Planned I-11

INTERSTATE 11

355th Avenue

Wintersburg Road

339th Avenue

INTERSTATE 10

NEC 355th Avenue
& Van Buren Street,
Maricopa County, AZ

TA TravelCenters of America

Roosevelt Street

5 Miles to I-10

N

Van Buren Street

2.3 Miles to I-10

Opportunity Zone Land for Sale

±153 Acres | Divisible to ±20 Acres

NEC 355th Avenue & Van Buren Street,
Maricopa County, AZ

JLL SEE A BRIGHTER WAY

Property features

±153.05 acres | divisible to ±20 acres

Site dimensions: ±2,510' x ±2,620'

APN #504-11-012

Zoning: IND-2 (light industrial)

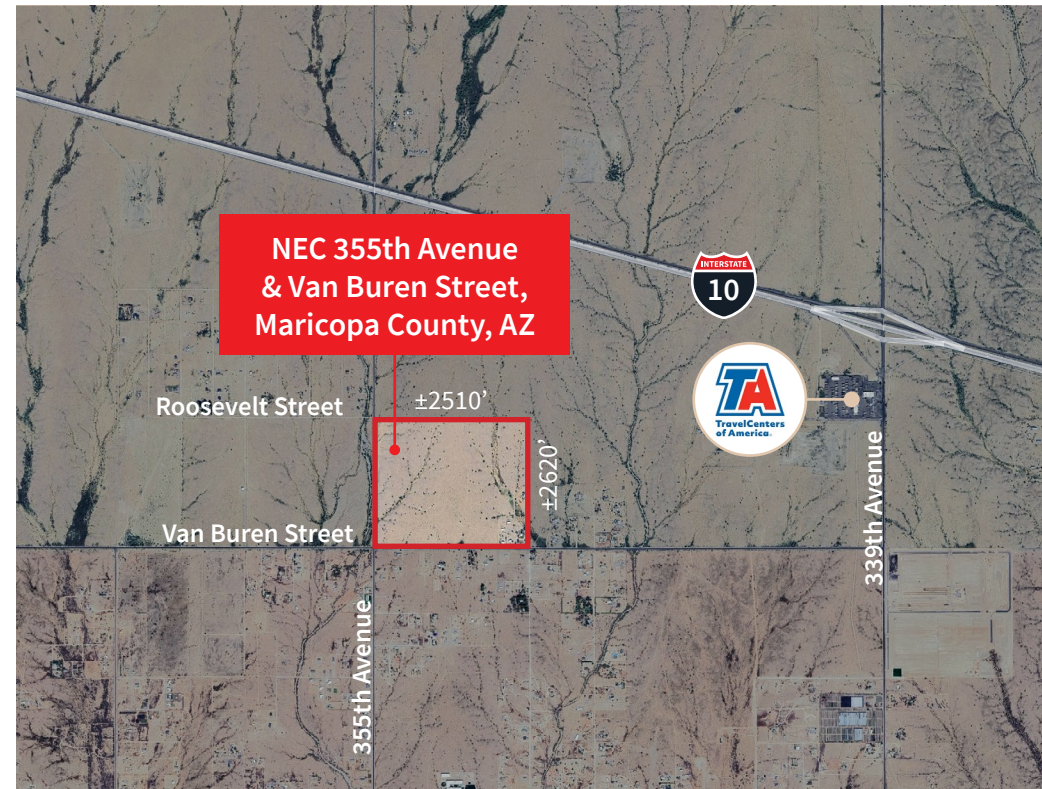Water: global water resources

Power: APS

Foreign-trade zone capable

NEC 355th Avenue & Van Buren Street, Maricopa County, AZ

Roosevelt Street

±2510'

±2620'

Van Buren Street

355th Avenue

339th Avenue

Opportunity zone

- Capital gains tax incentive for investing in opportunity zone
- Temporary deferral for capital gains reinvested
- Step-up in basis to 15%
- Permanent exclusion from taxable income of capital gains

Learn more about opportunity zones

Learn more about interstate 11

Location highlights

- ±5 Hour drive to the ports of Long Beach / Los Angeles
- Lower real estate tax and impact fee area
- Planned i-11 (Hassayampa Freeway) at 363rd Avenue alignment, connecting Mexico to Canada

Nearby corporate neighbors | Buckeye, Arizona

JLL — SEE A BRIGHTER WAY

Southwest regional drive time map

Bay Area
760 miles • 12 hours

Sacramento

San Francisco

Reno
730 miles • 11.5 hours

Salt Lake City
660 miles • 10 hours

Denver
860 miles • 13 hours

Colorado Springs

Las Vegas
378 miles • 5.5 hours

Flagstaff

Phx

Albuquerque
420 miles • 6.5 hours

Santa Fe

Amarillo

Oklahoma City

Riverside/Inland Empire
325 miles • 5 hours

Port of Long Beach
390 miles • 6 hours

Los Angeles

San Diego
355 miles • 5.5 hours

Ensenada (Port)
400 miles • 7 hours

Yuma
185 miles • 3 hours

Tucson
110 miles • 1.5 hours

Nogales
180 miles • 2.5 hours

Las Cruces

El Paso
430 miles • 6 hours

Lubbock

Ft. Worth

Dallas
1,055 miles • 16 hours

Hermosillo
350 miles • 6 hours

Sonora

Guayamas (Port)
440 miles • 7.5 hours

San Antonio

Austin

Houston
1,170 miles • 17.5 hours

Galveston

Laredo

Corpus Christi

N

One-day delivery area

Two-day delivery area

For additional information:

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Greater Phoenix Economic Council

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