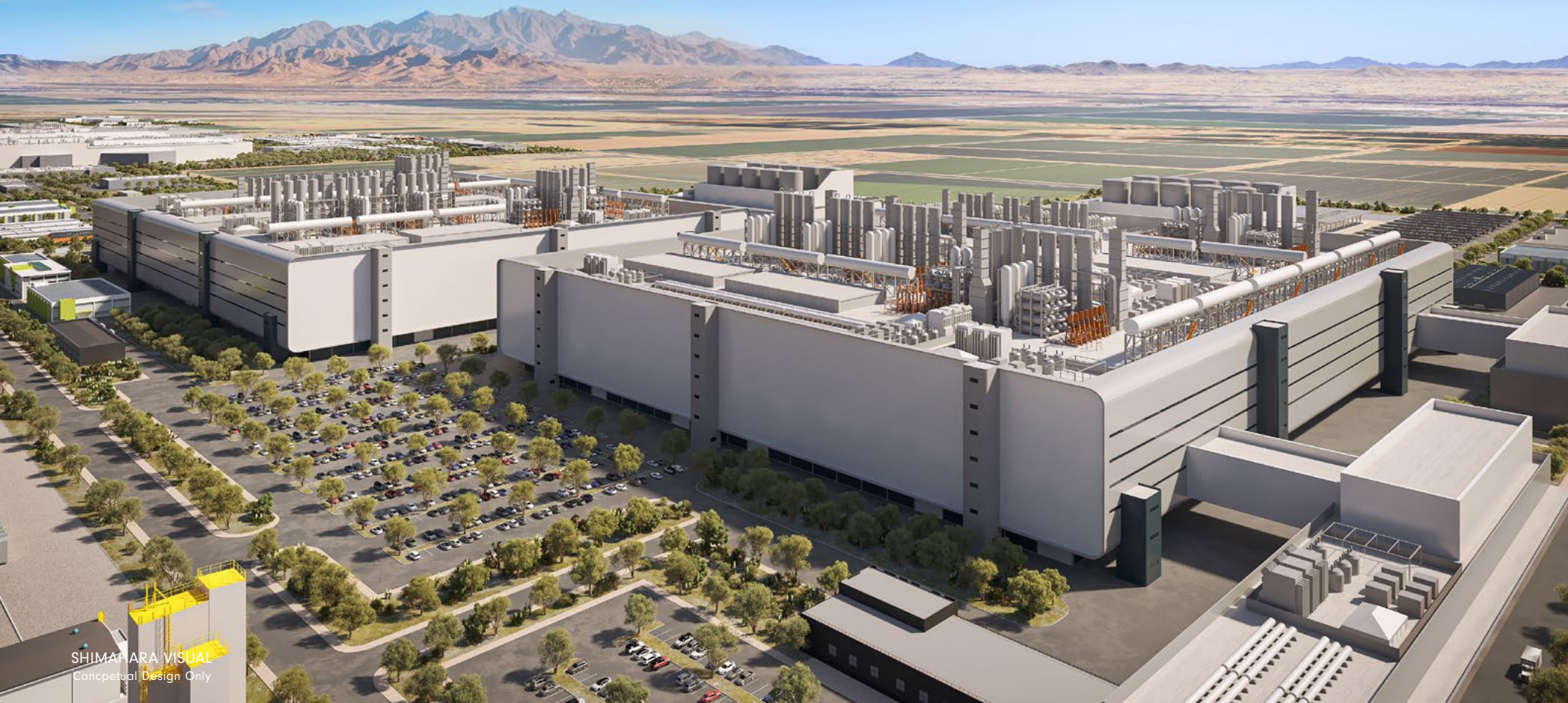


The logo for Grand View Arizona, featuring a stylized 'G' and 'V' in a dark blue square on the left, and the text 'GRAND VIEW ARIZONA' in a white box on the right.

GRAND VIEW
ARIZONA



SHIMAHARA VISUAL
Conceptual Design Only



Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000

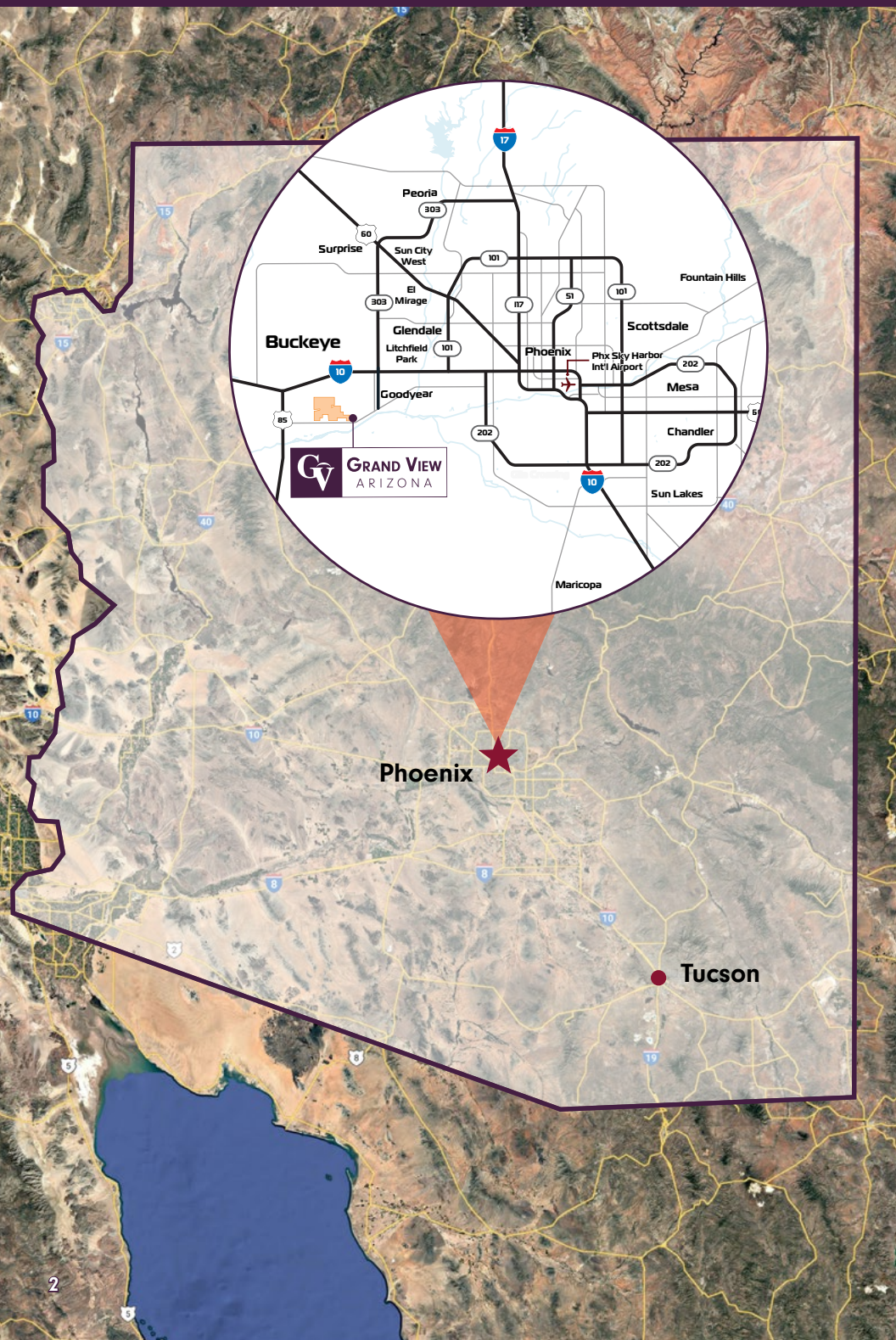
Where Expansive Horizons Meet Your Advanced Manufacturing Needs

www.grandviewarizona.com

Introducing a Monumental Opportunity in Arizona

This colossal **2,500-acre mega-site** is poised to redefine the landscape of industrial and economic growth in the region. Envisioned as a future employment powerhouse, this expansive site was once the home to Grand View Dairy and now offers unparalleled potential for industrial development. With the flexibility to accommodate **100% employment** or a dynamic blend of **60% employment and 40% residential/commercial**, Grand View Arizona stands as a beacon of progress in the heart of the Southwest.

Strategically positioned **near Interstate 10 (I-10) and Verrado Way**, and now bolstered by the **approved State Route 30 (SR 30) freeway approximately one mile away**, this rare property boasts an impressive **2.75 miles of Union Pacific rail frontage**. Equipped with state-of-the-art infrastructure **providing the highest availability of power, water, and telecommunications**, Grand View Arizona is not just a development—it is a gateway to the future of industrial planning and economic prosperity.



Phoenix

Tucson

Shaping Tomorrow's Industrial Landscape



LOOP 303

LOOP 303



Watson Road

Dean Road

Verrado Way

Broadway Road

Joekraolbit Trail

Perryville Road

Potential Partner

MC85



Broadway Road

1

SEWER PLANT AND WATER CAMPUS

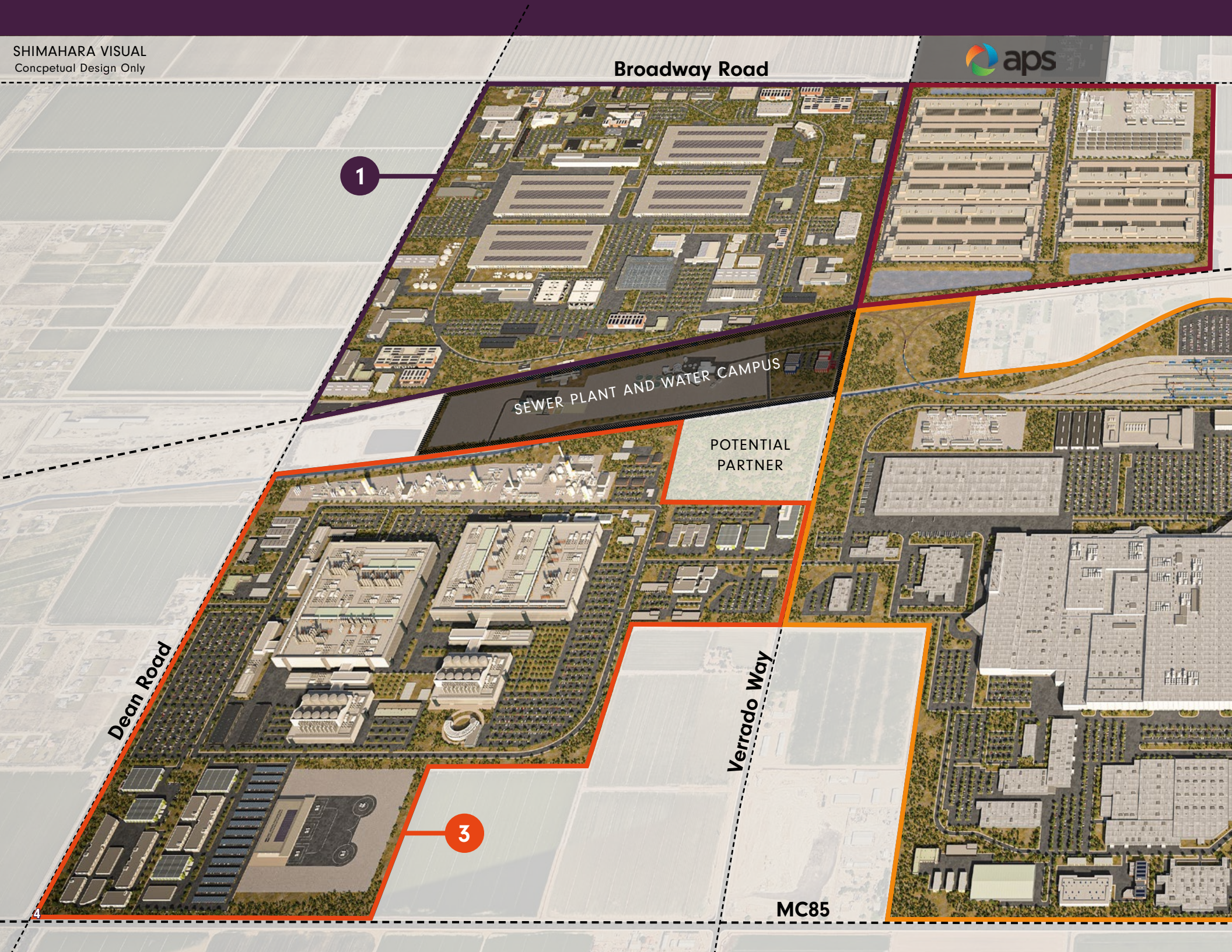
POTENTIAL
PARTNER

Dean Road

3

Verrado Way

MC85





Jackrabbit Trail

Perryville Road

MC85



SECTION 1

Pharmaceutical & Medical Device Manufacturing

Size: 560 Acres

SECTION 2

Data Center

Size: 310 Acres

SECTION 3

Chip Manufacturing

Size: 418 Acres

SECTION 4

Auto Manufacturing

Size: 900 Acres

SECTION 5

General Industrial

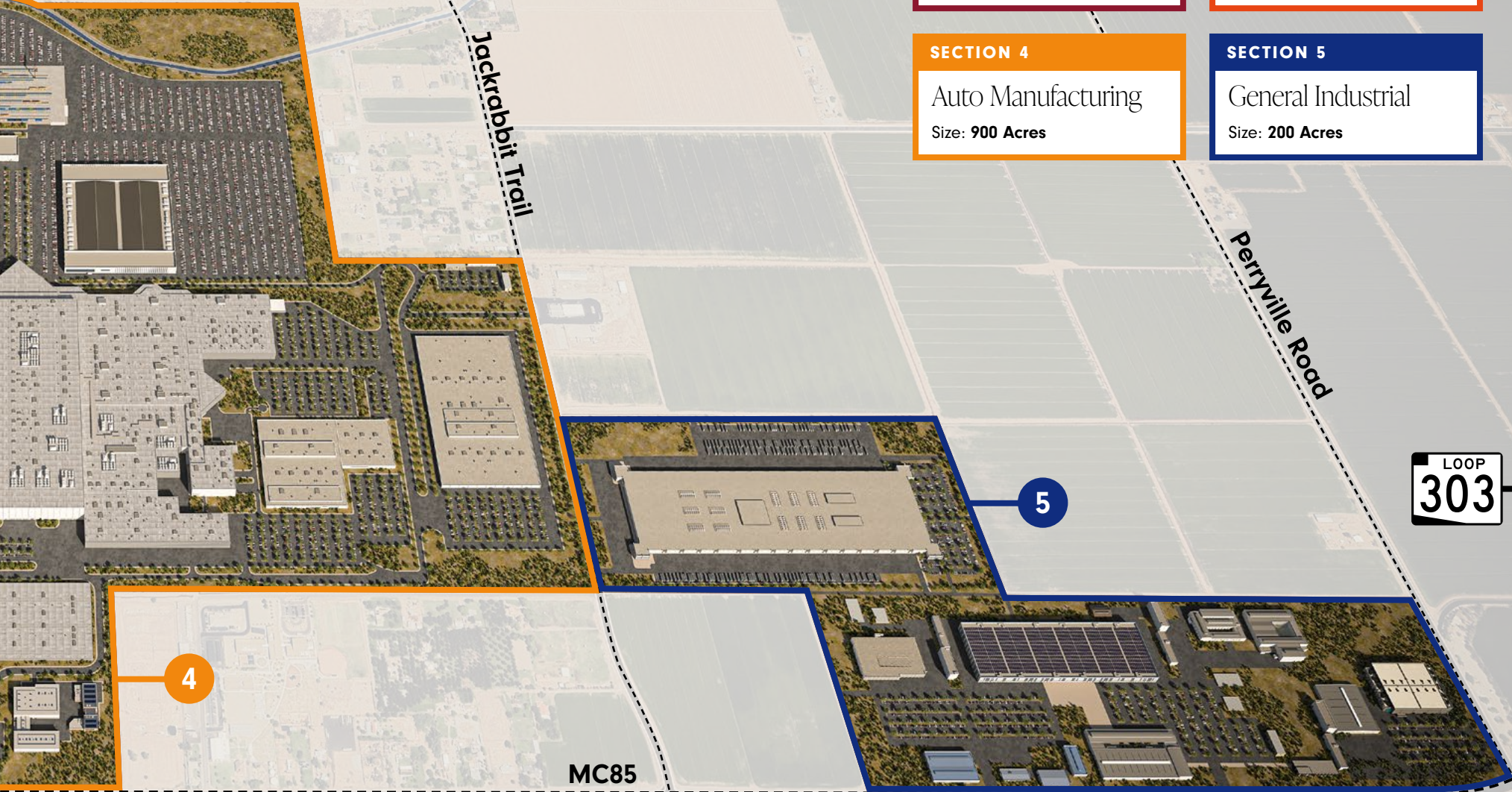
Size: 200 Acres

2

5

4

5



A Canvas for Innovation and Growth

Grand View Arizona stands as a testament to boundless potential and strategic foresight

This expansive **2,500-acre property** offers a unique canvas for visionary developers and industry leaders to shape the future of industrial and mixed-use development. With its **prime location, extensive rail frontage, and state-of-the-art infrastructure**, Grand View Arizona isn't just a property—it's a gateway to unprecedented growth and innovation. Explore the myriad advantages that position this site at the forefront of economic expansion in the Southwest.

Property Highlights

- ±2,500 acres under single ownership
- 5202 South Verrado Way, Buckeye, Maricopa County, AZ 85326
- 2.75 miles of Union Pacific rail frontage
- Excellent access to power, water and telecommunications
- SR 30, 1 mile away, scheduled completion 2030
- Verrado Way & Broadway Road are designated major arterials
- Proximity to 2 major hospitals
- \$275M Verrado Marketplace by Vestar opened May 2026, NEC of I-10 & Verrado Way

Utilities/Infrastructure

- Rail - 2.75 miles of Union Pacific Rail bisects the site
- 16" gas line adjacent to site - Southwest Gas
- Power - Large regional WAPA Liberty Substation and adjoining APS Freedom Substation immediately adjacent to the site
- 69 kV line on-site and 230 kV line adjacent to property
- Water - City of Buckeye / sewer treatment facility planned on-site, property is irrigated with a proven history of water supply and established robust water rights
- Fiber - bisects the site

Proximity

- ±1 mile / 3 minutes to SR 30/Loop 303 interchange
- ±3.5 miles / 10 minutes to I-10
- ±4.5 miles / 10 minutes to Premier Master Planned Community Verrado
- ±12 miles / 20 minutes to Phoenix-Goodyear Airport & Buckeye Airport
- ±17 miles / 26 minutes to Luke Airforce Base
- ±31.5 miles / 40 minutes to Downtown Phoenix / Sky Harbor Int'l Airport
- ±40 miles / 45 minutes to 1.9M Acre Goldwater Weapons Training Range
- ±270 miles / 4 hours to Inland Empire
- ±350 miles / 5.5 hours to Ports of LA & Long Beach

A Future World-Class Business Park

Strategic location, esteemed neighbors

Nestled in the heart of Arizona's burgeoning industrial corridor, Grand View Arizona is poised to become a pivotal hub for business and innovation. From global logistics giants to cutting-edge manufacturing facilities, our surroundings reflect the area's robust economic ecosystem. The property's extensive boundaries, clearly delineated here, demonstrate the scale of opportunity available for visionary industry partners. With such premium positioning and ample space for growth, Grand View Arizona offers the perfect foundation for creating a world-class business park that will shape the region's economic landscape for decades to come.



Why Grand View AZ

Rapid growth, unlimited potential

Buckeye, Arizona's **largest city by land area**, is experiencing unprecedented growth, ranking as the **fastest-growing city in the U.S. over the last five years**. This explosive expansion is attracting major corporations and retail developments, including the **\$275 million Verrado Marketplace**, with **over 50 retailers and restaurants**, cementing Buckeye's position as a prime location for business and commerce.

Retail at Verrado Way & I-10



Top 20 West Valley major employers

No.	Company	Employees
1	U.S Air Force	9,130
2	Amazon	6,720
3	Walmart	6,230
4	TSMC	6,000 (est. 2027)
5	Honeywell	5,000
6	Fry's Food Stores	3,680
7	Banner Health	2,930
8	UPS	2,760
9	Amkor	2,000 (est. 2027)
10	JBS	1,760
11	Home Depot	1,680
12	Costco	1,530
13	Target	1,140
14	Chewy	1,100
15	McDonalds	1,080
16	Safeway	980
17	Macy's	970
18	Albertsons	890
19	Subzero	840
20	Sun Health Foundation	770

Source: Maricopa Association of Governments

Buckeye Population

Since 2010, Buckeye has **experienced remarkable growth**, expanding from **50,876** residents to a vibrant community of **119,000**. Currently **one of the nation's fastest-growing cities**, Buckeye has only reached **16%** of its development potential. At full buildout, projections indicate Buckeye's population will exceed **1 million** residents.



#1

FASTEST GROWING CITY IN U.S.
(over the last five years)



125,000

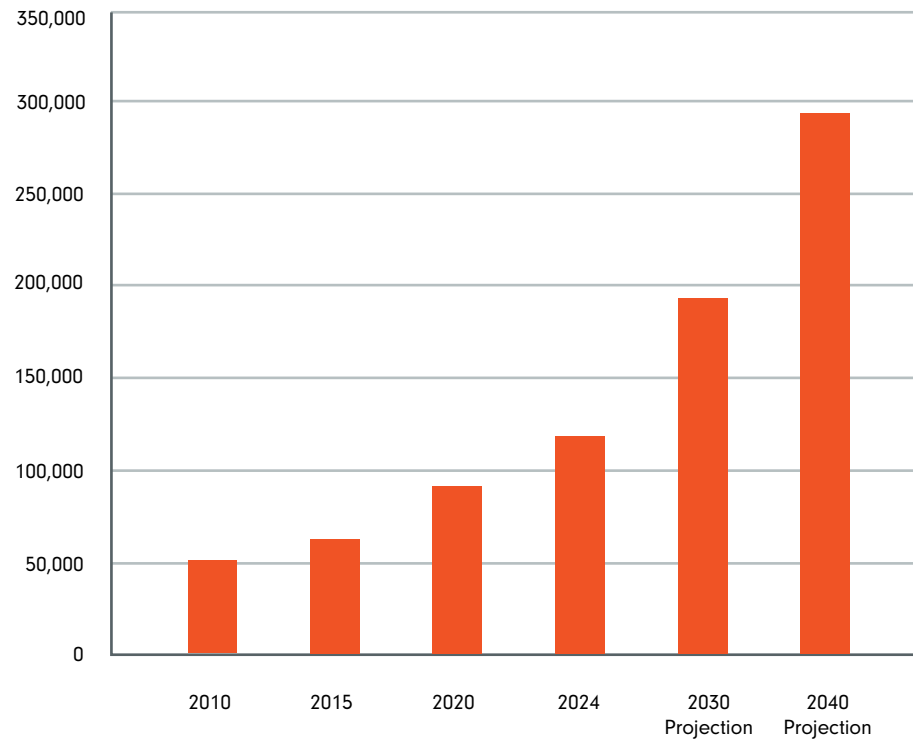
CITY ESTIMATED POPULATION
(July 2025)



4.3%

ANNUAL POPULATION GROWTH RATE

City of Buckeye Population



Source: City of Buckeye

Residential Market

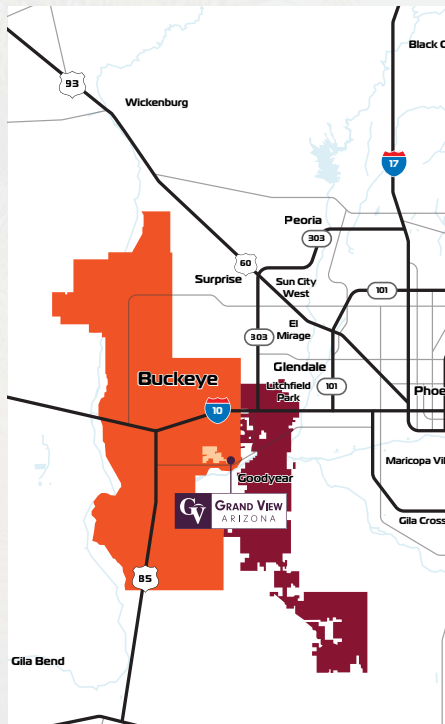
Cities of Buckeye & Goodyear

2023
SFR & MF PERMITS
5,377

2024
SFR & MF PERMITS
5,500

2025
SFR & MF UNIT
PROJECTION
5,290

Source: Cities of Buckeye & Goodyear



West Valley New Home Communities

BUCKEYE - 171 communities | 1,964 homes
GOODYEAR - 270 communities | 2,878 homes
LITCHFIELD PARK - 279 communities | 2,954 homes
GLENDALE - 310 communities | 3,090 homes
SURPRISE - 288 communities | 3,075 homes

Price Range

From
\$299,900
 to
\$2M+

Nationally Recognized Home Builders



Source: NewHomeSource.com

City of Buckeye + State of Arizona Incentives & Advantages

Greater Maricopa Foreign Trade Zone No. 277

Companies utilize FTZ's in order to reduce operating costs associated with a U.S. location that can be avoided when operating from a foreign site. In Arizona, in addition to federal benefits, **Foreign Trade Zones can reduce real and personal property taxes by 72%**. These benefits allow firms to be cost competitive at their U.S.-based operations.

Manufacturing Sales Tax Exemption

The program eliminates the state sales tax on electricity and natural gas bills for qualifying manufacturers.

The City of Buckeye is the **ONLY CITY IN ARIZONA** to also eliminate the city sales tax for qualifying manufacturers.

State of Arizona Incentive Programs

- **Manufacturing Opportunities**
 - Arizona MEP - mission is to make every Arizona manufacturer the most successful business it can be.
 - Qualified Facility program - offers a refundable income tax credit for companies making capital investments to establish or expand facilities.
 - The Sales Tax Exemption for Machinery and Equipment

- **International Trade Offices**

- Arizona State Trade Expansion Program
- Arizona - Mexico
- Arizona - Europe
- Arizona - Israel
- Arizona - South Korea
- Arizona - Taiwan

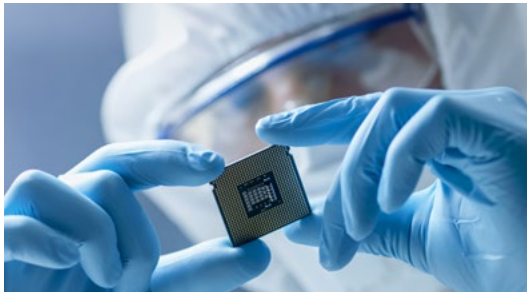
- **Tax Relief & Incentives**

- Additional depreciation
- Arizona Finance Authority
- Research & Development
- Quality Jobs
- Qualified Facility

Visit azcommerce.com/programs
to learn more and view all
State of Arizona programs.

Source: <https://gmftz.org/service-area/>

Future West Valley Employment Hub



Semiconductor



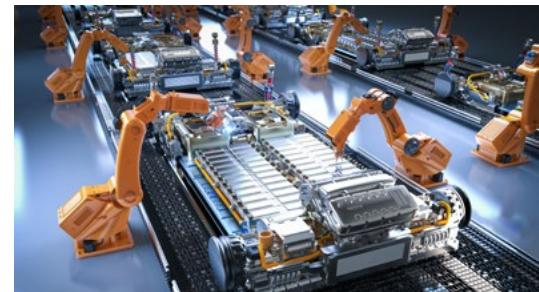
Sustainability Manufacturing



Pharmaceutical



Medical Device



Automotive / EV / Battery



Logistics & Warehousing



Aerospace & Defense



Advanced Manufacturing / Chip Production

West Phoenix Commercial Growth

Construction Statistics

- Industrial under construction: 7.5 M
- Retail under construction: 1.1 M
- Costar, Q2 2025: West Valley is defined as anything west of I-17

Commercial Activity

- Office vacancies in the West Valley are expected to remain steady, forecasted around 11.5%. Quarterly absorption will remain under 100,000 SF.
- Retail vacancy has declined from 7.4% to 4.5% in the West Valley.

	Company Name	Jobs	Facility Size	Operation Type
	Amazon	1,400	1,500,000	Distribution
	Ross Distribution Center	1,300	1,700,000	Distribution
	Cardinal Glass	388	250,000	Manufacturing
	Funko	300	862,622	Distribution
	Five Below	290	858,000	Distribution
	UPS	1,852	603,346	Logistics
	Macy's-Bloomingdale's	1,550	603,000	Distribution
	Chewy.com	1,547	801,424	Distribution
	Sub-Zero	693	687,862	Manufacturing
	Cavco Industries	385	205,998	Manufacturing
	Walmart	500	1,200,000	Warehouse/Distribution
	Parts Town	100	420,536	Warehouse/Distribution
	Saddle Creek Logistics Service	196	570,080	Warehouse/Distribution
	Unical Aviation	80	599,486	Light Manufacturing
	Amkor	803	650,000	Advanced/High Tech Manufacturing
	ACCO Engineered Systems	72	92,615	Light Manufacturing
	Arctic Ammo, LLC	82	45,000	Light Manufacturing
	Triple S Steel	39	125,000	Heavy Manufacturing
	Exhibitus	19	42,510	Warehouse/Distribution
	Tricolor Auto	204	258,000	Warehouse/Distribution
	Castrol	22	168,000	Warehouse/Distribution

Source: WESTMARC, City of Buckeye, City of Goodyear

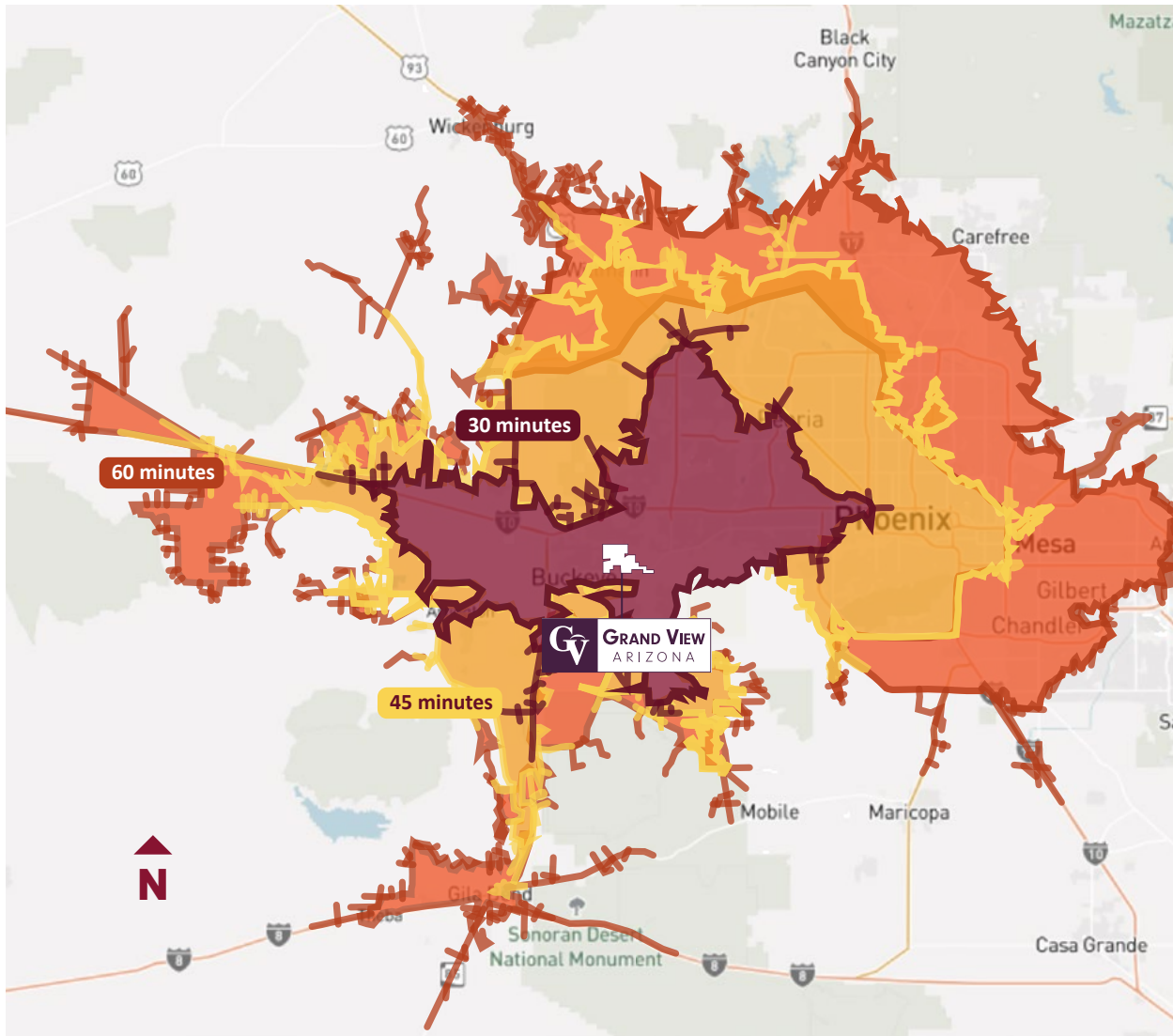
Recent GPEC Locates (FY24-FY25 YTD)

Southwest Trucking Drive Times

Reach 40% of the U.S. population within a two-day truck haul



Area Demographics



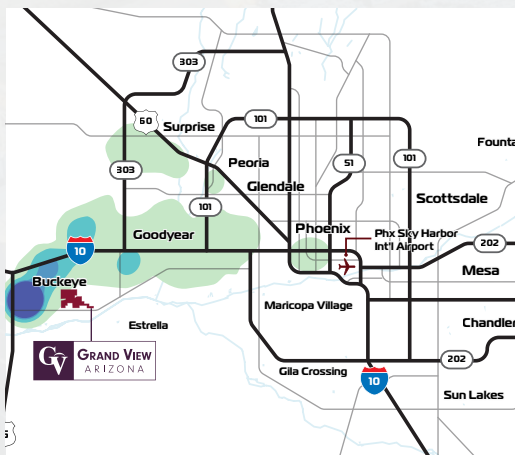
	30 minutes	45 minutes	60 minutes
2025 Total Population	876,621	2,554,371	4,147,421
2025 Employed Civilian Pop 16+	419,188	1,249,429	2,111,835
2025-2030 Pop. Growth Rate	1.71%	1.04%	0.83%
2025 Total Daytime Population	694,259	2,546,849	4,277,822
2025 Median Household Income	\$94,158	\$82,860	\$89,066
2025 Median Age	34.6	36.2	37.6
2025 Total Housing Units	306,899	1,002,500	1,725,197

Source: JLL Research / ESRI

Workforce

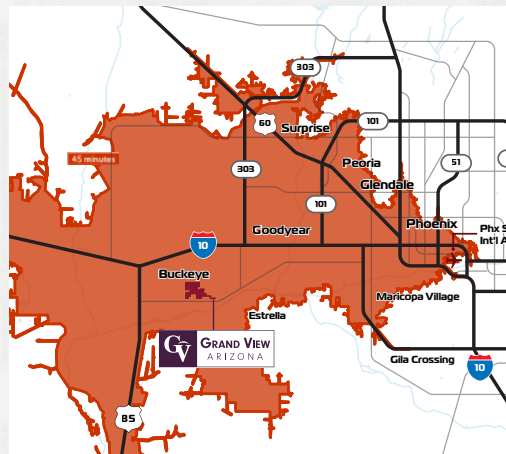
Reverse Commute

Employees who work in Buckeye benefit from a reverse commute to work, meaning employees travel against the flow of traffic, whereas traditional commuters in Greater Phoenix will travel within it. This fact alone reduces the time employees spend commuting to work and is an asset that attracts a highly skilled permanent workforce to Buckeye.



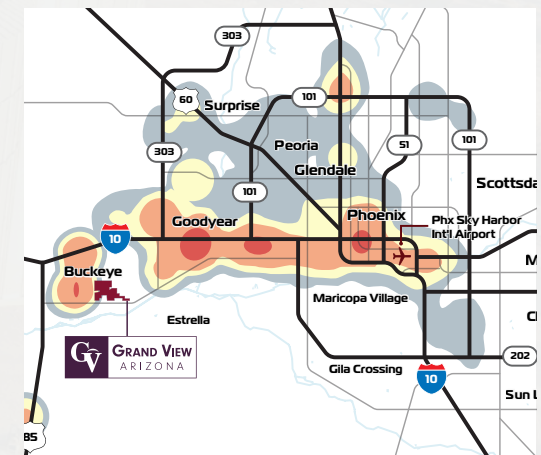
1.3 Million Labor Force

Businesses gain access to nearly 1.3 million people in the labor force within 45-minute commute of Buckeye. With access to a robust population, business will find a skilled and ready workforce for their Buckeye location.



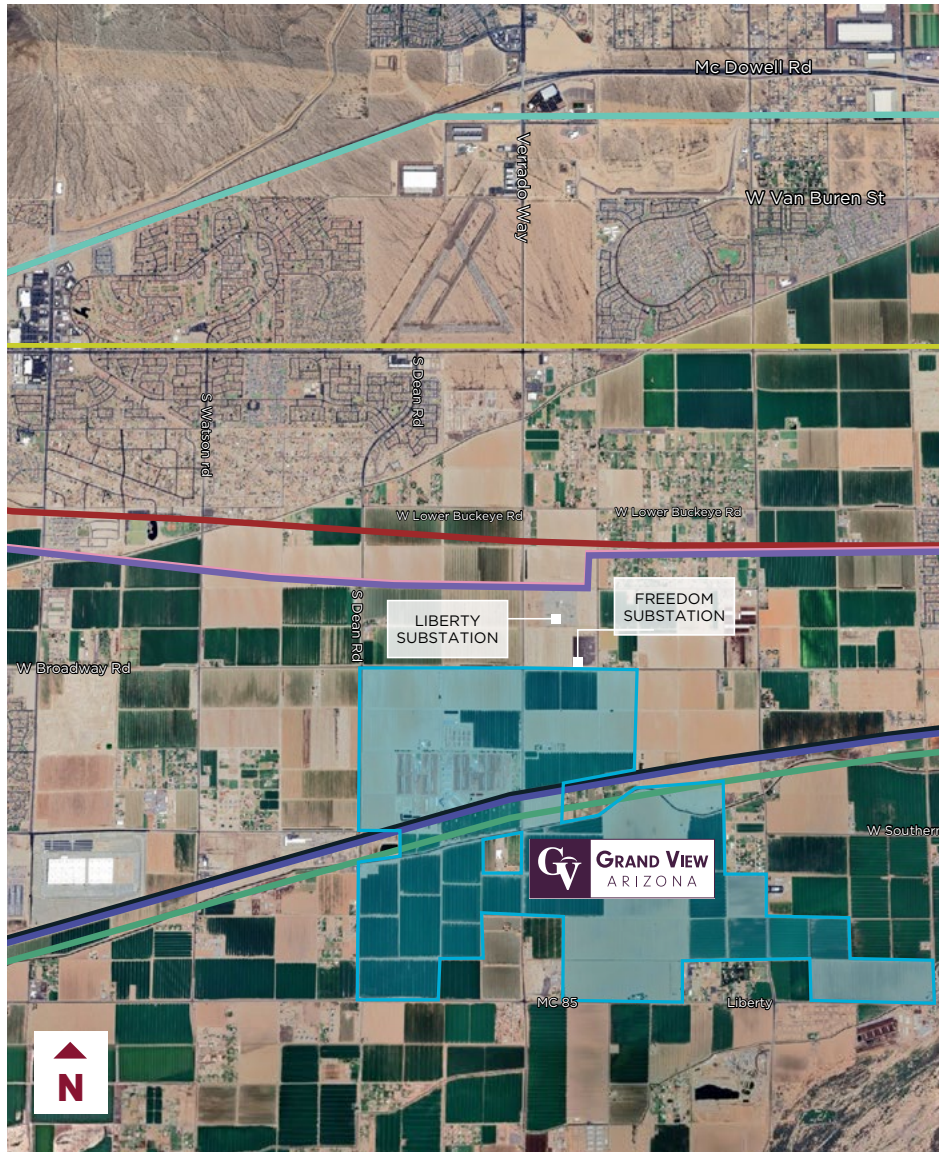
Exporting Workforce

92% of the current resident workforce in Buckeye have jobs outside the community, which means that there is a large pool of skilled workers in the area who have indicated that they would likely consider a job closer to their residence in order to cut down on their commute times, and improve their quality of life.



Source: City of Buckeye & Maricopa Association of Governments

Fiber Lines



Metro Networks

- Crown Castle
- Level 3 Metro
- SRP (Salt River project)
- WANRack

Long Haul Networks

- CenturyLink Long Haul
- Hudson Fiber LH Leased
- Level 3 (TWT)
- Level 3 Long Hual
- Sprint Long Haul
- Syringa Networks Leased LH
- Telia Carrier
- Windstream Long Haul
- Zayo Long Hual
- redIT

Life in Buckeye



#6 BEST

BEST PLACE TO LIVE IN THE U.S.
(ELITE PERSONAL FINANCE)



PARKLAND

MOST PARKLAND PER CAPITA OF
ANY CITY IN METRO PHOENIX
(AZ REPUBLIC)



HOUSING

ONE OF THE BEST PLACES FOR
HOME OWNERSHIP (NERD WALLET)



#1 CITY IN AZ

FOR INCOME EQUALITY
(HOMEAREA.COM)

Demographics & Educational Attainment



\$122,756

AVERAGE HOUSEHOLD INCOME
(ESRI)



\$493,713

AVERAGE HOME VALUE
(ESRI)



35.8

MEDIAN AGE (ESRI)



62.1%

RESIDENTS WITH A FORM OF
COLLEGE EDUCATION (ESRI)

Source: City of Buckeye

Neighborhood Amenities



Verrado

A master planned mixed-use community by DMB, encompassing 8,800 acres and approved for 14,000 residential dwelling units. Verrado has a walkable main street with ample dining and shopping, five high performing schools, and 86 neighborhood parks.



Verrado Marketplace

A 500,000 square-foot retail, dining, and entertainment development by Vestar. Anchor tenants include: Target, Safeway, Marshalls, Ross, and Harkins Backlot.



The Landing

A 2,100 acre Buckeye Specific Area Plan. The Landing in Buckeye is envisioned to be West Valley's premier destination for all things working, shopping and living. Planned uses include Costco, retail, dining, entertainment, hospital, residential and industrial.

Life in the West Valley



GROWTH

OVER THE NEXT 25 YEARS, 43% OF THE GROWTH IN MARICOPA COUNTY WILL OCCUR IN THE WEST VALLEY.

1.8M

RESIDENTS IN THE WEST VALLEY

63%

OF RESIDENTS ARE WORKING AGE

40%

PHOENIX RESIDENTS LIVE WEST OF I-17

51%

OF THE WEST VALLEY WORKFORCE COMMUTES OUT OF THE REGION TO WORK IN OTHER PARTS OF MARICOPA COUNTY

32%

OF THE MANUFACTURING WORKERS IN MARICOPA COUNTY LIVE IN WEST VALLEY

25%

OF MARICOPA COUNTY MANUFACTURING JOBS ARE IN WEST VALLEY



Major Attractions

- Westgate Entertainment District
- Ak-Chin Pavilion Amphitheater
- Desert Diamond Arena
- Wildlife World Zoo, Aquarium & Safari Park
- Tanger Outlets
- Desert Diamond West Valley Casino
- Topgolf
- Vee Quiva Casino
- Wigwam Resort & Spa
- Desert Caballeros Western Museum (Smithsonian Affiliate)
- P83 Entertainment District
- Castle Hot Springs Resort
- VAI Resort
- Six Flags Hurricane Harbor



Parks & Recreation

- Skyline Regional Park
- White Tank Mountain Regional Park
- Estrella Mountain Regional Park
- Lake Pleasant Regional Park
- 50+ Golf Courses



Sporting Venues

- State Farm Stadium (Arizona Cardinals)
- Phoenix Raceway (host to NASCAR)
- Five MLB Spring Training Stadiums:
 - Goodyear Ballpark (Guardians & Reds)
 - Peoria Sports Complex (Mariners & Padres)
- Camelback Ranch (White Sox & Dodgers)
- Surprise Stadium (Rangers & Royals)
- Maryvale Baseball Park (Brewers)

To learn more about life in the West Valley, reach out to WESTMARC.

Source: WESTMARC

Spotlight Arizona



#1



most innovative university for the 11th consecutive year

Source: U.S. News and World Report, 2025



#2

in planned data center development nationwide

Source: AZ Big Media, 2025



#3

best manufacturing metro in the nation

Source: AZ Big Media, 2025



#4

largest city for economic growth in the nation

Source: Succeed in Superior, 2025



#5

largest city in the United States

Source: City of Phoenix, 2025

Grand State, Great People



38.3

MEDIAN AGE

Source: ESRI, 2025



\$92,014

MEDIAN HOUSEHOLD INCOME

Source: ESRI, 2025



3.5%

UNEMPLOYMENT RATE

Source: U.S. Bureau of Labor Statistics, May 2025



17.6%

5-YEAR POPULATION GROWTH

Source: U.S. Bureau of Labor Statistics, 2020-2025



28.7%

10-YEAR JOBS GROWTH

Source: U.S. Bureau of Labor Statistics, 2015 - 2025



22.7%

BACHELOR'S DEGREE ATTAINMENT

Source: ESRI, 2025



\$472,200

MEDIAN HOME PRICE

Source: National Association of Realtors, 2025



25.7 MIN.

AVERAGE COMMUTE TIME

Source: U.S. Census, 2025



2.5%

INDIVIDUAL INCOME TAX RATE

Source: AZ DOR, 2025



One of the country's most sought-after markets, driven by a diverse economy, business-friendly legislation, favorable tax climate, population growth, an educated workforce, and a high quality of life.

Quality of Life

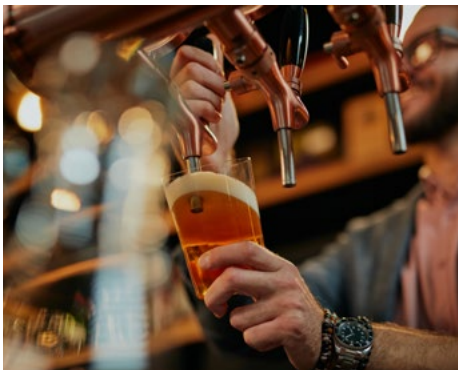
300+

DAYS OF SUNSHINE



77°

AVERAGE TEMPERATURE



0

NO NATURAL DISASTERS



NEARLY
200

GOLF COURSES IN PHOENIX AND
SURROUNDING COMMUNITIES



200+

LOCAL TRAILS AND HIKES



20+

NATIONAL PARKS, MONUMENTS,
AND HISTORIC SITES IN ARIZONA



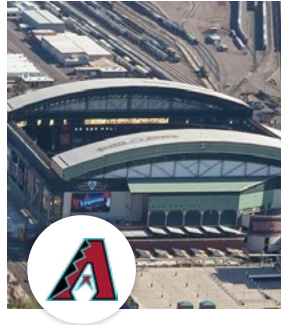
Source: JLL Research, GPEC, National Park Service, National Weather Service, Visit Arizona, Visit Phoenix

Sports, Culture and Events

Professional sports teams



Arizona Cardinals
National Football League
Photo credit: City of Glendale



Arizona Diamondbacks
Major League Baseball



Phoenix Suns
National Basketball Association



Phoenix Rising
Football Club



Phoenix Mercury
Women's National Basketball Association



Arizona Rattlers
Indoor Football League

Notable local events



Waste Management Phoenix Open
The WM Phoenix Open is a highly attended PGA Tour golf tournament in Scottsdale. It is known for its lively atmosphere, large crowds, and an iconic 16th hole called "The Coliseum." The event emphasizes sustainability and offers a festive experience, making it a highlight on the PGA Tour calendar.



Cactus League Spring Training
Cactus League Spring Training is an annual preseason exhibition for Major League Baseball teams held in Arizona. It features 15 teams training and playing in various stadiums across the Phoenix metropolitan area.

- Rock 'N Roll Marathon
- Ironman Arizona Triathlon
- Arizona Renaissance Festival
- NASCAR Championship Weekend
- Bentley Scottsdale Polo Championships
- Maricopa County Fair
- Luke Days Air Show
- Arizona State Fair
- PGA Tour Champions' Cup
- Tempe Fall Festival of the Arts
- Guaranteed Rate Bowl
- VRBO Fiesta Bowl
- NCAA Football National Championship Game 1996, 1999, 2002, 2007, 2011, 2016
- Barrett-Jackson Collector Car Auction
- Superbowl host city in 1996, 2008, 2015, 2023
- NCAA Men's Final Four host city in 2024
- Semicon West 2025, 2027, 2029

Source: JLL Research, Visit Arizona, Visit Phoenix

Education and Talent



Arizona State University

Arizona State University is one of the nation's largest public universities by enrolment, with more than 140,000 enrolled students, including 110,000 undergraduates and 30,000 postgraduates. ASU maintains four campuses which offer students more than 300 undergraduate academic programs.



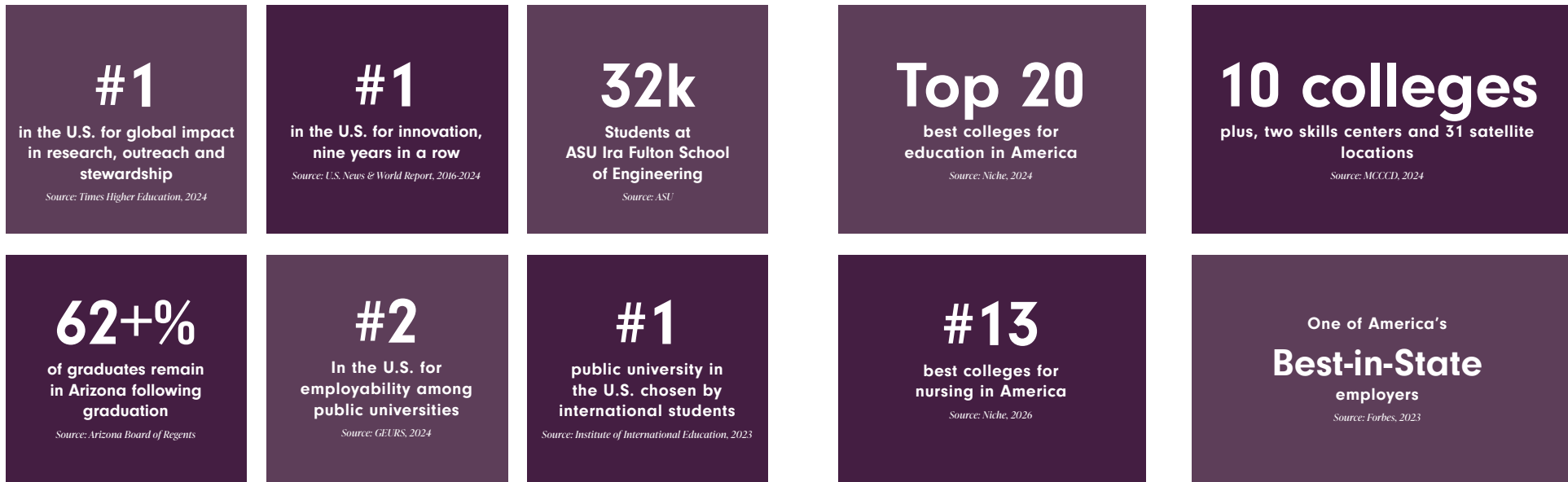
Grand Canyon University

Private university with four campuses throughout the market and more than 100,000 students enrolled.



Maricopa Community Colleges

Among the largest community college districts in the U.S., educating more than 100,000 students in the Phoenix market.



Additional Universities & Colleges

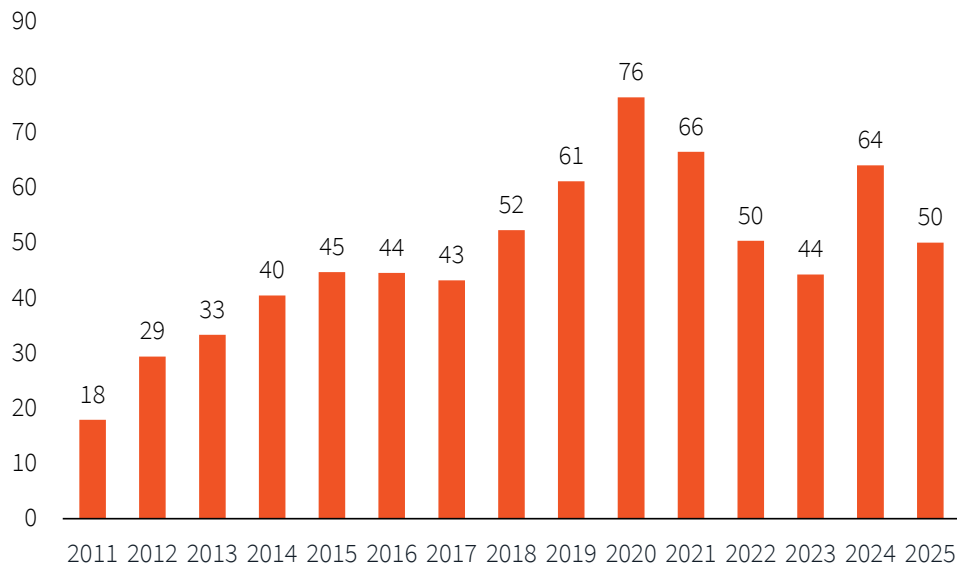
More than 40 higher education institutions nearby and across the Phoenix market provide an opportunity for advanced learning.



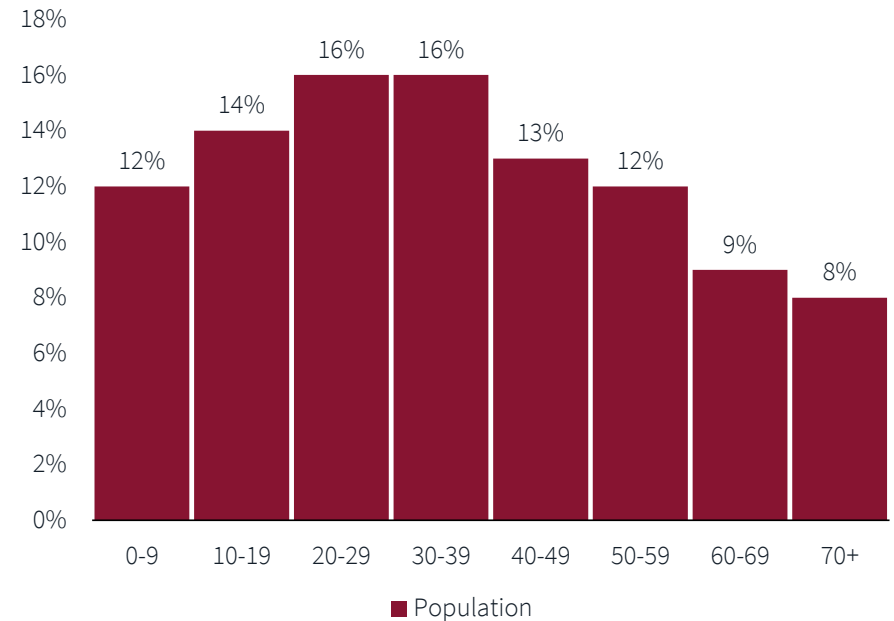
Net In-migration and a Destination for Young Professionals

Average annual population growth in the Phoenix market was more than double the national growth rate during the past five years, led by robust net migration. Historically, a large driver of population growth and net migration was the significant growth in younger populations, aged 20- to 44-years old.

Net Migration (thousands)



Population by Age



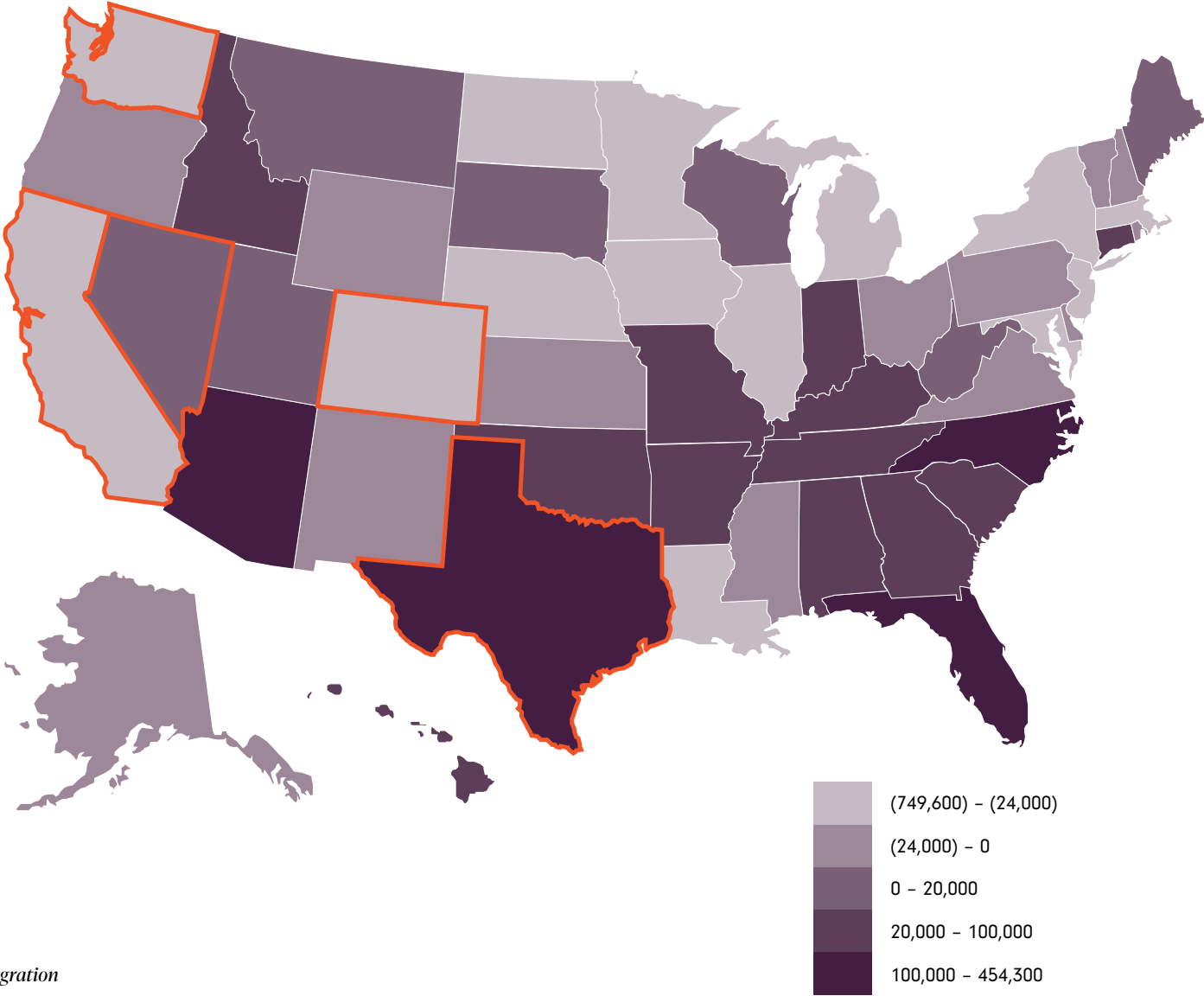
Source: JLL Research, Oxford Economics, U.S. Census

State-to-State Net Migration Patterns

Arizona ranked 4th among top states for state-to-state net in-migration in recent years, behind only Florida, Texas, and North Carolina.

Top 5 states for in-migration to Arizona

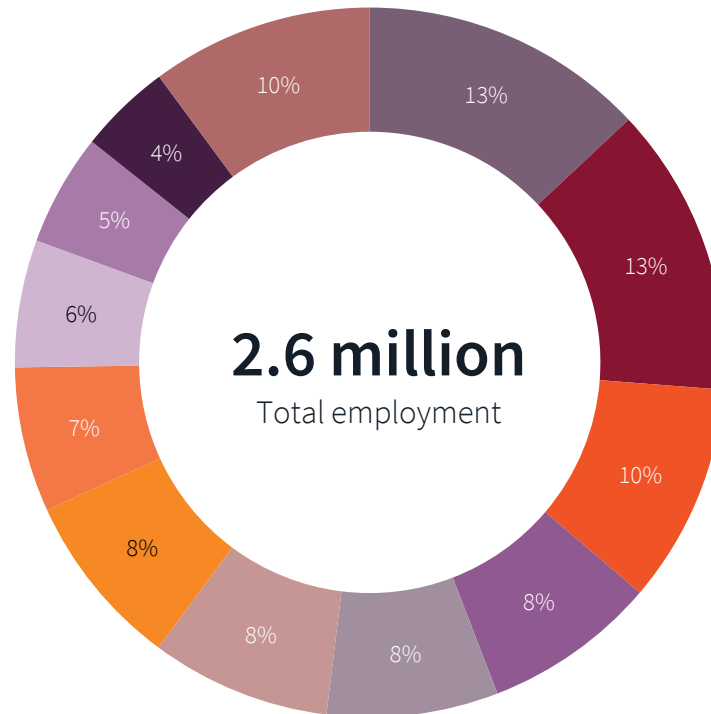
1. California
2. Texas
3. Colorado
4. Washington
5. Nevada



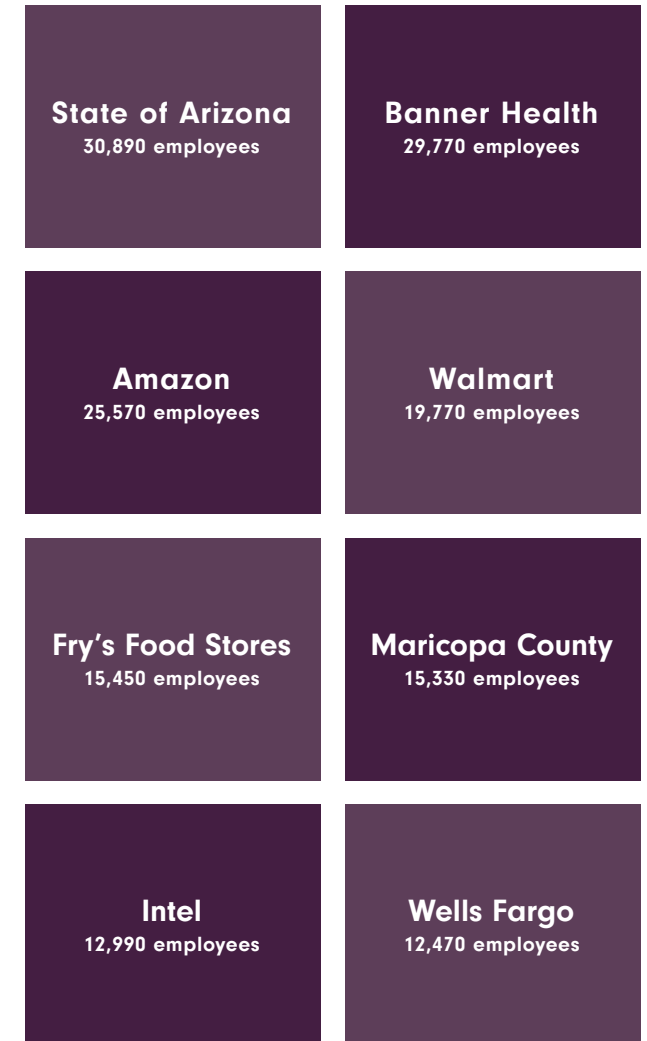
Note: 2024-2025; Does not include international immigration
Source: JLL Research, U.S. Census

Industry Diversification

With no sector making up more than 14% of employment, the economy in Phoenix can cater to a wide variety of industries, making it an attractive location for all types of businesses.



Major Employers



Our Partners





Shaping Tomorrow's Industrial Landscape

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 **GRAND VIEW**
ARIZONA

www.grandviewarizona.com

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Conceptual Design Only