

Industrial land prime for high-tech manufacturing development



B85 Technology Park



±214 Acres For Sale | SEC SR 85 & Baseline Road, Buckeye, Arizona

Jones Lang LaSalle Americas, Inc. | AZ License #C0508577000

±214 Acres For Sale

Spanning approximately 214 acres, this strategically positioned site in Buckeye, Arizona, offers immediate access to State Route 85 and is nestled between Baseline Road and MC 85. Situated just 3.5 miles south of Interstate 10, the property lies within one of the Phoenix Metro's most rapidly expanding markets. This prime west-side location facilitates seamless connectivity to California via SR 85 and I-10, as well as to Mexico and San Diego via SR 85 and I-8. Boasting robust existing infrastructure on-site, this site is a prime opportunity for a high-tech manufacturer to develop a state-of-the-art facility in this sought-after region.

Property Highlights

- Direct access to SR 85
- Zoned GC Industrial, City of Buckeye
- 4 Parcels:
 - 401-01-030C | ±56.47 ac
 - 401-87-010A | ±70.30 ac
 - 401-01-029D | ±37.86 ac
 - 401-87-009C | ±49.19 ac
- Infrastructure:
 - Power: APS - no wait for up to 25MW of power
 - Water: City of Buckeye - 2" waterline extension by the City of Buckeye will be ready for tie in Spring 2025
 - Sewer: City of Buckeye
 - Natural Gas: Southwest Gas
 - Rooks Road Bridge: City of Buckeye is constructing a bridge to cross the canal on the SEC of the property along Rooks Road, to be completed by Spring 2025
 - Rail: Union Pacific

Area Demographics

	15 minutes	30 minutes	45 minutes
2024 Population	43,224	333,160	1,680,755
2029 Est. Population	49,943	377,727	1,791,232
Est. 2024-2029 Annual Growth Rate	2.93%	2.54%	1.28%
Median Household Income	\$80,307	\$99,727	\$78,022
Median Home Value	\$366,581	\$462,306	\$419,923
Median Age	31.8	35.9	35.4
Labor Force Population	20,951	163,558	820,764
Education			
Associate Degree	13.8%	13.2%	10.4%
Bachelor's Degree	12.1%	19.4%	16.7%
Graduate/Professional Degree	5.6%	9.9%	8.7%

Buckeye is home to notable corporate neighbors such as:

Walmart

ROSS
DRESS FOR LESS®

Funko

CARDINAL
Glass Industries

five BEL®W

B85 Technology Park

Los Angeles

Downtown
Phoenix

303

10

10

85

85

EMPIRE CAT

U-HAUL

five BEL®W

Funko

ExxonMobil

Miller Road

Watson Road

ROSS
DRESS FOR LESS®

CARDINAL
Glass Industries

Clayton
homes

Walmart

aps

San Diego

Van Buren Street

Safelite
AutoGlass

HAJOCA

Yuma Road

Verrado Way

Lower Buckeye Road

Broadway Road

Jackrabbit Trail

Perryville Road

Cotton Lane

FORTUNE 2
E-COMMERCE

Huhtamaki

Andersen

BLUE

Drive times:

Southern California
[LA/Long Beach; San Diego]
±5.5 hours

Phoenix Sky Harbor
International Airport
37 miles / 40 minutes

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For Access to Due Diligence Documents, Please Contact:

Anthony Lydon, CSCMP
Executive Managing Director
T +1 602 282 6268
M +1 602 469 1843
aj.lydon@jll.com

Chuck Rosien V
Managing Director
T +1 312 228 2856
M +1 608 566 6508
chuck.rosien@jll.com

Marc Hertzberg, SIOR
Executive Managing Director
T +1 602 282 6269
M +1 602 625 2804
marc.hertzberg@jll.com

John Lydon
Senior Managing Director
T: +1 602 282 6326
M: +1 773 617 6511
john.lydon@jll.com

Joan McCarthy
Associate
T +1 312 228 2856
M +1 608 381 4033
joan.mccarthy@jll.com

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