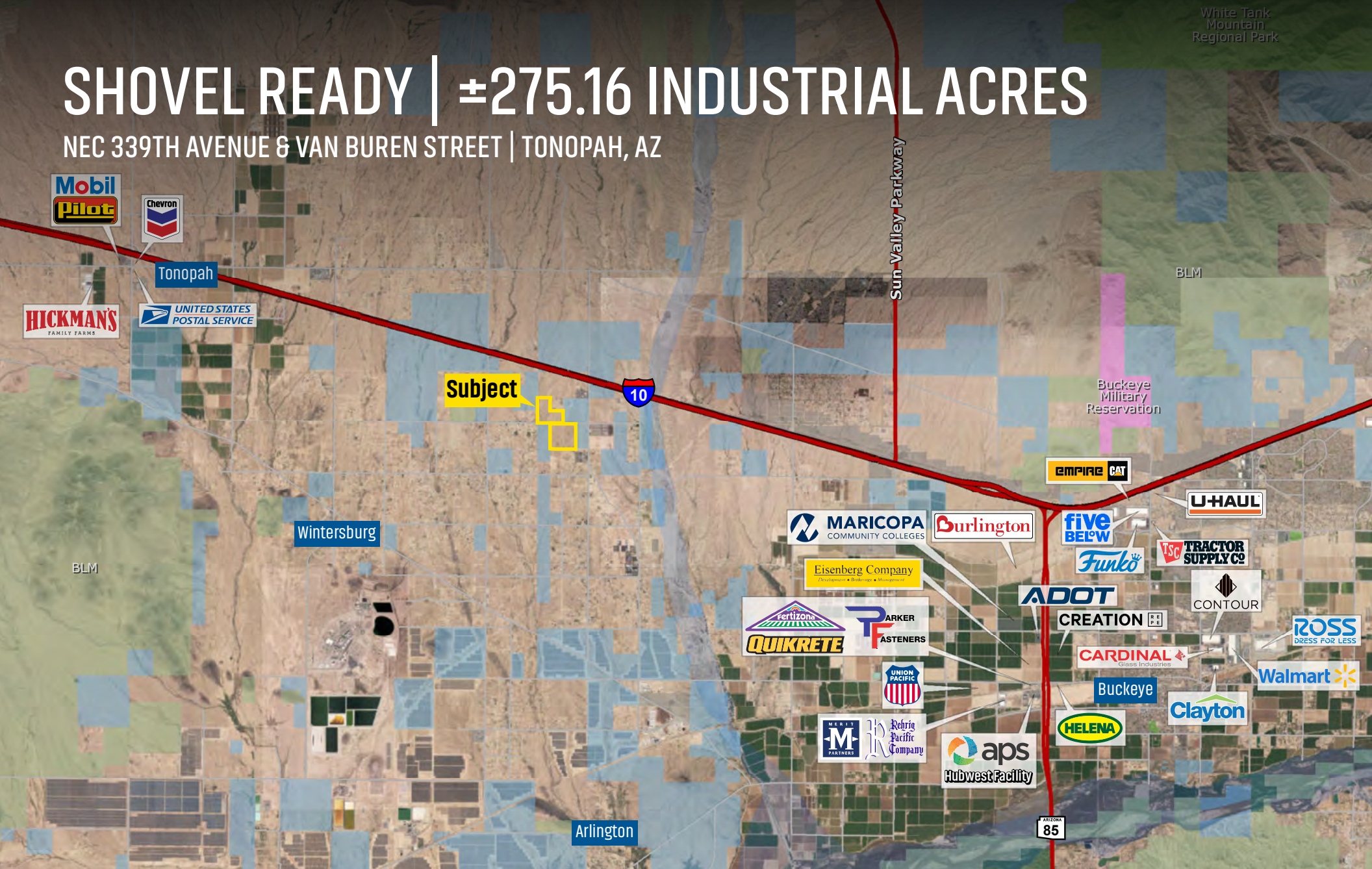


SHOVEL READY | ±275.16 INDUSTRIAL ACRES

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



CONTACT FOR MORE INFORMATION

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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
[Click here to view DMP](#)
[Click to view Maricopa County Zoning Document](#)

UTILITIES Water - Global Water Resources (NASDAQ Ticker \$GWRS) Gas - Southwest Gas Corporation
Sewer - Global Water Resources (NASDAQ Ticker \$GWRS) 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 | DRIVETIME | 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.



POPULATION

Since 2000, Buckeye's population has grown from 4,537 to an estimated 125,000 today, an increase of over 118,000 people. Growth within Buckeye is expected to increase in the coming years, as other areas within metro Phoenix are built out or are constrained by physical and geographical limitations (i.e. Indian communities, U.S. Forest Service lands, mountain ranges, etc.).

Over the past several years, Buckeye has issued approximately 2,400 new residential building permits per year, and we are projecting even faster growth throughout 2025. New residential permits are an indicator to the health and growth of Buckeye's population for years to come.

| Year | Population | Annual Growth Rate | Growth Trends |
|---------------------------|------------|--------------------|----------------------------------|
| 2000 Census | 4,537 | - | - |
| 2010 Census | 20,874 | +45.8% | 13 th Fastest in U.S. |
| 2018 WACS estimate (July) | 76,145 | +18.9% | 5 th Fastest in U.S. |
| 2022 WACS estimate (July) | 125,000 | +12.2% | #1 Fastest in U.S. |
| 2023 WACS estimate (July) | 139,313 | +11.8% | #1 Fastest in U.S. |
| 2024 WACS estimate (July) | 156,316 | +12.2% | #1 Fastest in U.S. |
| 2025 WACS estimate (July) | 172,921 | +11.3% | #1 Fastest in U.S. |
| 2024 Census (July) | 114,000 | +4% | - |

20 YEARS OF FUTURE GROWTH

Buckeye's verified land can support an ultimate resident population of over 1 million, which would make it the second most populous city in Arizona after the City of Phoenix.

195,000 2020 Growth Rate

1 Million Buildout

1 Buckeye Avenue | info@buckeye.gov | 602.388.4866

DEMOGRAPHICS

Buckeye is a thriving, family-oriented community with a strong middle-class foundation. Residents enjoy higher-than-average household incomes and home values, reflecting the city's prosperity and growth. With a well-educated population and a commitment to quality living, Buckeye offers the ideal environment for your next location.

125,000 July 2025 Population (City Est.)

\$130,313 Avg. HH Income (City Est.)

\$503,242 Avg. Home Value

36 yrs Median Age

69.1% Adults some College or degree

1.2 million Labor Force (45-mile commute from Miller Rd.)

85.2% of residents have a household income over \$50,000

Buckeye offers a diverse and growing population

69.1% of residents have some college or a college degree.

TOP PERFORMING

Festival Ranch By 2010-2020

1 Buckeye Avenue | info@buckeye.gov | 602.388.4866

RESIDENTIAL

Since 2017, Buckeye has issued over 15,000 SF and MF Unit housing permits and ended 2024 issuing 3,111. The city estimates accounting to new home housing starts and is projecting a combined 2,300 SF and multi-family units in 2025. With an average of 3.2 persons per SF unit and approximately 2 persons per MF, the city estimates this translating into an increase of approximately 7,200 in future population.

BUCKEYE PERMITS

| Annual Permits | Final Planned Lots |
|-------------------------|--------------------|
| 3,655 SF & MF 2023 | 16,900+ |
| 3,111 SF & MF 2024 | 16,900+ |
| Est. 8,400 SF & MF 2025 | 16,900+ |

FUTURE COMMUNITY ACTIVITY

The city is processing over 16,900 final lots which equate to an additional 64,100 in population growth.

WEST VALLEY PERMITS BY CITY

The city of Buckeye's residential growth is far exceeding other communities in the valley and in September 2025 issued the most single-family residential permits in the West Valley.

TOP PERFORMING

Festival Ranch By 2010-2020

1 Buckeye Avenue | info@buckeye.gov | 602.388.4866

COMMERCIAL

Commercial activity in Buckeye is on the rise with approximately 5.5 million square feet of commercial development either underway or slated to begin 2024/2025.

As the population continues to grow, Buckeye is consistently demonstrating its potential as a prime location for new development and business opportunities. Join the wave of growth and success in Buckeye!

Q4 2023 ACTIVE DEVELOPMENT

1.5 Million Square Feet

EMPLOYMENT

HEALTHCARE 226,000 SF

RETAIL AND SERVICES 1.1 Million SF

DOWNTOWN DEVELOPMENT

4 Planned/Active Redevelopment Projects

THE 2025 PIPELINE

4 Million Square Feet

1 Buckeye Avenue | info@buckeye.gov | 602.388.4866

WORKFORCE & TRAINING

When looking for a new location for your facility, you want to ensure that the workforce is available to meet your needs today as well as into the future. Buckeye can readily meet all your workforce needs.

WORKFORCE ADVANTAGE

1 Million Labor Force

Reverse Commute

Expand 92% current workforce

TRAINING PROGRAMS

Buckeye offers a number of job training facilities, all of which are very willing to work with businesses to tailor and create custom workforce training programs for local businesses.

TRAINING PROGRAM PARTNERS

- West-MEC Southwest Campus
- Grandview Community College
- APS Energy Education Center
- Buckeye Union High School District

COMPANIES WITH SUCCESSFUL PROGRAMS

- Corbett Homes
- Rock-Horco Performance Generating Station

BUSINESS SUCCESS

Advanced Manufacturing

- 3,200+ employees
- 2.7 Buckeye Residents
- Multiple highly qualified applicants per position

Wal-Mart Distribution Center

- 1,300+ employees
- No issues with hiring and retaining the workforce needed

1 Buckeye Avenue | info@buckeye.gov | 602.388.4866

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**

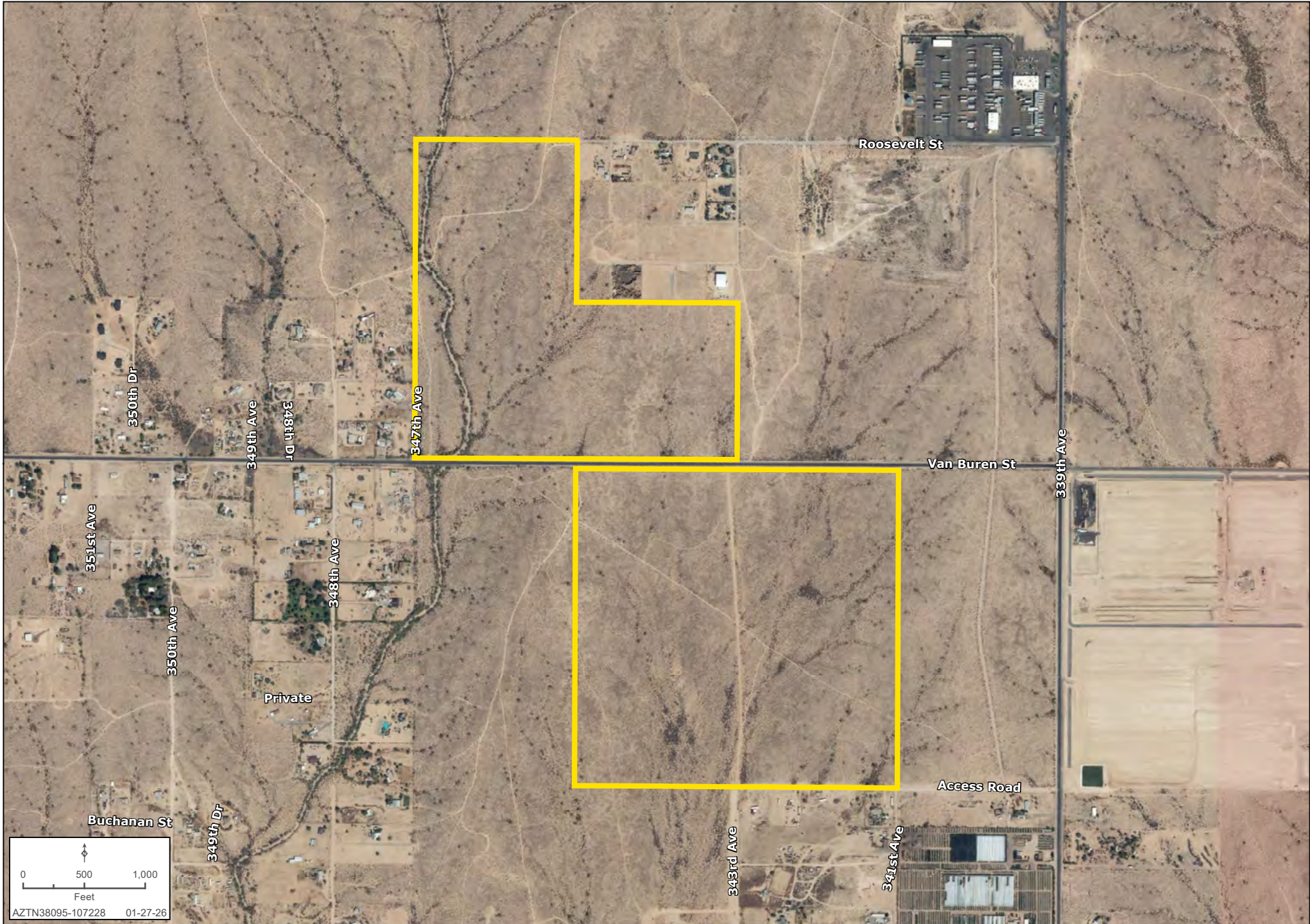
CORPORATE NEIGHBORS | 339TH & VAN BUREN

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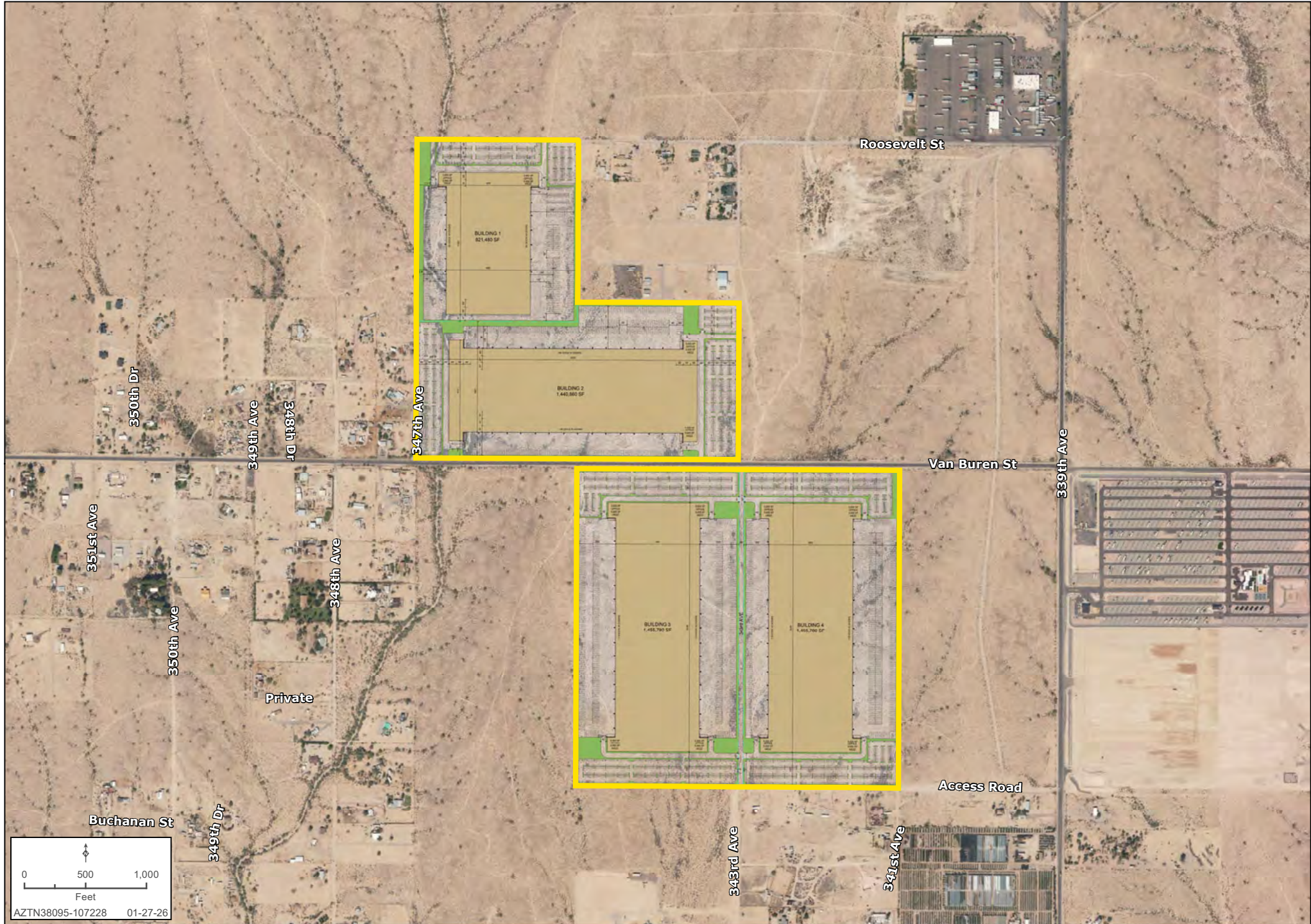
DETAIL | 339TH & VAN BUREN

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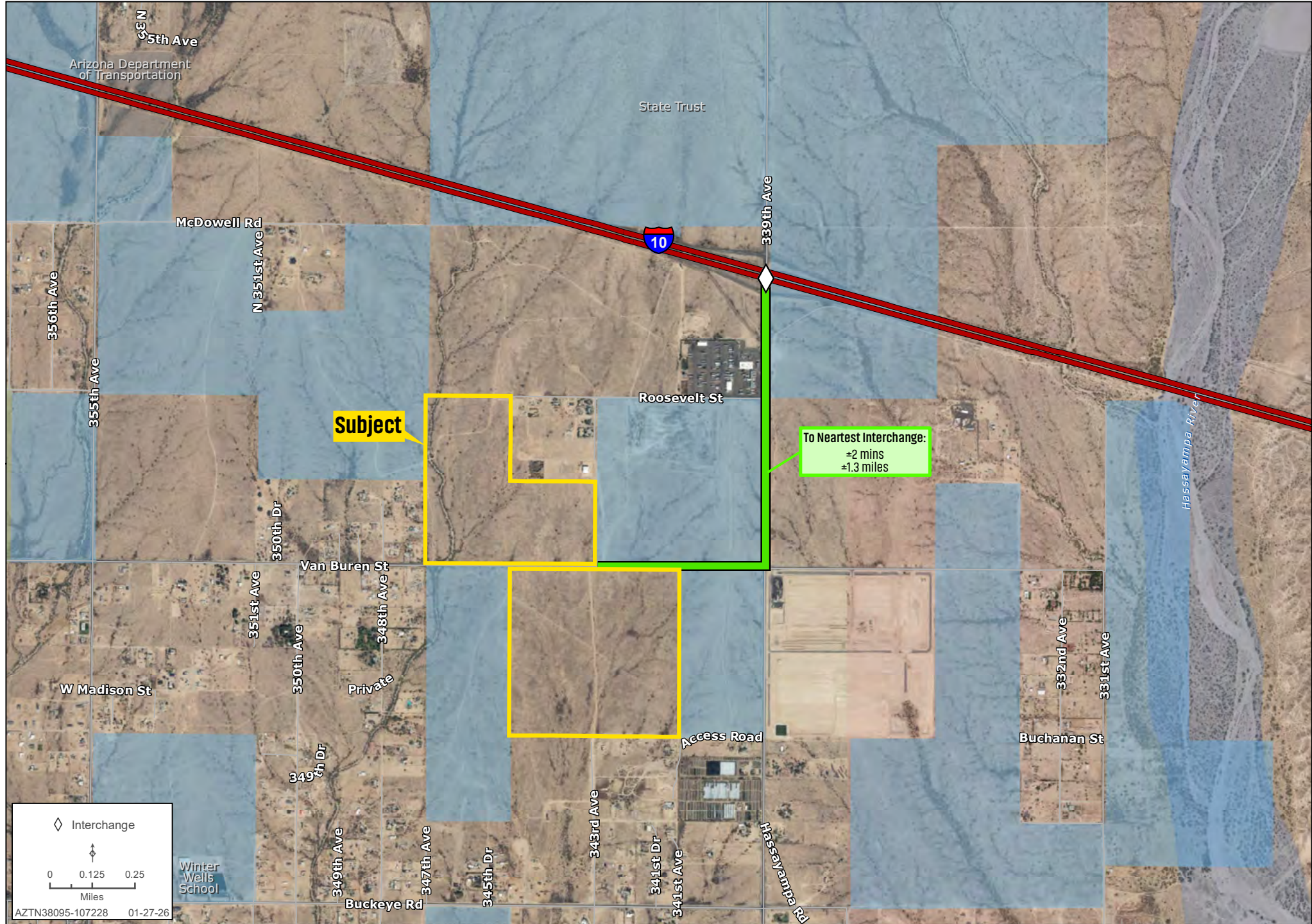
CONCEPTUAL SITE PLAN | 339TH & VAN BUREN

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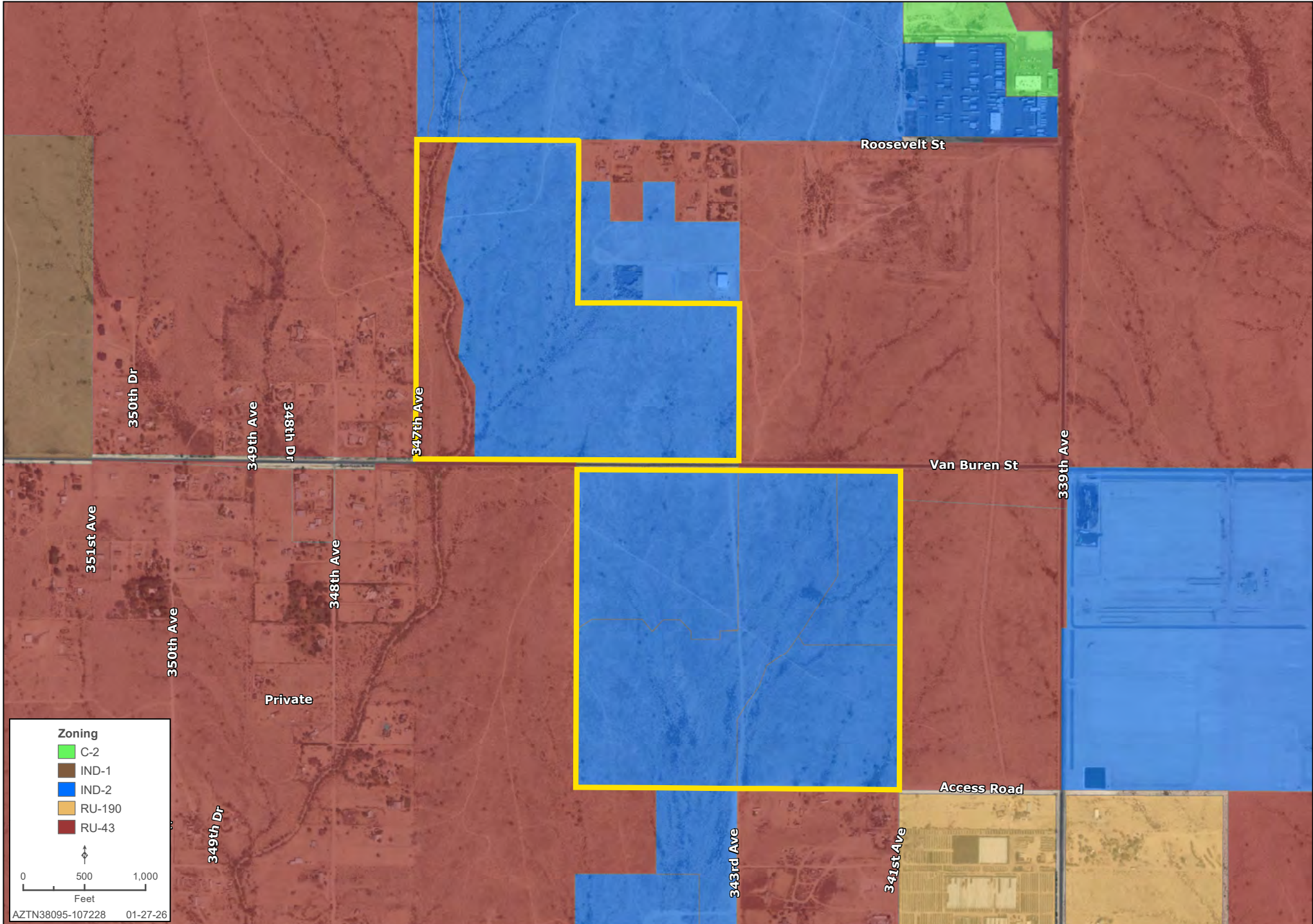
NEAREST INTERCHANGE | 339TH & VAN BUREN

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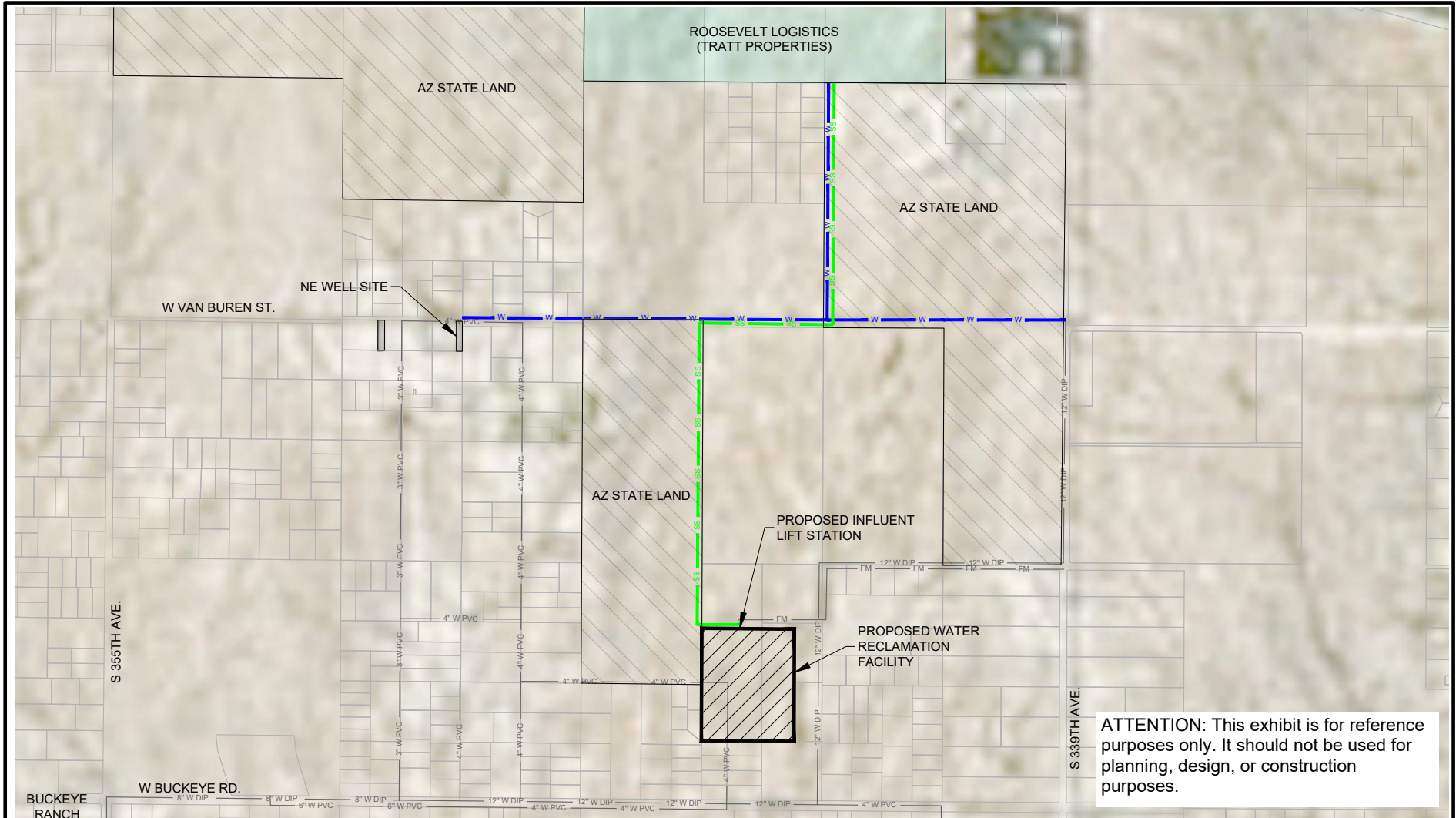


ZONING | 339TH & VAN BUREN

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UTILITY EXHIBIT



ATTENTION: This exhibit is for reference purposes only. It should not be used for planning, design, or construction purposes.

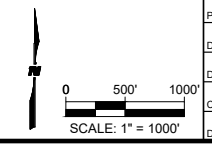
11/6/2024 M:\MSDD\21-600-260-0609_CADD\06_Utilities\HUC Tratt Utility Exhibit\Tratt Utility Exhibit.dwg

WILSON & COMPANY
 410 NORTH 46TH ST., SUITE 400
 PHOENIX, AZ 85008
 PHONE: 602-283-2701
 FAX: 602-273-1230
 www.wilsonco.com



PRELIMINARY
 NOT FOR
 CONSTRUCTION

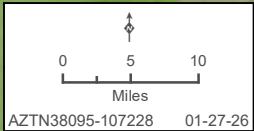
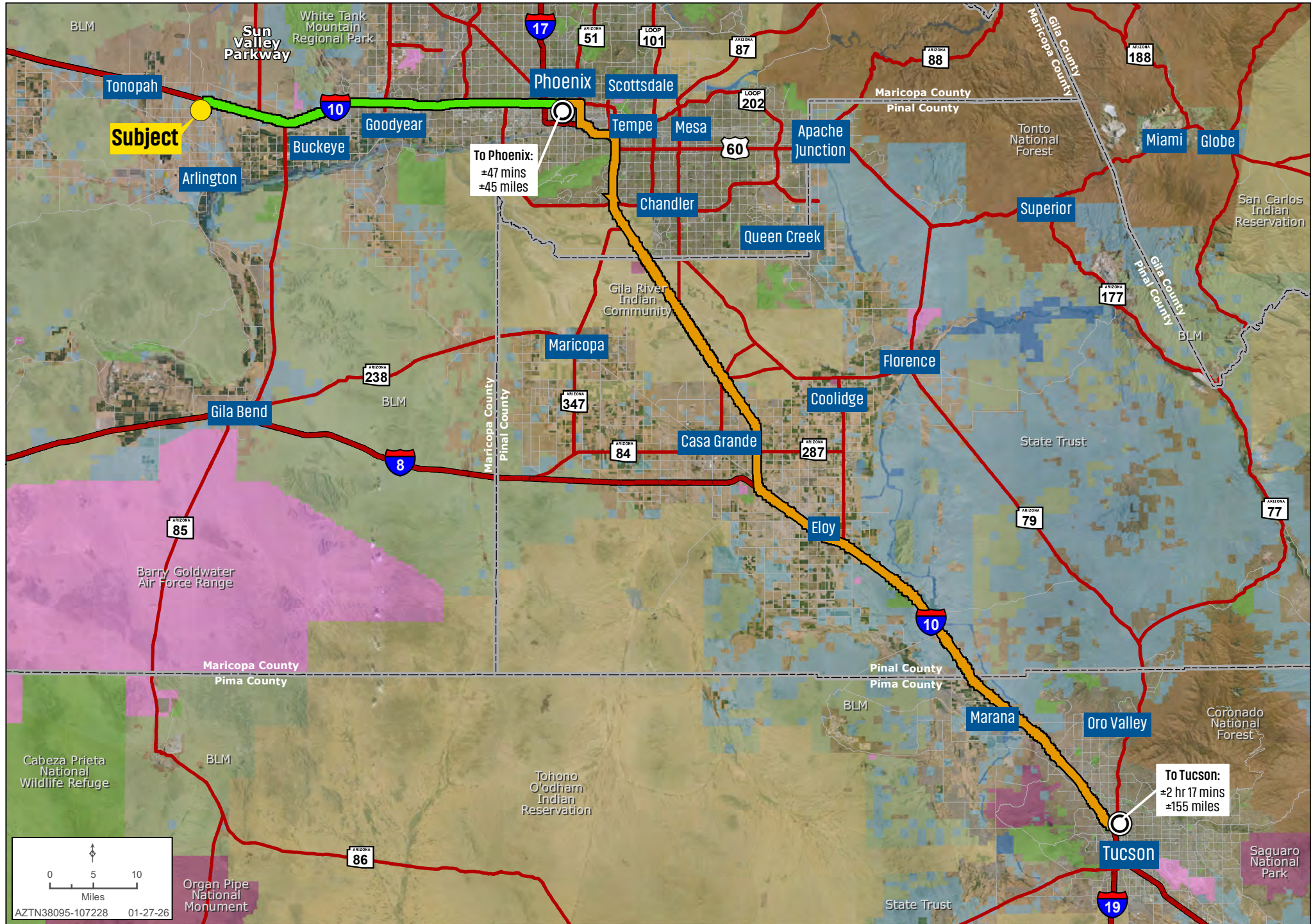
GLOBAL WATER RESOURCES, INC
 HASSAYAMPA UTILITY COMPANY



| | |
|---------------------------|------------------|
| PROJECT NO: 21-600-260-16 | SHEET TITLE |
| DESIGNED BY: . | UTILITY EXHIBIT |
| DRAWN BY: JRP | SHEET NO: |
| CHECKED BY: JPH | F.01 |
| DATE: 11/6/2024 | SHEET NO: 1 OF 1 |

PROXIMITY TO PHOENIX & TUCSON | 339TH & VAN BUREN

Kirk P. McCarville, CCIM | 520.251.0348 | Trey Davis | 602.363.3901 | Ben Heglie | 480.483.8100 | landadvisors.com



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