

Manufacturing Zoning & Site Improvements In Place



B85 TECH PARK

Industrial land prime for high-tech manufacturing development

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

Jones Lang LaSalle Americas, Inc.
AZ License #CO508577000



±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



Existing engineered building
pad for **900,000 SF**



4 Parcels
214 total acres

Existing Infrastructure:

Power: APS - committed to \$5 billion in infrastructure growth over the next 10 years

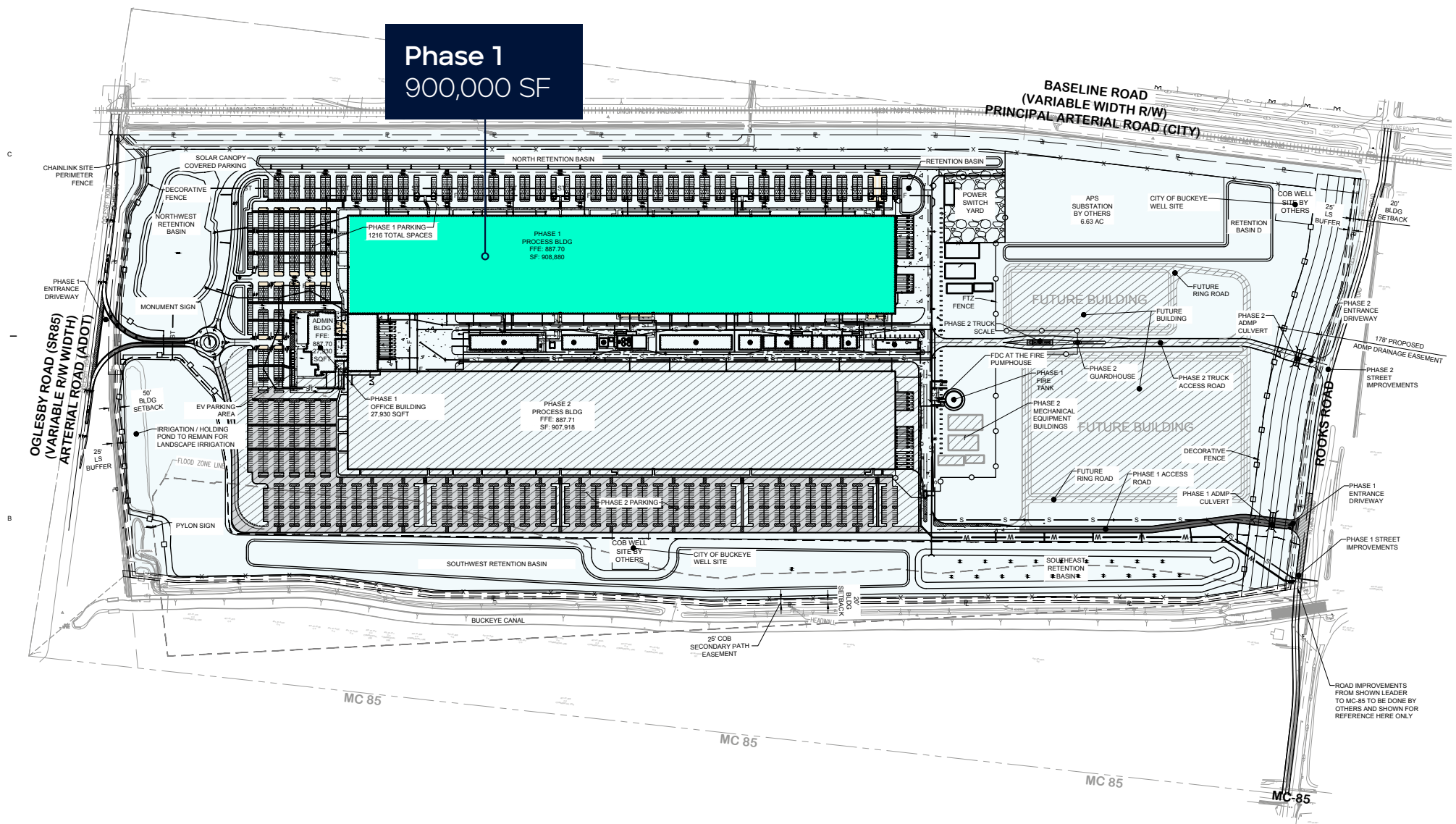
Water: City of Buckeye - 8" water line to be installed at the SEC of the property by Summer 2025

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



B85

TECH PARK



aps



85



MC 85

Baseline Road

Buckeye Canal

Rooks Road

Curb cut

Curb cut

Future Rooks Rd Bridge



Corporate Neighbors

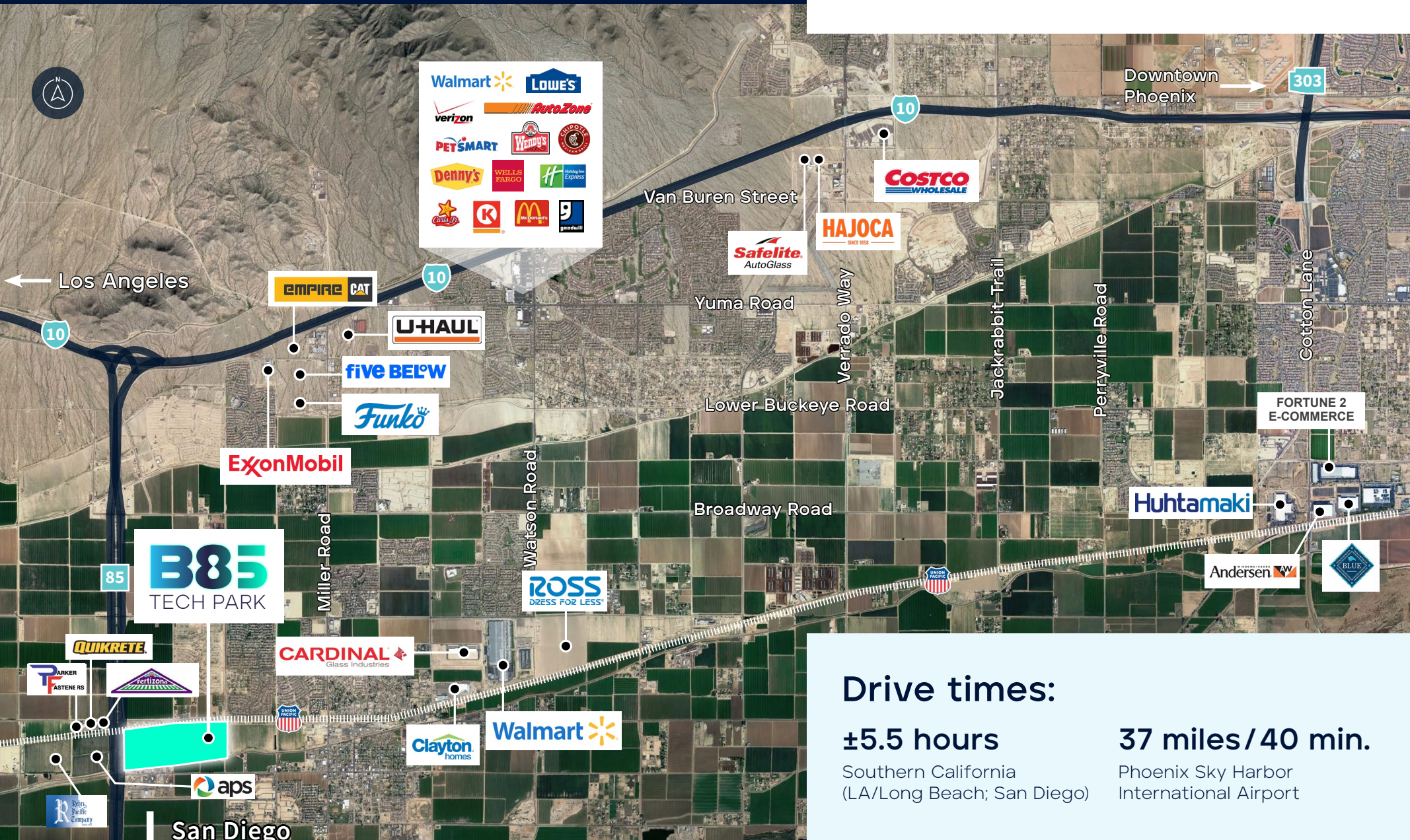
Buckeye is home to these notable neighbors:



ROSS
DRESS FOR LESS®

Funko five BELOW

CARDINAL
Glass Industries



Drive times:

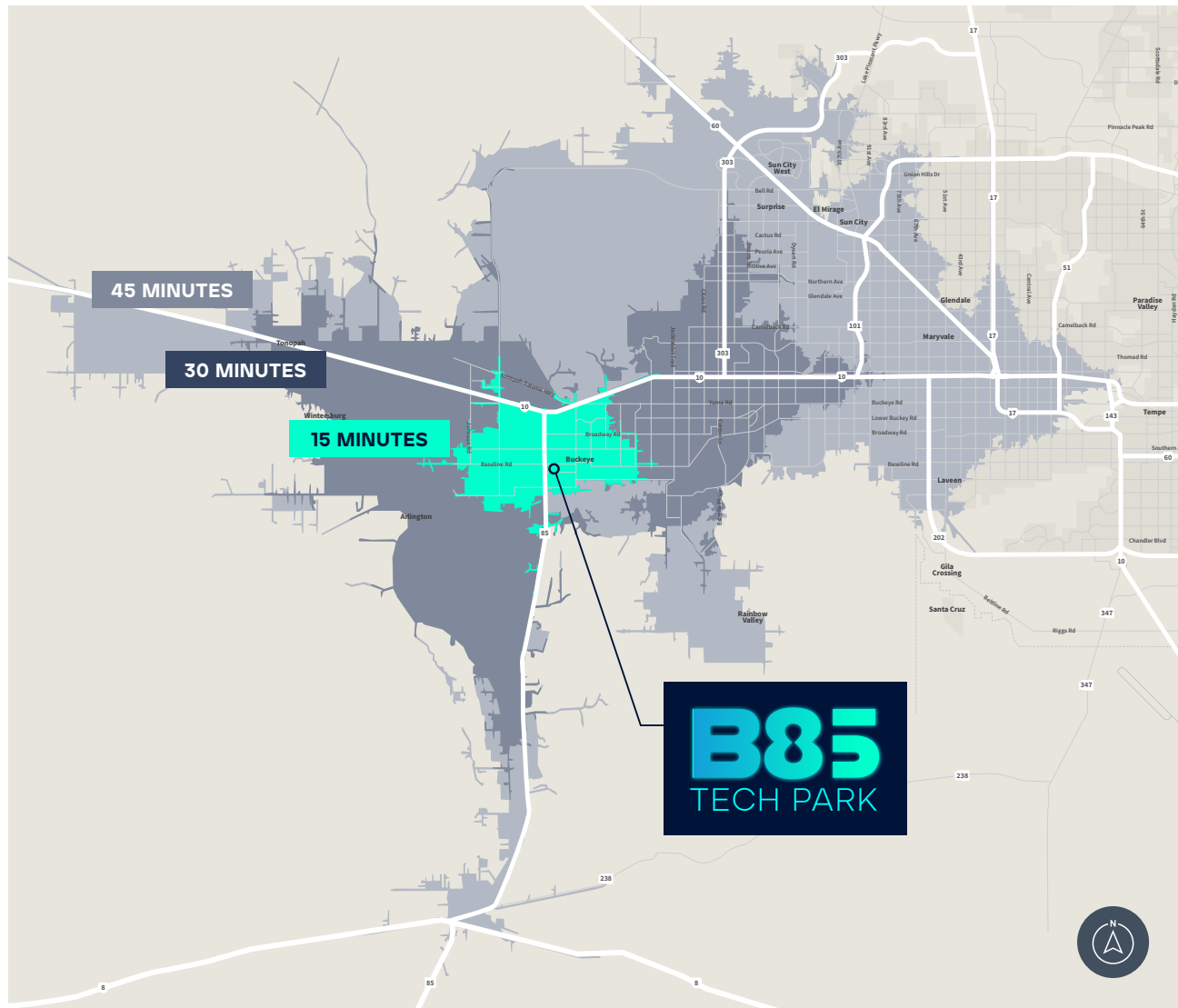
±5.5 hours

Southern California
(LA/Long Beach; San Diego)

37 miles / 40 min.

Phoenix Sky Harbor
International Airport

Area Demographics



	15 min.	30 min.	45 min.
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%

About Buckeye



639 square miles
largest city in Arizona



#1 Fastest growing city
in the U.S. over the last
5 years

20 years of future growth

1.1 Million
Buildout

295,400
2040

193,600
2030

+5.3%

**Annual Growth
Rate**

+7.6%

109,700
2020

\$275 million

Verrado Marketplace broke
ground in November 2024

Northeast corner of I-10 and
Verrado Way

Opening Spring 2026 | 50+
retailers and restaurants

For more information visit:
atverradomarketplace.com



Bath & Body Works®



Harkins
THEATRES

HAWAIIAN BROS
— ISLAND GRILL —

HomeGoods



ULTA
BEAUTY

SAFeway



SHAKE SHACK®



Top 15 Southwest Valley Major Employers

Company	City	# of Employees
Amazon	Goodyear & Avondale	5926
United Parcel Service	Goodyear	1858
Jbs	Tolleson	1753
Chewy	Goodyear	1580
Macys	Goodyear	1469
Abrazo Healthcare	Goodyear	1150
Walmart	Buckeye	1080
State of Arizona	Buckeye	998
Albertsons	Tolleson	804
State of Arizona	Goodyear	692
Subzero Freezer Co	Goodyear	663
Atlas Retail Services	Tolleson	660
Papa Johns Salads Produce Inc	Tolleson	601
Sk Food Group	Tolleson	550
City of Hope	Goodyear	508

Prime Location

for seamless connectivity



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**For Access to Due
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