

IOS or INDUSTRIAL DEVELOPMENT OPPORTUNITY



W PEORIA AVENUE

LAND FOR SALE

SWC Peoria Ave & Bullard Ave, Waddell, AZ 85355



EXCLUSIVE ADVISORS



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Transwestern (the “Agent”) has been exclusively engaged as the sales representative for the offering of **SWC Peoria Ave & Bullard Ave** (the “Property”) on behalf of the Owner (the “Seller”). This Offering Memorandum is provided for information purposes only and does not represent that the operations or condition of the Property or Seller have remained unchanged since its preparation. It is the sole responsibility of prospective purchasers to independently verify and analyze all information contained herein.

Additional details and an opportunity to tour the Property will be made available to qualified and interested parties upon written request. Both the Seller and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and to terminate discussions with any party at any time, with or without notice. The Seller further reserves the right to modify the timing or procedures for this Offering at its sole discretion. No legal obligation shall arise on the part of the Seller or Agent unless and until a written purchase agreement has been fully negotiated, executed, and delivered by all required parties.

This Memorandum and its contents, except for information that is publicly available, are strictly confidential. By accepting this Memorandum, you agree to treat all information herein with the utmost confidentiality, refrain from reproducing or distributing it, and not disclose any of its contents to any other party except your advisors who need to review it for your potential interest in the Property—and who have agreed to maintain this same level of confidentiality. You further agree not to use this Memorandum or its contents in any manner that could be detrimental to the interests of the Seller or Agent, without prior written consent from either.

EXECUTIVE SUMMARY

Transwestern is pleased to exclusively present the opportunity to acquire the fee-simple interest in a ±19.33-acre parcel located in the rapidly growing Loop 303 corridor. Currently in Unincorporated Maricopa County, the Seller will allow time for zoning, entitlements, and incorporation if desired by Buyer.

Given the location and existing county zoning framework, the site is well-suited for a range of industrial uses, including **Industrial Outside Storage (IOS)**, **low-coverage industrial, contractor and service-oriented facilities, container/trailer yard**, and other yard-intensive concepts. The parcel also lends itself to **single-story, freestanding industrial buildings with secured yard space**, supporting users that require laydown, fleet parking, equipment storage, or light manufacturing/service operations.

The property is strategically positioned in a submarket experiencing very low vacancy for industrial buildings under 50,000 square feet, creating strong demand for smaller-bay product and yard-capable facilities that are increasingly difficult to deliver in core infill locations. While large-scale development has slowed recently in the Loop 303 corridor, this site offers a unique opportunity to deliver product that meets pent-up demand for sub-50K SF occupancy, IOS, and low-coverage industrial formats.

With flexible site planning options, a buyer may pursue:

- A **low-coverage IOS / yard-dominant** layout (container, fleet, contractor storage)
- A **campus of single-story freestanding buildings with secured yards**
- An **approximate ±300,000 SF rear loaded or cross-dock facility** (conceptual), with the ability to accommodate strong circulation and trailer parking
- Or a more traditional build plan ranging from one larger facility to multiple smaller buildings tailored to the undersupplied sub-50K SF tenant base

This property combines scale, flexibility, and market-driven demand, making it an ideal opportunity for developers and investors targeting one of Phoenix's most dynamic industrial submarkets—particularly those focused on IOS and yard-oriented industrial product.



OFFERING DETAILS

SALE PRICE

Call For Pricing

LAND SIZE

±19.33 AC (±842,015 SF)

PARCEL

501-42-005

ZONING

Unincorporated Maricopa County

LAND HIGHLIGHTS

LOCATION:

Situated in the rapidly expanding Loop 303 Industrial submarket.

SUBMARKET DYNAMICS:

Situated in one of the most sought-after submarkets for both developers and tenants

FREEWAY ACCESS:

Ideally located with convenient access to Loop 303 and the expanding Northern Parkway.

UTILITIES:

APS Electric, EPCOR water/sewer





MARK ANTHONY BREWING



LOOP 303



19.33 AC

W PEORIA AVENUE

Transwestern



INTERSTATE
17

LOOP
303

LUKE AIRFORCE BASE

SEPHORA



LOOP
303

SITE

N BULLARD AVENUE



W MADDELL ROAD

W PEORIA AVENUE

W CAGTUS ROAD

N DYSART ROAD

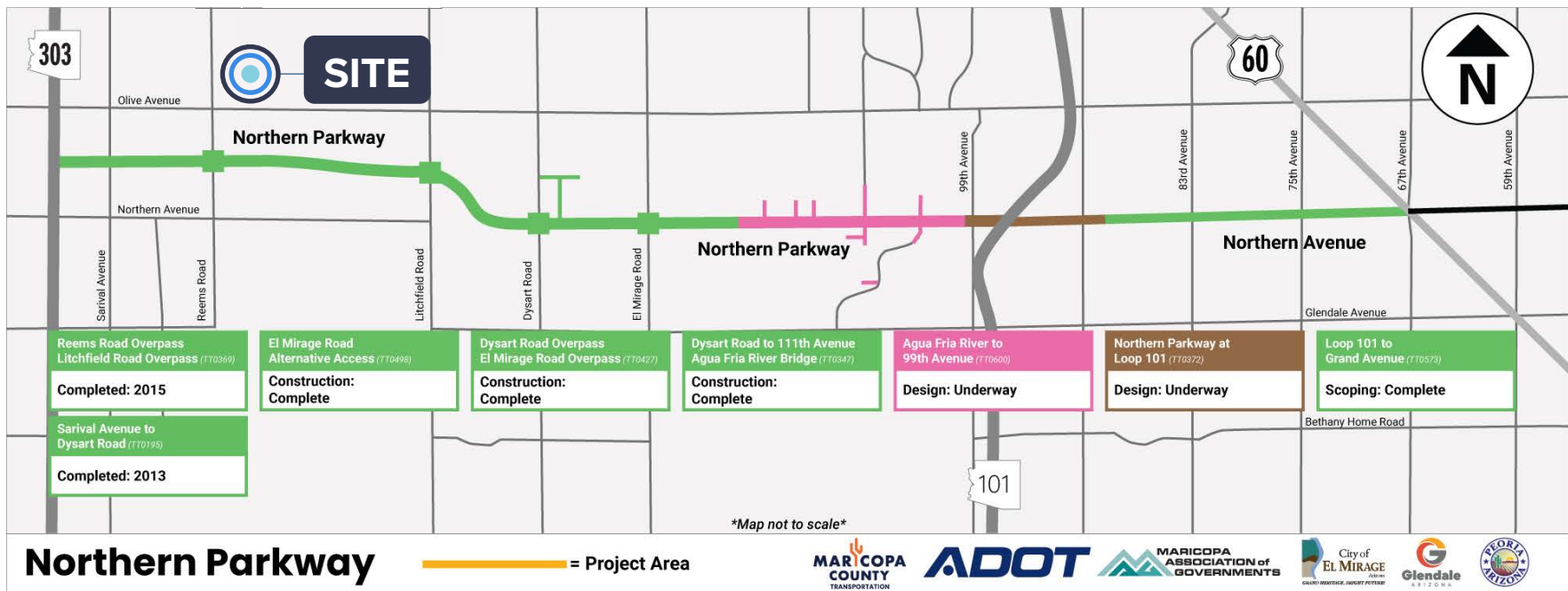
W OLIVE AVENUE

NORTHERN PARKWAY

W GLENDALE AVENUE

Transwestern





UTILITY & PLANNING HIGHLIGHTS

✓ LOCATED WITHIN LUKE COMPATIBLE LAND USE AREA

Per the City of Glendale General Plan land use map, the site appears to fall within the Luke Compatible Land Use area, intended to support long-term compatibility with Luke Air Force Base operations and regional planning objectives.

✓ INDUSTRIAL-FRIENDLY PLANNING DESIGNATION

The Luke Compatible framework generally favors employment and industrial uses (warehouse, logistics, light manufacturing) and can reduce entitlement friction compared to residential-oriented proposals, supporting long-term development certainty.

✓ ANNEXATION INTO CITY OF GLENDALE

The property is expected to annex into the City of Glendale, enabling direct coordination with City planning and development services and positioning the project to benefit from Glendale's municipal infrastructure and economic development initiatives.

✓ EPCOR WATER & WASTEWATER SERVICE AREA

The site is located within EPCOR's Luke 303 wastewater service area and appears adjacent to the EPCOR Agua Fria water service area. Coordination is currently underway to obtain a Will-Serve letter and confirm system capacity, line sizes, pressure, point-of-connection proximity, potential offsite extensions, and applicable hook-up and impact fees. Additional utility details will be incorporated as they become available.

✓ WILL-SERVE LETTER PENDING

The team has initiated coordination with EPCOR to obtain a Will-Serve letter and supporting technical information. Updated utility details will be incorporated upon receipt, including fee estimates, connection distances, and timeline for service availability.

WEST VALLEY OVERVIEW



51% of the West Valley workforce commutes outside of the region to work in other parts of Maricopa County.



\$771M Economic impact that Glendale's colleges and Universities provide.

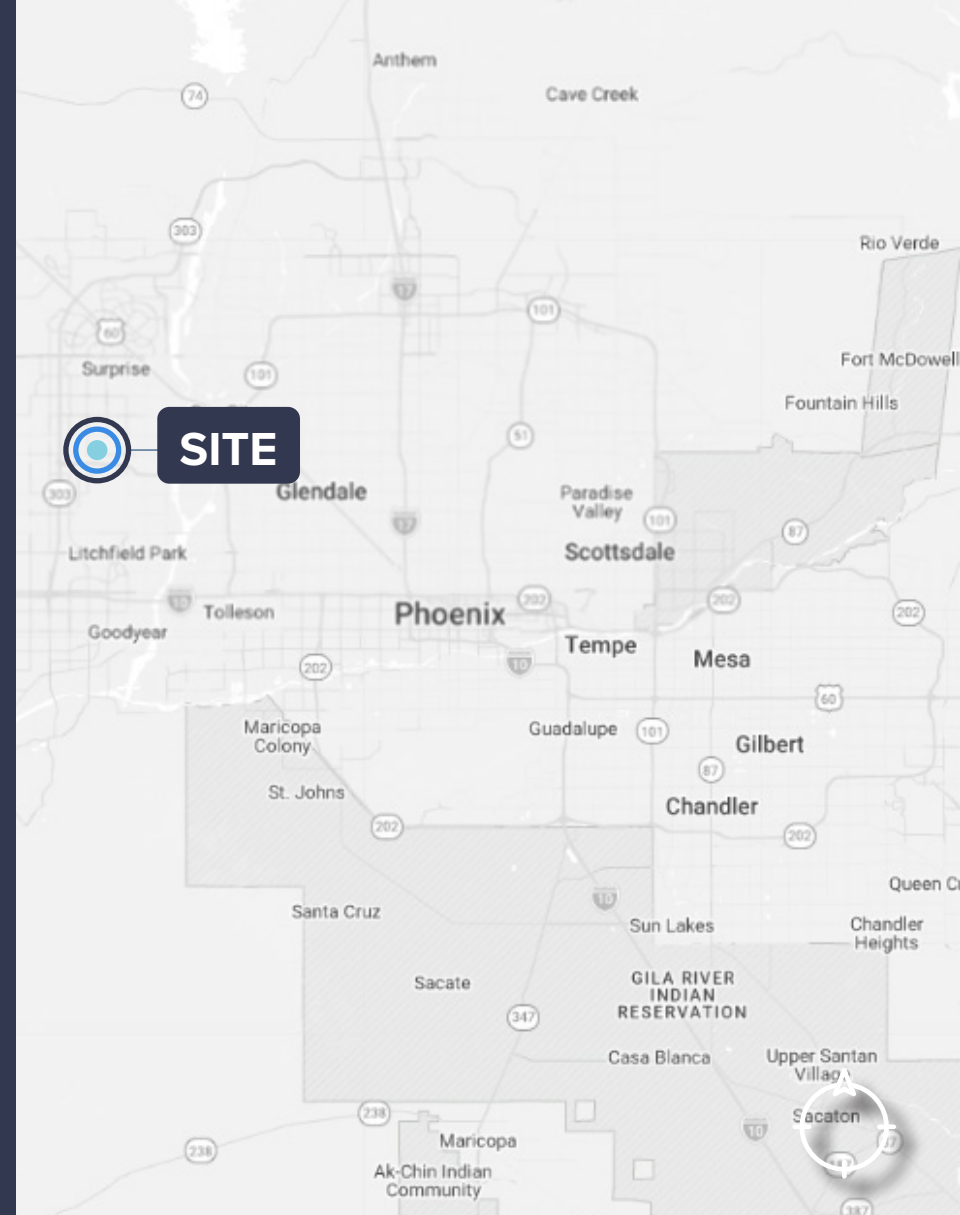
6 Colleges and universities are home to Glendale including; ASU West, Glendale Community College, & Midwestern University.



42% of Phoenix residents live west of the I-17. Glendale is Arizona's 6th largest city with a population of over 258,000



62% of the West Valley population is of workforce age.



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