
- Surrounded by multiple utility-scale solar generation and battery storage projects strong precedent for interconnection and permitting.
- Flat, development-friendly topography for fast-track construction.

Regional Growth & Market Demand

- Harquahala Valley is emerging as an energy and logistics hub due to its land availability, infrastructure access, and power capacity.
- Phoenix Metro proximity offers both workforce and market reach — ideal for last-mile fulfillment, manufacturing, or renewable energy storage.

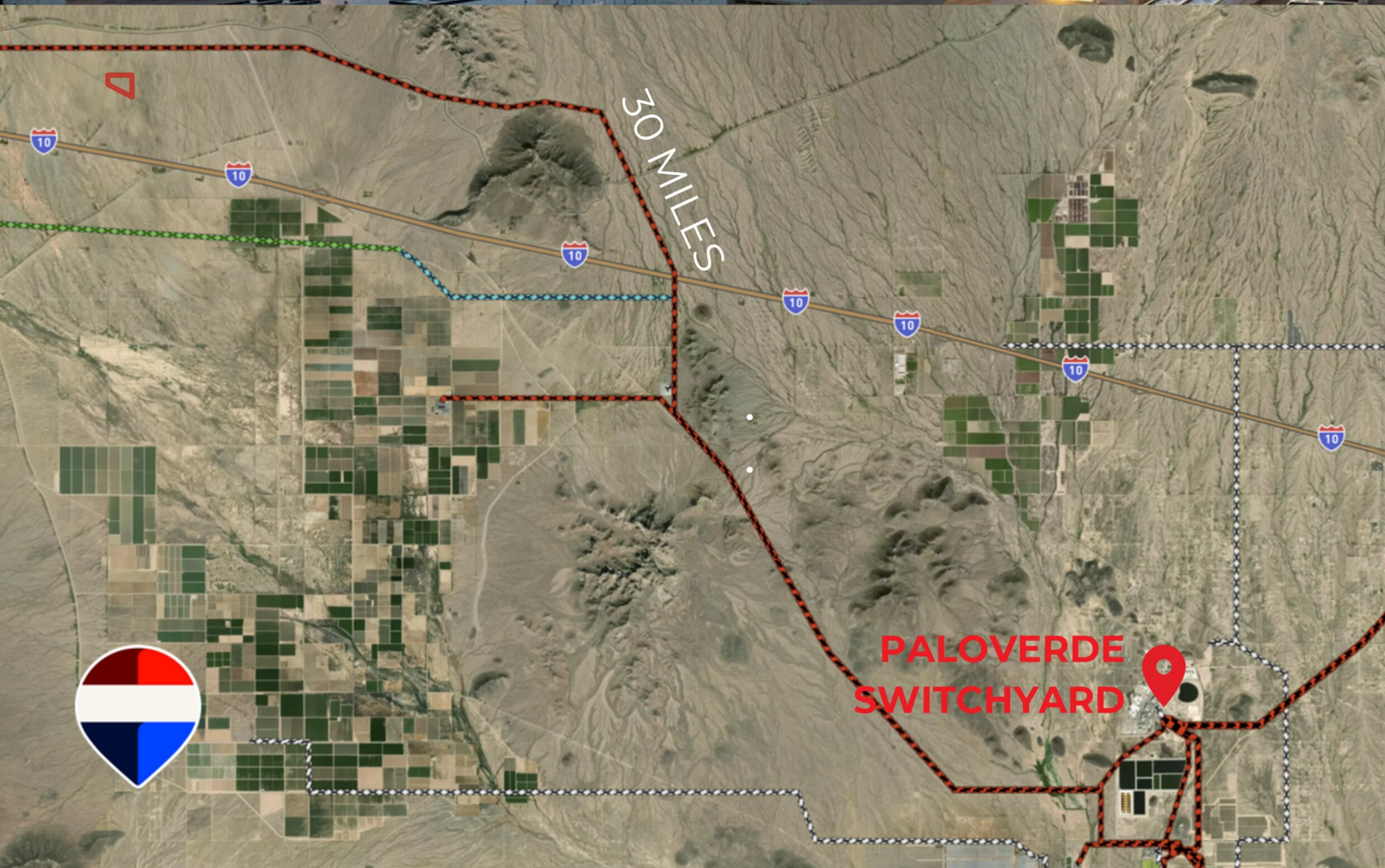
Development Positioning

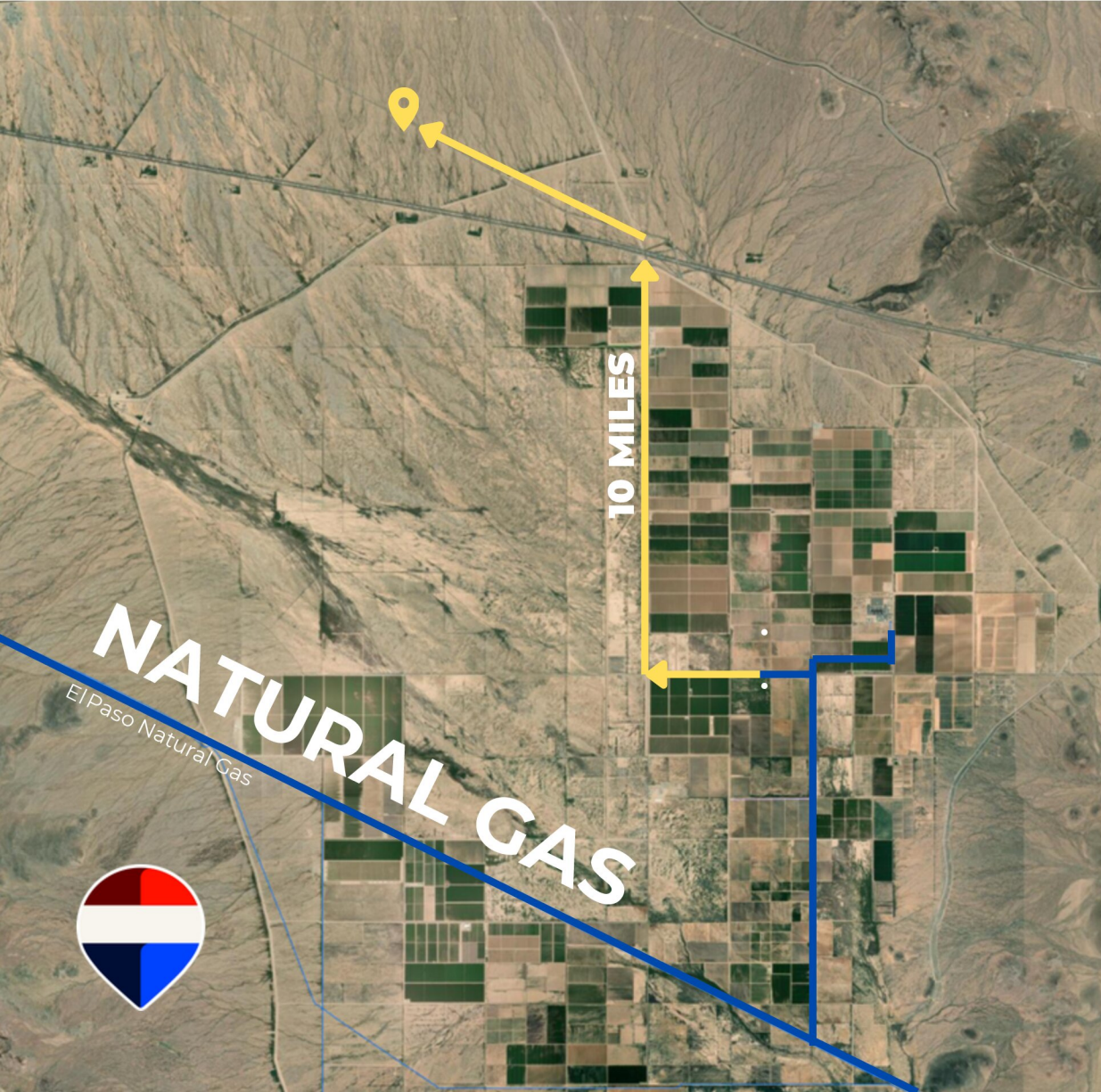
- Logistics & Fulfillment: Ideal for regional distribution centers or 3PL operations seeking uncongested freeway access.
- Data & Tech Infrastructure: Fiber optic connectivity, robust power corridor, and cooling water availability make it a fit for hyperscale or modular data centers.
- Renewable Energy & Storage: Proven location for solar PV and BESS (battery energy storage system) installations.

Conclusion

This is more than raw acreage it's an industrial launchpad positioned in the direct path of the Southwest's infrastructure, renewable energy, and logistics growth. The scale, utilities, and access profile align with institutional-grade site selection criteria.

POWER





Map Layers

☐ Accidents (Liquid)

☐ Incidents (Gas)

☒ LNG Plants

☒ Breakout Tanks

☒ Gas Transmission Pipelines

☐ Hazardous Liquid Pipelines

☒ Abandoned Pipelines

☐ Other Populated Areas (scale dependent)

☐ Highly Populated Areas (scale dependent)

☐ Commercially Navigable Waterways

☐ CNW Inland

☐ CNW Ocean/Great Lakes

☐ Coastal Ecological USA (Coastal Eco USA)

☐ Tribal Government Lands

☐ State Boundaries

☐ abc Show Labels

☐ County Boundaries

☐ abc Show Labels

☐ BOEM Block Groups

☐ abc Show Labels

☐ BOEM Blocks

☐ abc Show Labels

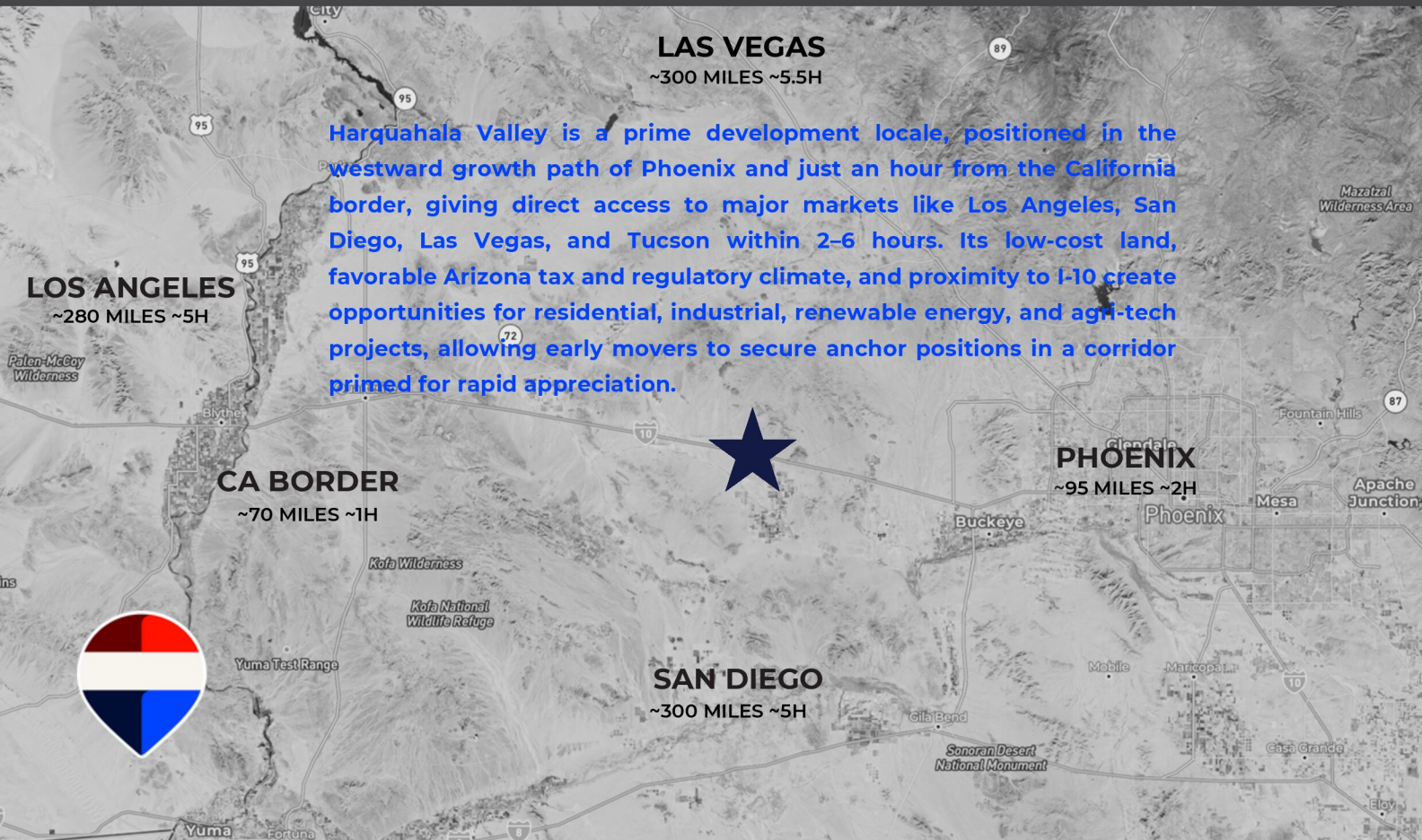
☒ Open Street Map

☒ Satellite Imagery

☐ Other Map

☐ Other Satellite

PRIME LOCALE



LAS VEGAS

~300 MILES ~5.5H

Harquahala Valley is a prime development locale, positioned in the westward growth path of Phoenix and just an hour from the California border, giving direct access to major markets like Los Angeles, San Diego, Las Vegas, and Tucson within 2-6 hours. Its low-cost land, favorable Arizona tax and regulatory climate, and proximity to I-10 create opportunities for residential, industrial, renewable energy, and agri-tech projects, allowing early movers to secure anchor positions in a corridor primed for rapid appreciation.

LOS ANGELES

~280 MILES ~5H

CA BORDER

~70 MILES ~1H

PHOENIX

~95 MILES ~2H

SAN DIEGO

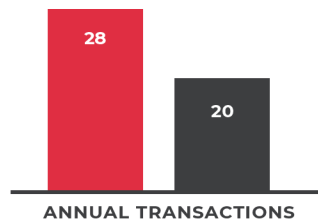
~300 MILES ~5H

WORKING WITH A CCIM

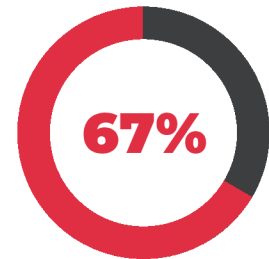
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