

# ±340 acres for sale

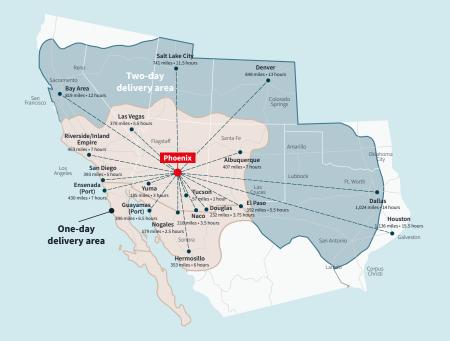
Maricopa County, Arizona



Approximately 340 acres offered for sale on the southwest corner of Baseline Road and Palo Verde Road and on the southwest corner of the Union Pacific Railroad and Palo Verde Road, just to the west of the city of Buckeye in Maricopa County, Arizona.

#### **Location highlights**

- Full diamond interchange at Palo Verde Rd and Interstate 10
- 5 miles to Buckeye Municipal Airport
- 40 miles/45 minutes to Sky Harbor International Airport
- Buckeye is the Phoenix Metro's western-most city making it a premier gateway location between, Arizona, California, and the Western United States
- ±6 hours to Los Angeles/Long Beach, or ±5 hours to San Diego from Buckeye





#### **Property details**

- Parcel numbers: 401-36-0038, 401-36-003L, 401-36-004C, 401-36-008C, 401-36-008D, 401-36-002A, and 401-36-001D
- Zoning: RU-43 (Agriculture), Maricopa County
- Utilities: TBD
- Baseline Road frontage on the northern parcel
- Union Pacific Railroad frontage on the southern parcel
- 3 miles to AZ-85
- 5 miles to Interstate 10
- Corporate neighbors include: Rehrig Pacific, KORE Power, Parker Fasteners, Exxon Mobile, Cardinal Glass, Ross Distribution
   Center, Walmart Distribution Center, Clayton Homes, Five Below, Funko, and more





## Why Buckeye?

### ±340 acres for sale



#1

fastest growing city in the U.S. between 2010-2020

#6

best place to live in the U.S.

7

robust transportation network with access to 7 major interstates/highways 6.3M

square feet of new commercial development in 2023

34.5

median age of Buckeye resident

92%

of skilled workforce commutes outside of Buckeye for work 1M+

immediate regional workforce

\$114K

average household income

640 Sq M

Buckeye is 640 square miles, the largest city in Arizona

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