Hard Corner- Industrial & Commercial Potential

Buckeye, AZ

- ➢ **Size:** 18.26 Acres
- ➢ **Zoning:** RU-43 / In Buckeye's GP as Business Commerce
- ➢ **Price:** $2,150,000 ~ $2.70/SF
- ➢ **Comments:**
- ✓ Hard corner of Johnson & Lower Buckeye, ideal for Industrial and Commercial uses.
- ✓ Johnson Rd is a planned I-10 interchange exit with nearly $20MM already allocated for its development.
- ✓ Direct neighbor to Tract's Buckeye Technology Park, the largest contiguous data center project in the Phoenix Market. Massive infrastructure upgrades are already underway to support this 2,019 acre, 1.8-Gigawatt project.
- ✓ Located less than ½ mile South of Old Dominion's new Buckeye terminal, which is set to begin construction in 2026, and will bring up to 350 high salary jobs upon completion.

Great Investment Opportunity | Exclusively Available

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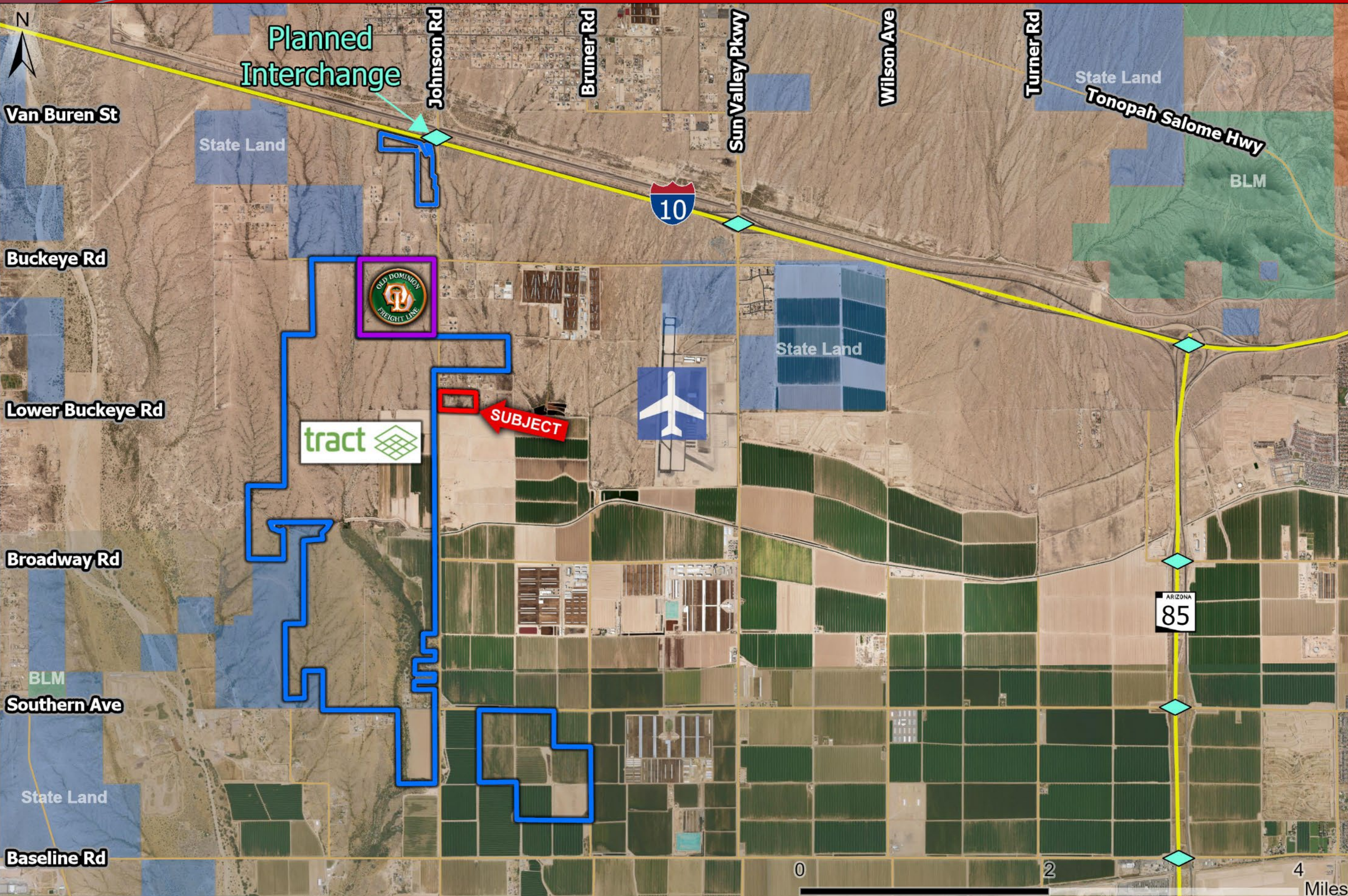
Buckeye, AZ



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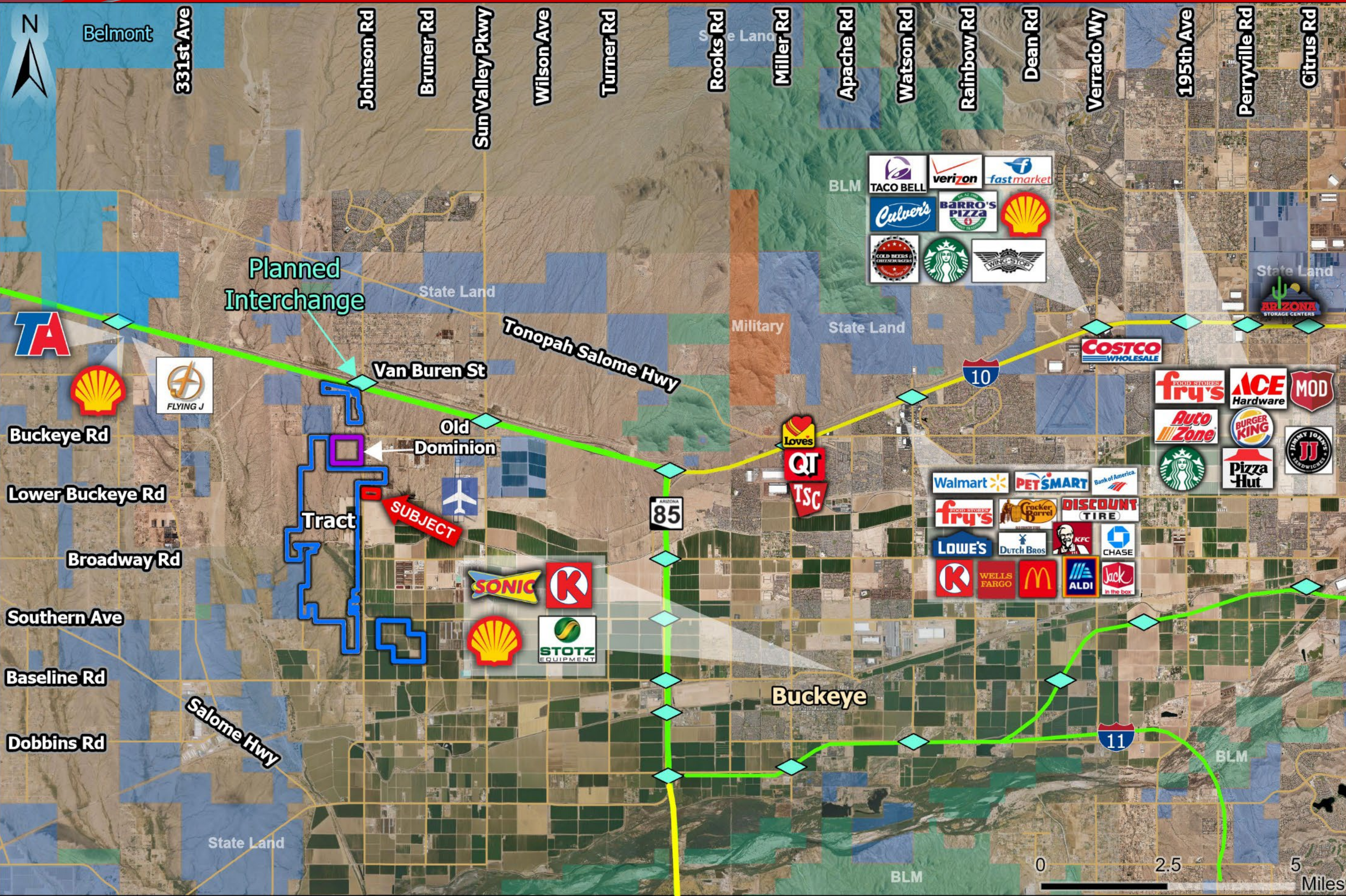

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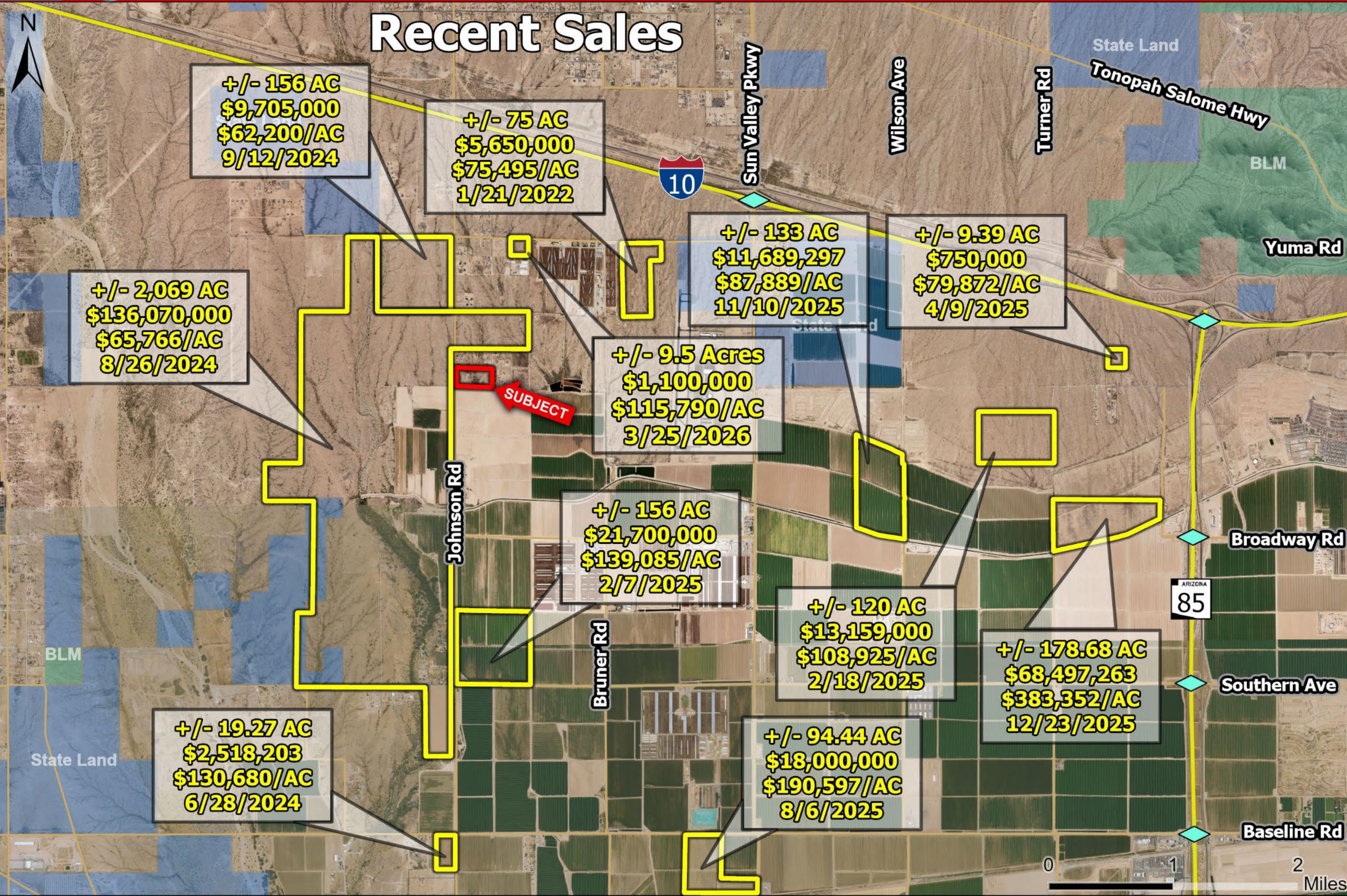
Comparable Sales Map



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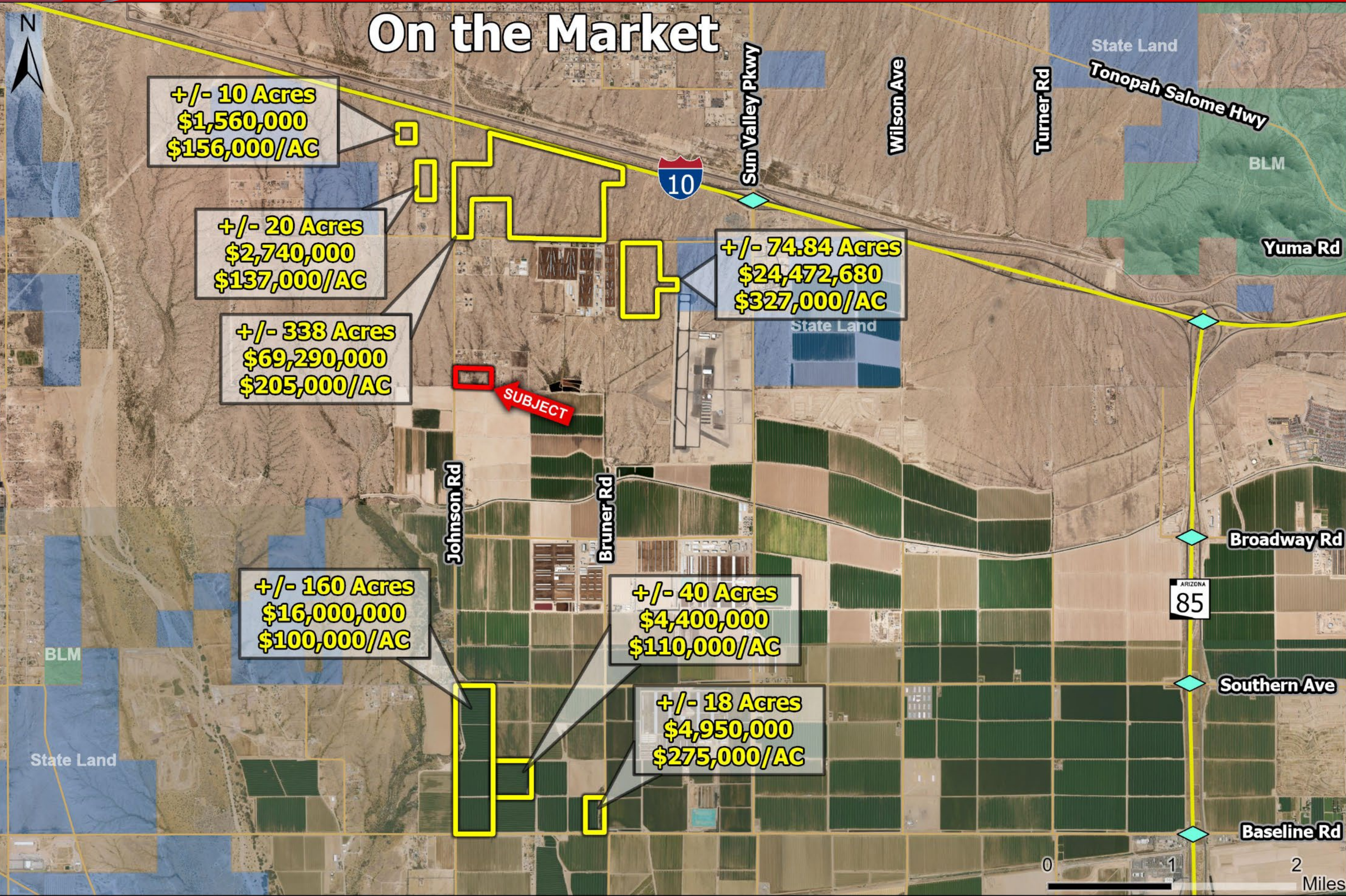
Available Property Map



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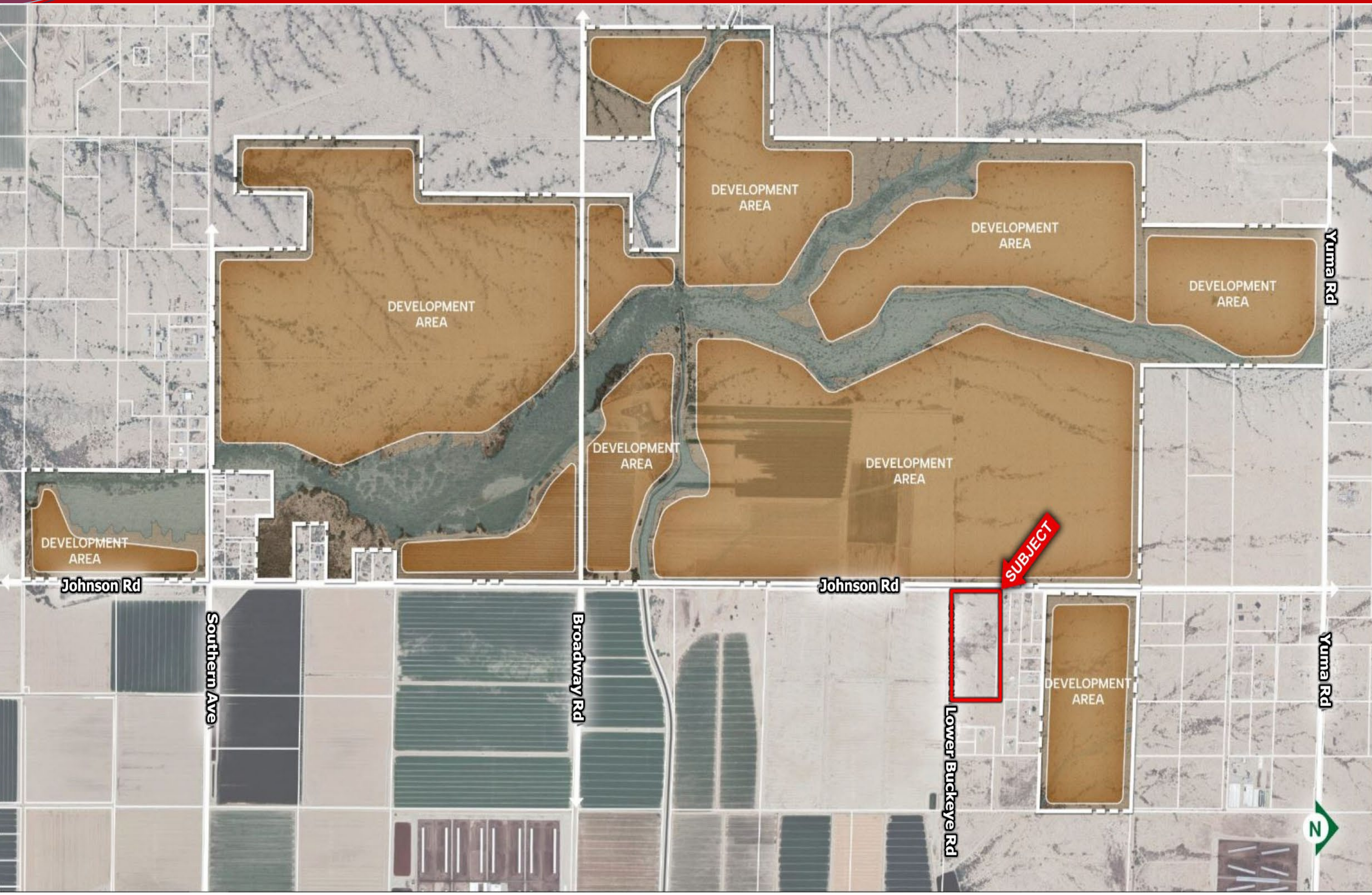

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