

EXCLUSIVE LISTING

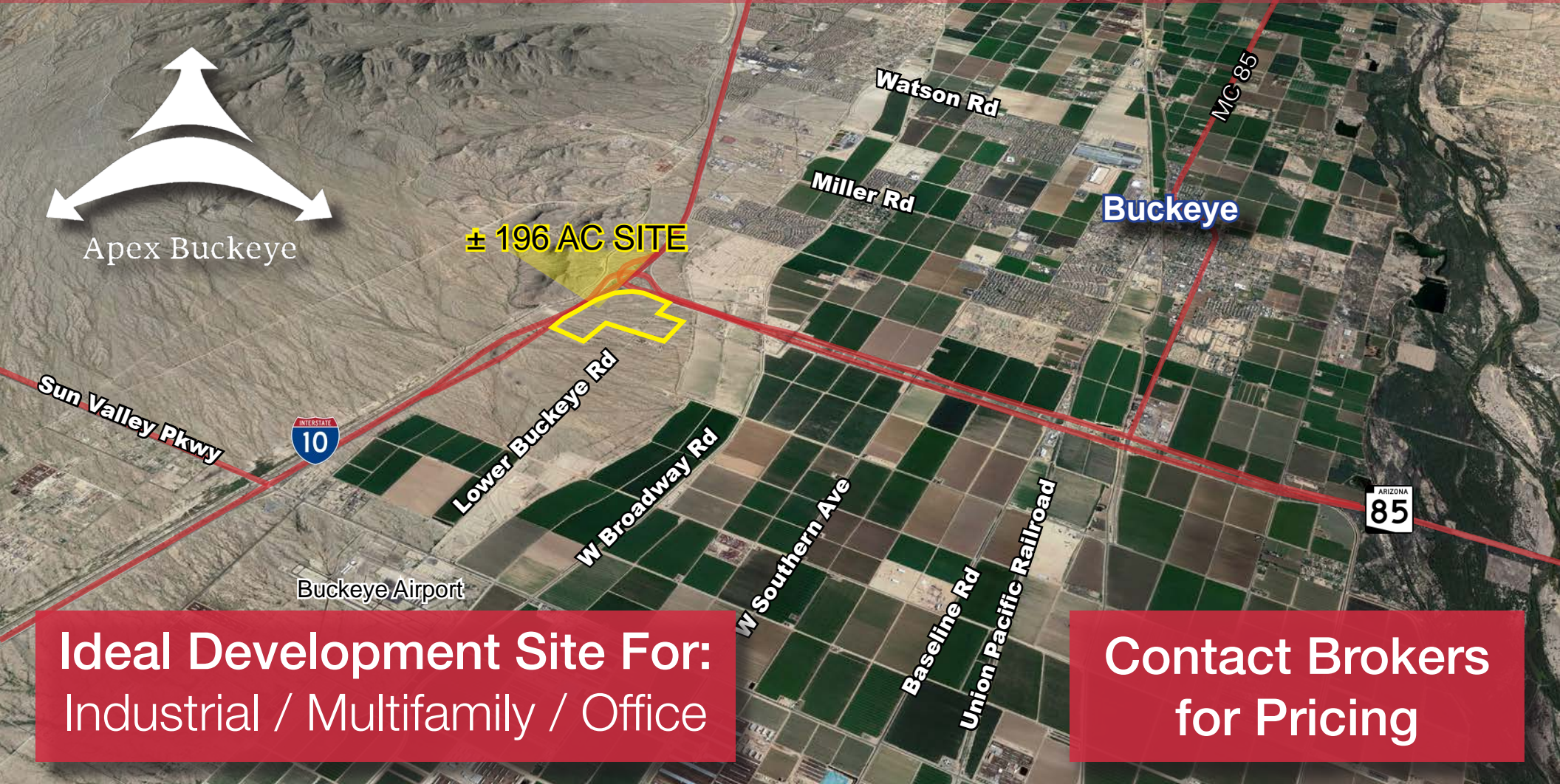
# MIXED USE MASTERPLAN LAND | I-10 & HWY 85

±196 ACRES | BUCKEYE, ARIZONA



Apex Buckeye

± 196 AC SITE



**Ideal Development Site For:  
Industrial / Multifamily / Office**

**Contact Brokers  
for Pricing**

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Troy Giammarco | troy.giammarco@naihazorizon.com | 602 393 6693

Logan Crum | logan.crum@naihazorizon.com | 602 852 3417

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# Property Information

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**Location:** SWC Interstate-10 & Hwy-85, Buckeye, Arizona

**Size:** ±196.74 Acres (±8,569,994 SF)

**Price:** Call Broker for Pricing

**Zoning:** CC ( Commercial Center)

**Land Use:** Business Commerce (General Plan)

**Utilities:** Power - Arizona Public Service (APS)  
Water - Town of Buckeye  
Sewer - Town of Buckeye

**Taxes (2020):** \$155.78

**Parcels:** 504-27-012C, 504-27-012H, 504-27-012J, 504-27-012N, 504-27-012P, 504-27-012Q, 504-27-013B, 504-27-015F, 504-27-015G, 504-27-015H, 504-27-015J & 504-28-016C

**Opportunity Zone:** The Property is located in an Opportunity Zone. Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment.

**Comments:** Buckeye is the fastest growing city in Arizona and in the entire U.S. Currently 92,000 people reside in Buckeye. The Town has become an emerging market for logistics, distribution, and manufacturing. The Property is located at the southwest corner of Interstate-10 and Hwy-85. Hwy-85 is designated as part of the CANAMEX Corridor, as such it is being renamed as the future Interstate-11. The Property is fronting this new freeway system (along Hwy-85), which shall serve north/south transportation access from Mexico to Canada within the Sun Corridor.

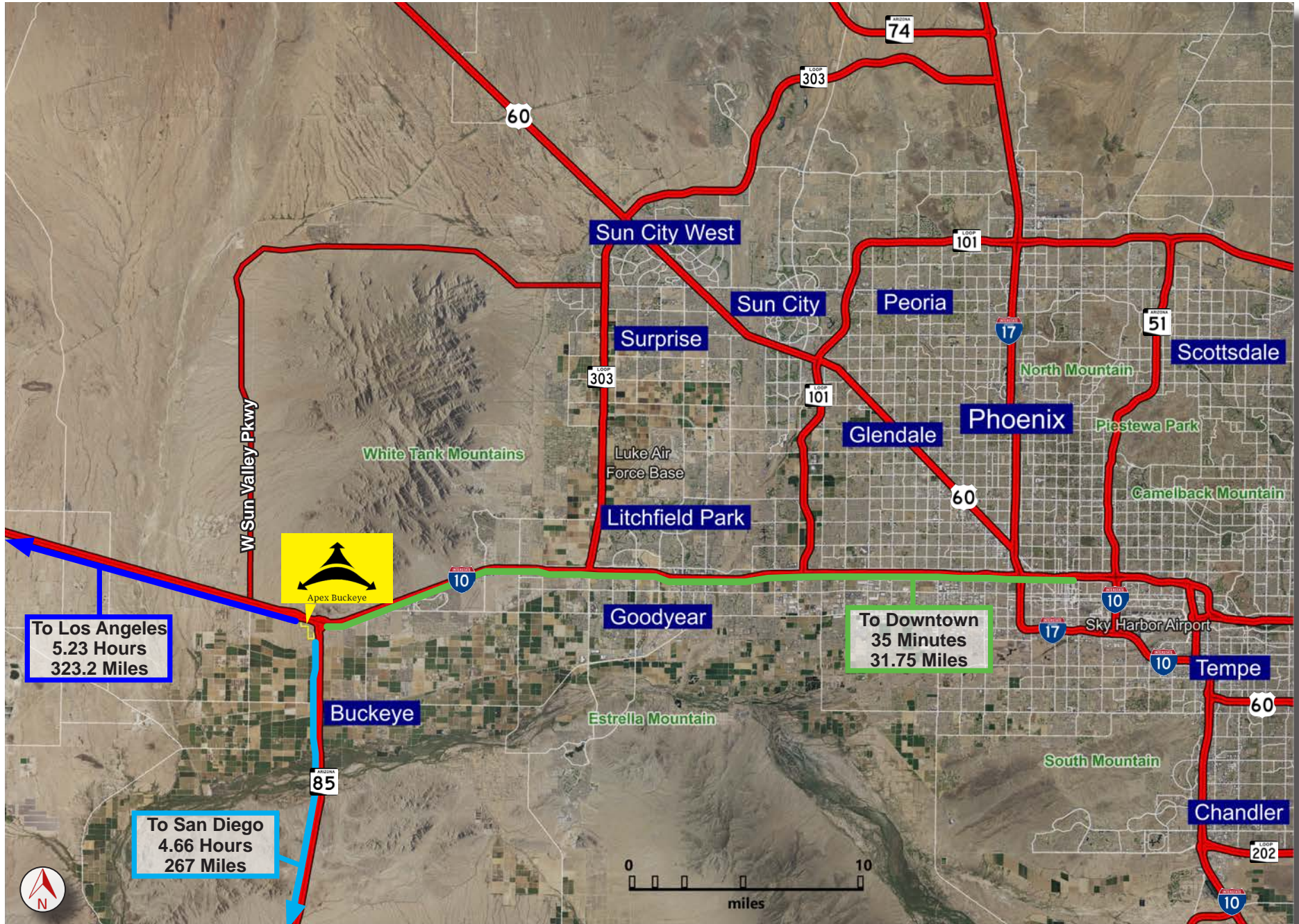
This property is an ideal development site for industrial, Multi-Family, Office, and other land uses due to it's location along two major freeways. The owner is currently working through new entitlements with the City of Buckeye.



# Regional Map

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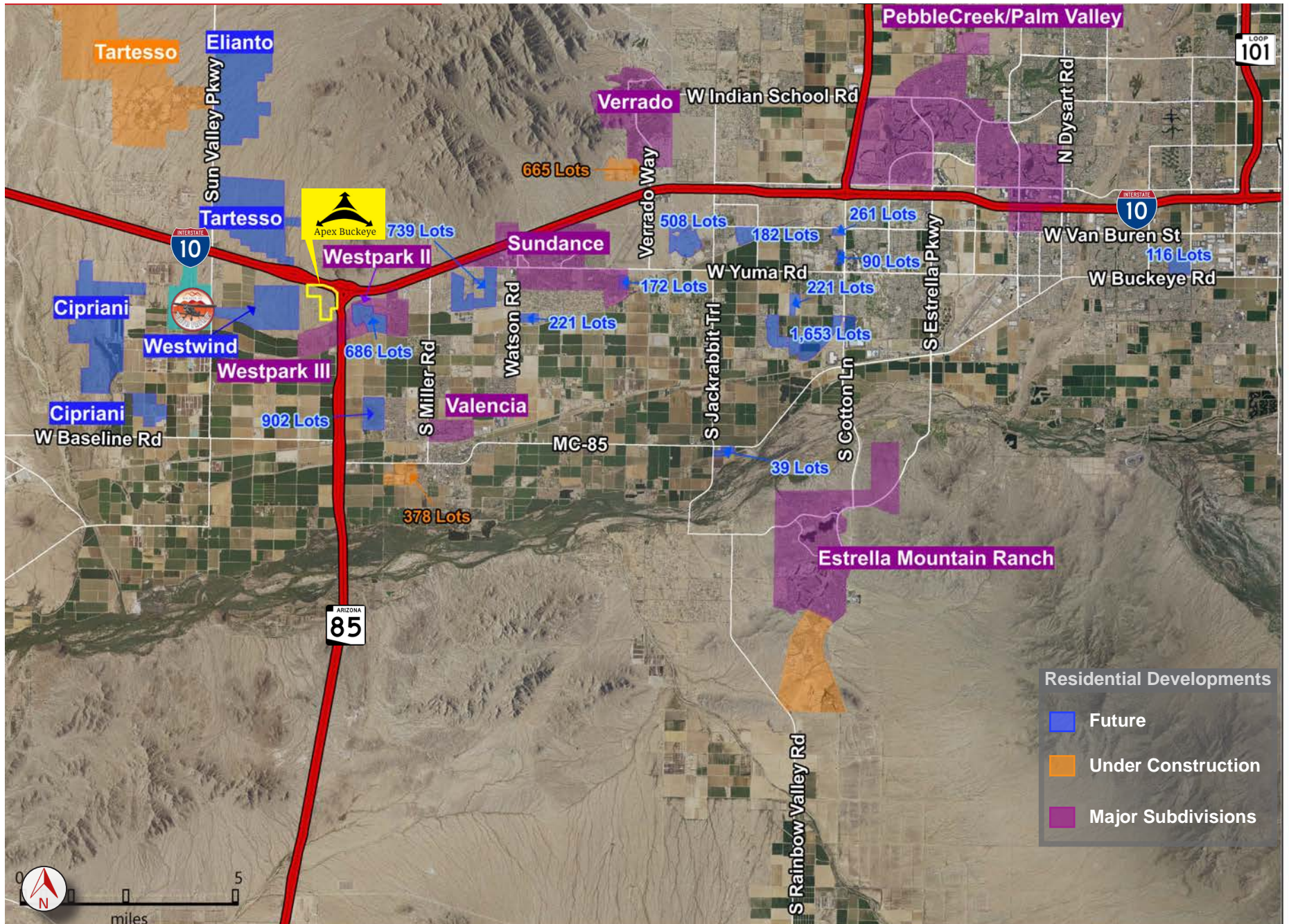
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# Residential Developments

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# Surrounding Retail

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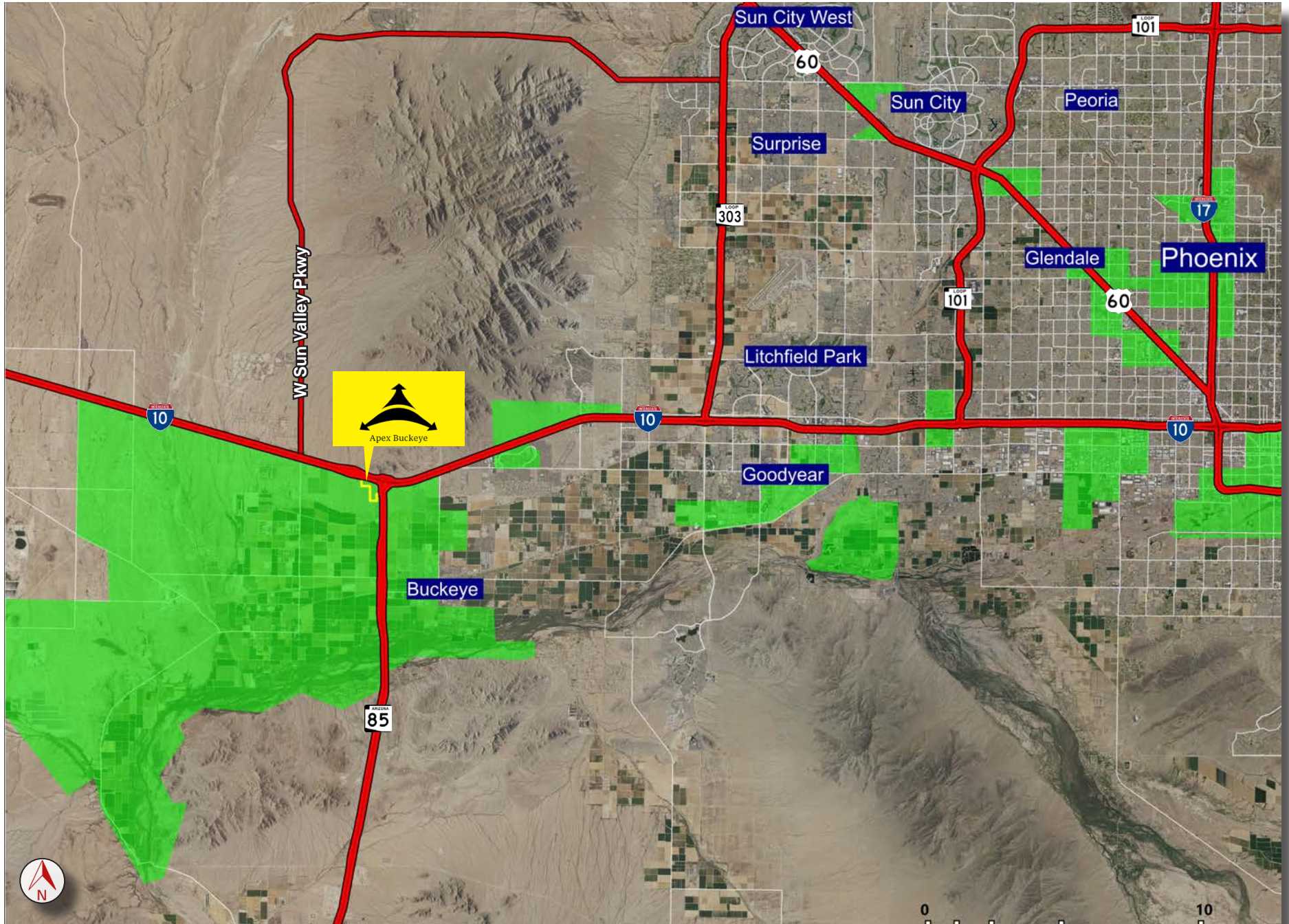
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# Opportunity Zones

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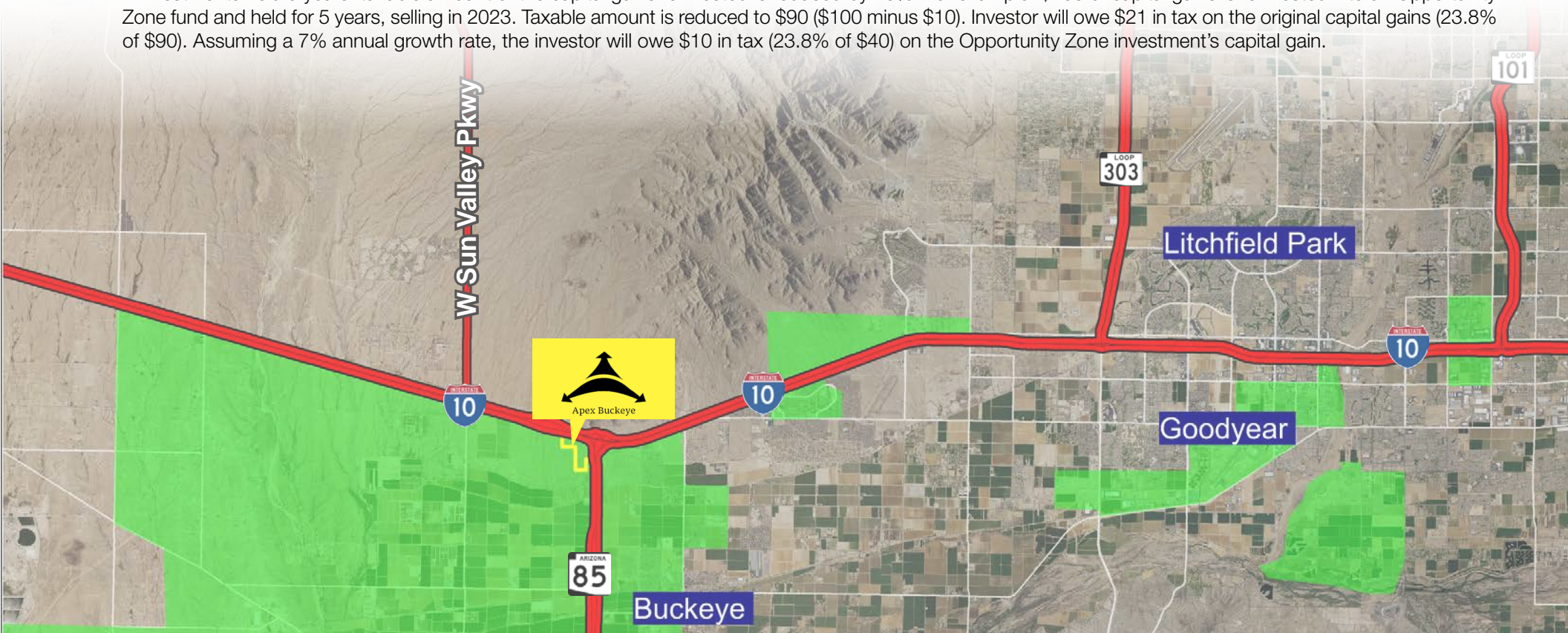
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Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.

The federal Opportunity Zones program allows each state's governor to nominate up to 25 percent of the qualifying low-income Census tracts as Opportunity Zones. It was created under a provision of the Tax Cuts and Jobs Act, which was signed into law December of 2017. Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment.

- Investments held 10 years: taxable amount of the capital gains reinvested is reduced by 15% and no tax is owed on appreciation. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 10 years. Tax owed on the original \$100 is deferred until 2026, and taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). No tax is owed on Opportunity Zone investment's capital gain. Assuming a 7% annual growth rate, the after-tax value of the original \$100 investment is \$176 by 2028.
- Investments held 7 years: taxable amount of the capital gains reinvested is reduced by 15%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 7 years, selling in 2025. Taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). Assuming a 7% annual growth rate, the investor will owe \$15 in tax (23.8% of \$61) on the Opportunity Zone investment's capital gain.
- Investments held 5 years: taxable amount of the capital gains reinvested is reduced by 10%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 5 years, selling in 2023. Taxable amount is reduced to \$90 (\$100 minus \$10). Investor will owe \$21 in tax on the original capital gains (23.8% of \$90). Assuming a 7% annual growth rate, the investor will owe \$10 in tax (23.8% of \$40) on the Opportunity Zone investment's capital gain.



# Buckeye Overview

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## MANUFACTURING, DISTRIBUTION & LOGISTICS

Buckeye is emerging as a center of logistics, distribution, and manufacturing. Existing businesses such as the Cardinal IG, Wal-Mart / Sam's Club Distribution Center, Wal-Mart Transportation and Logistics, Clayton Homes, and Fertizona are not only successful within our community, they are expanding.

- Buckeye is located along the CANAMEX Corridor
- direct access to Interstate 10, State Route 85, MC 85
- short distance from Interstate 8 and the newly constructed Loop 303.
- future Interstate 11 is being planned to pass through Buckeye twice, north/south transportation access from Mexico to Canada within the Sun Corridor.
- Union Pacific Railroad provides rail access to the area and has future plans to locate a large manifest yard in Buckeye.

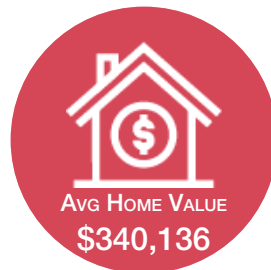
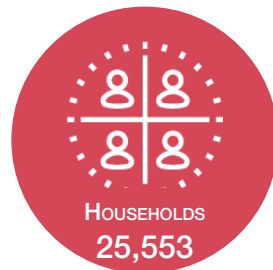
Buckeye provides the transportation access you're looking for without all the congestion of other cities.

## DEMOGRAPHICS

An abundant workforce, exceptional quality of life and easy access to key interstate and highway corridors have made Buckeye, Arizona a sought after retail destination. As the Western Gateway into and out of Greater Phoenix, Buckeye affords existing and new to market retailers and Interstate sensitive services an unparalleled opportunity to be at the forefront of growth.

- **Fastest growing City in the Country, the fastest growing in AZ.** (see "In the News" link below)
- 92,000+ residents and growing
- 2,651 permits in 2019, 3,000 projected for 2020
- 432,000 people, within 20 minutes of Verrado Way & I-10
- 16 miles of Interstate 10 frontage, 110K vehicles per day

Source: [www.growbuckeye.com](http://www.growbuckeye.com)



# Mixed Use Masterplan Land

Apex Buckeye | I-10 & Hwy 85, Buckeye, AZ

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