



±445 Acres for Sale

Industrial or Data Center Development Opportunity | Maricopa County, AZ



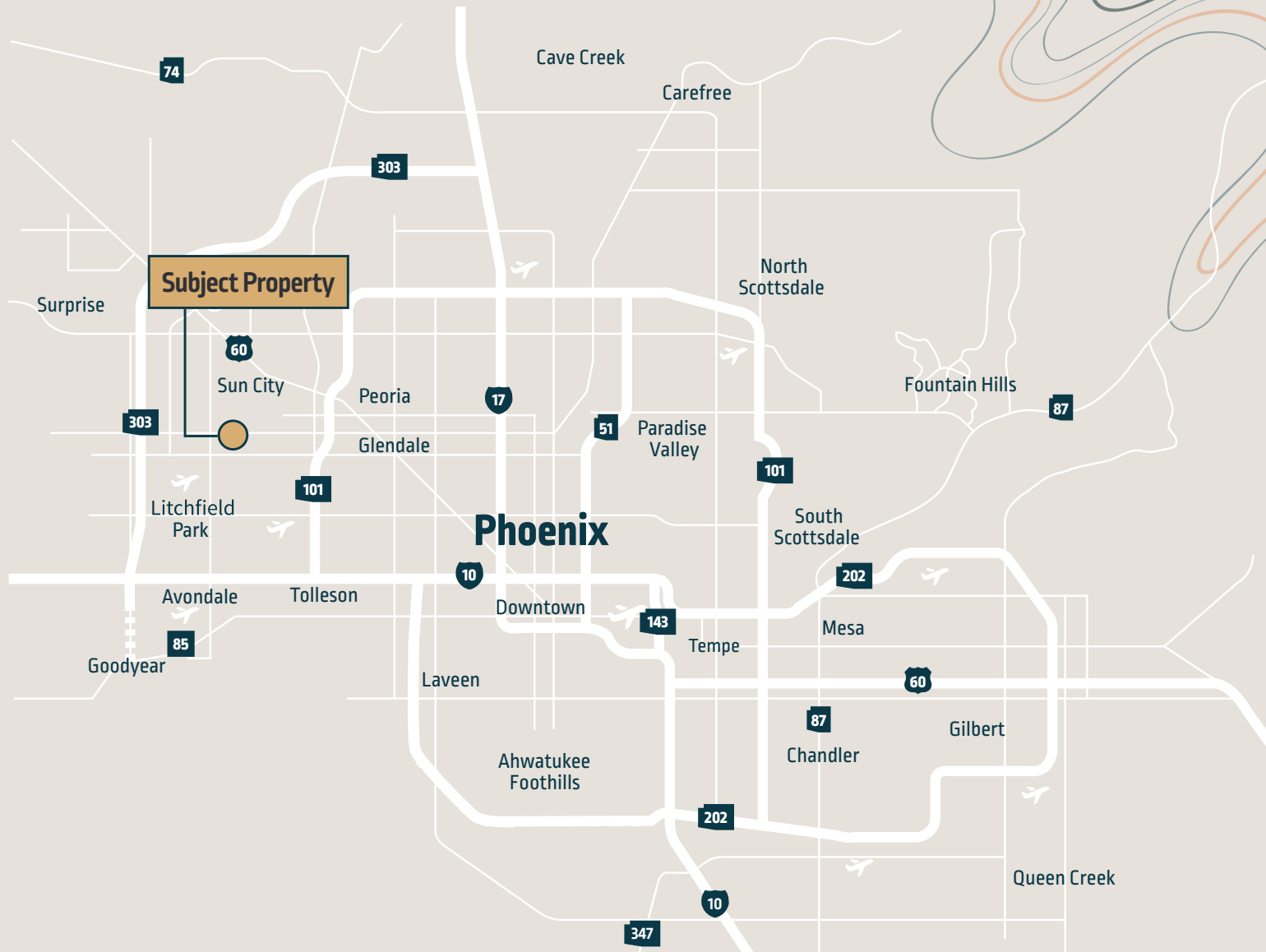
City of Phoenix
Aviation Department



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±445 Acres For Sale

At nearly 445 acres, these infill parcels are prime for industrial, data center, and commercial development. Serviced by the BSNF railroad and located in the heart of the buzzing Loop 303 corridor, these parcels are well suited to many types of industries including manufacturing, distribution, and logistics. With excellent freeway access, this site easily connects your supply chain to the major ports of Southern California and is within a two-day drive of 11 major metros.



Property Overview

±444.2 acres for sale

Industrial, data center, and commercial development site

Parcel numbers: 50143013C | 50143013D | 50143023A | 50143012C

SEC of Peoria Ave.
and Litchfield Rd.

4.5 miles from
Loop 303

6.5 miles from
Loop 101

0.5 miles / one block north
of Northern Parkway

Utilities include APS Power,
Southwest Gas, and EPCOR water

Zoning: RU-43, Maricopa County in the northern and southwest quadrants. The southeast quadrant is zoned AD-3, Maricopa County; a class of zoning related to development near a military installation, restrictions are codified in state law, Title 28; industrial/commercial development is allowed.

Close proximity to
countless amenities
at the Westgate
Entertainment District
off the Loop 101 and
the Prasada Shopping
Center off the Loop 303

Surrounded by
corporate neighbors
including Microsoft,
Williams Sonoma,
Red Bull, White Claw,
Crescent Crown
Distribution, Walmart,
Ball Corporation, and
many more.



Northern Parkway

Not a Part

Olive Ave



BNSF



Woolf Logistics Center

This aerial photograph shows a large industrial complex. In the upper right, several large white warehouse-like buildings are visible, with a line pointing to them from the 'Woolf Logistics Center' label. A major road, Peoria Ave, runs diagonally from the top right towards the bottom center. Another road, Litchfield Rd, runs horizontally across the middle of the image, intersecting Peoria Ave. To the left of Peoria Ave is a large, mostly empty lot with some green patches. To the right of Litchfield Rd, there is a large parking lot filled with many yellow and white trailers or containers. In the bottom left corner, there are some smaller buildings and a parking area. The overall landscape is a mix of industrial structures, paved areas, and some undeveloped land.

Peoria Ave

Litchfield Rd



Northern Parkway

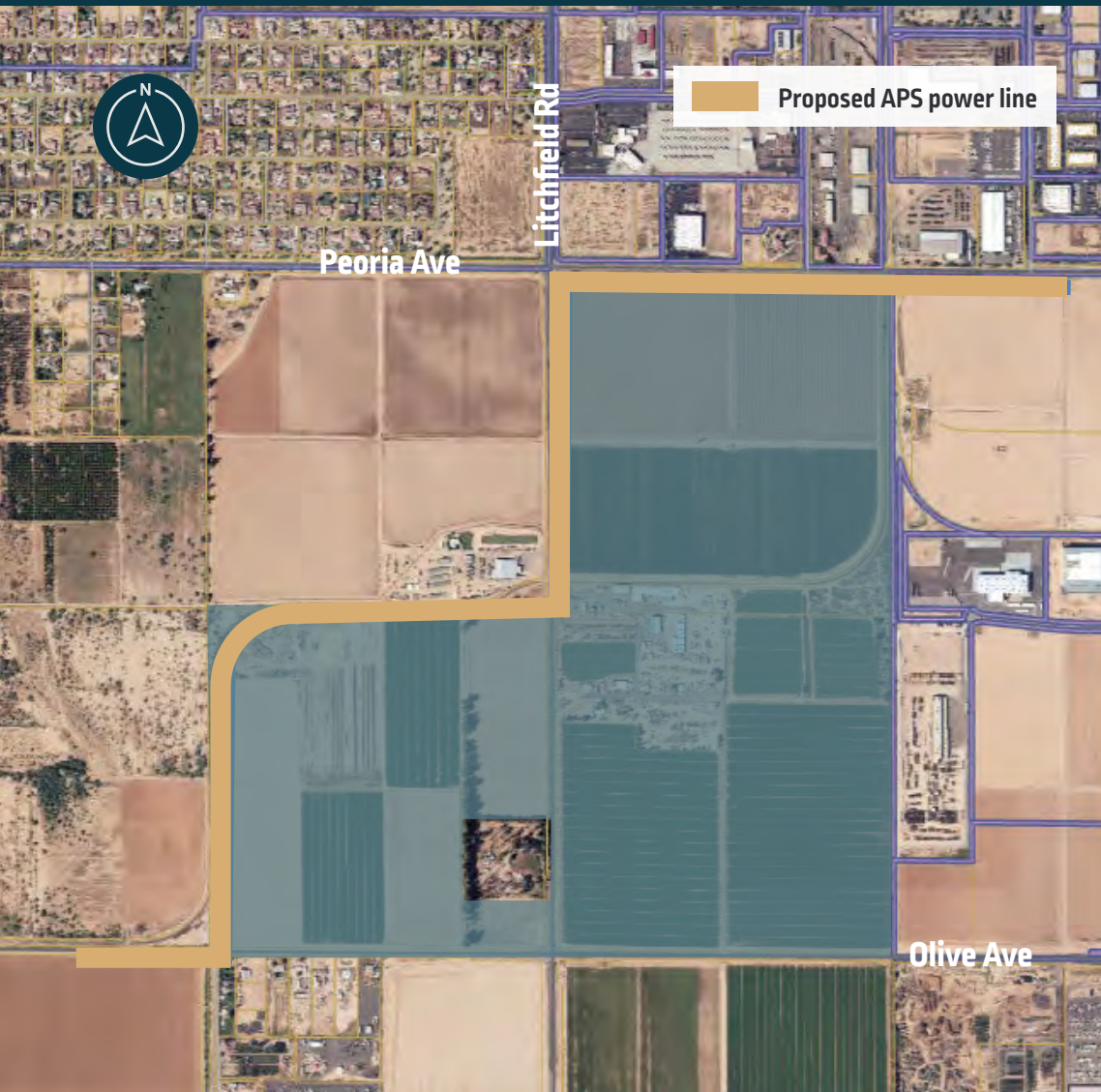
The Northern Parkway Corridor projects are the combined efforts of the Arizona Department of Transportation (ADOT), Maricopa Association of Governments (MAG), Maricopa County Department of Transportation (MCDOT), City of El Mirage, City of Glendale, and City of Peoria.

The parkway will be an access controlled freeway for the six mile segment from the Loop 303 through the Agua Fria River, just west of Loop 101.

When complete, the corridor will extend a total of 12.5 miles east and west between Loop 303, Loop 101, and US 60.

Estimated total project completion date is 2026.





Proposed APS Power Line Location & Utility Contacts

Power | APS

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Gas | Southwest Gas

Adwar Sawa

Account Advisor, Key Accounts

PO Box 52075 | 42A-170 | Phoenix, AZ 85392.2075

Cell 602-732-0782 | adwar.sawa@swgas.com

Water | EPCOR

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Developer Services

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Maricopa County | Planning & Development

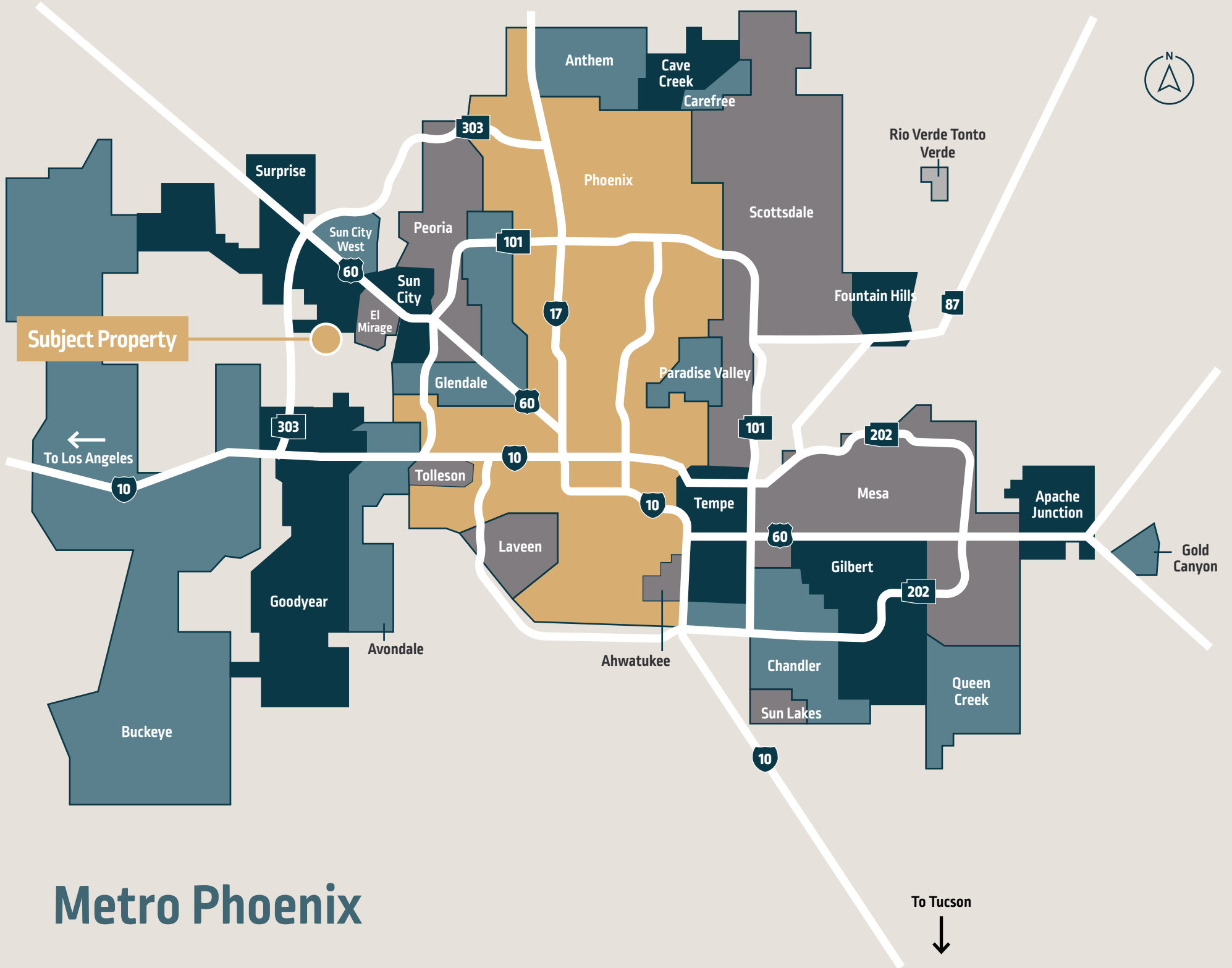
Mark Sipes. PE, SE, CBO

Chief Building Official

Planning & Development

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Metro Phoenix



Northern Parkway



Olive Ave

Dysart Rd



FedEx



US
US MERCHANTS

WILLIAMS SONOMA
CALIFORNIA

Nestle

BNSF

Not a Part

Litchfield Rd

Peoria Ave

Why West Valley

Upwards of 1.8 million people reside in the West Valley, with projections showing continued growth

Several universities and educational institutions: Grand Canyon University (GCU), Midwestern University, Webster University, Carrington College and more

West Valley is home to 984 businesses and 43,890 employees in the manufacturing market





Subject Property

30-Minute Demographics

2023 total population
1,796,795

2023 average HH income
\$72,665

2028 projected population
1,845,227

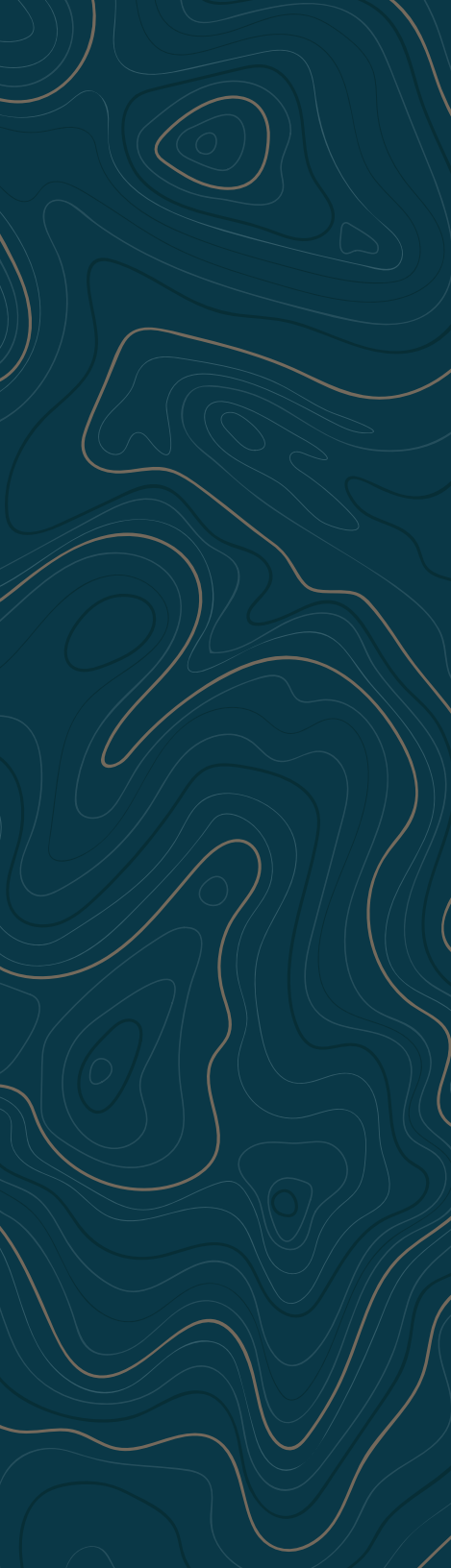
Education

Graduation/Professional Degree
9.3%

Bachelor's Degree
16.9%

Associate Degree
10.9%

Some College, no degree
22.2%



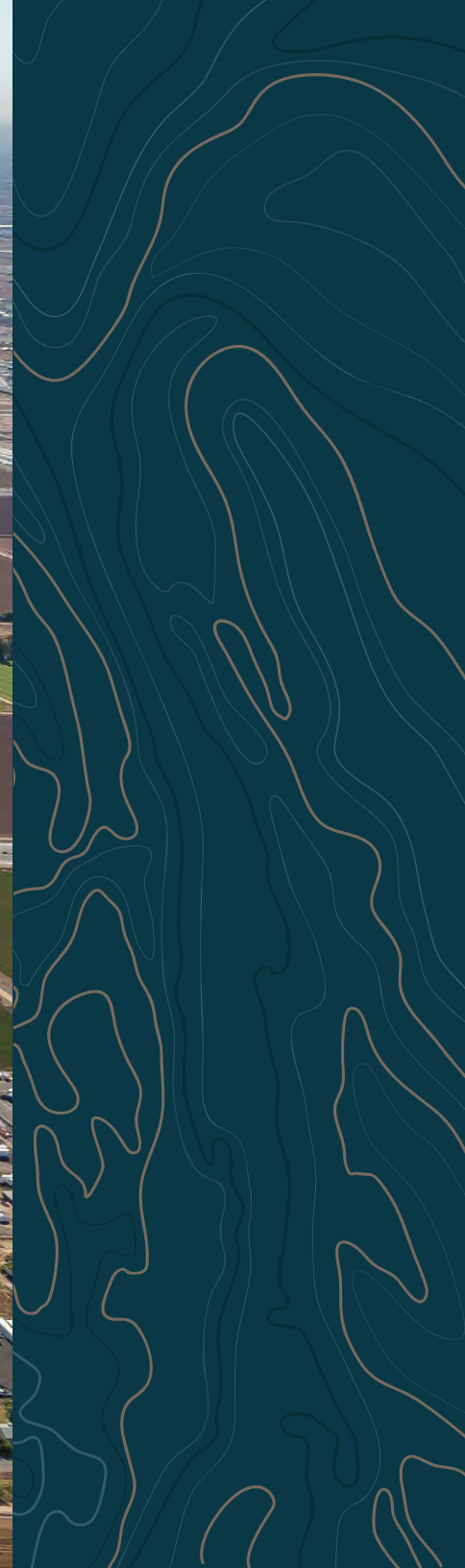


Northern Parkway

Olive Ave

Litchfield Rd

Not a Part





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For Access to Due Diligence Documents, Please Contact:

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