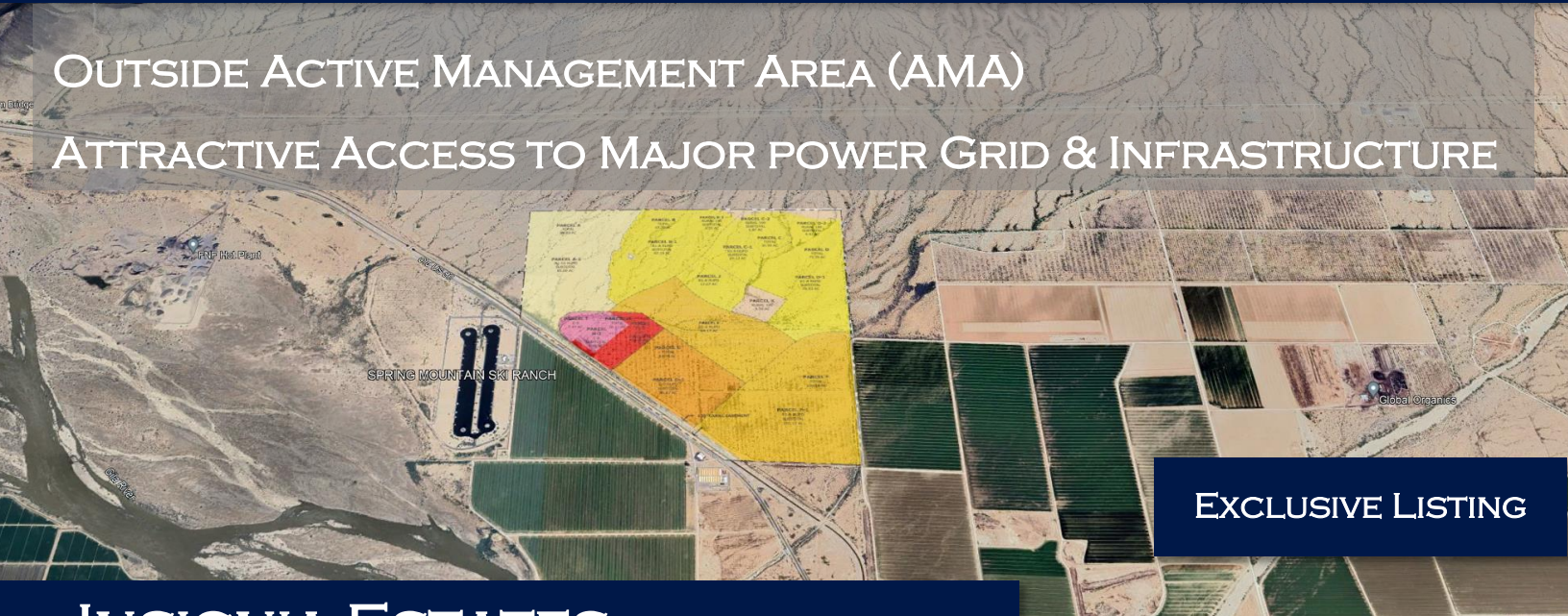


538AC FULLY ENTITLED MEGA-PARCEL

MPC — SOLAR — HYDROGEN — DATA CENTER — LOGISTICS

OUTSIDE ACTIVE MANAGEMENT AREA (AMA)

ATTRACTIVE ACCESS TO MAJOR POWER GRID & INFRASTRUCTURE



EXCLUSIVE LISTING

INSIGNIA ESTATES

Location: Old US 80 and approx. 1 mile north of Patterson Road, Maricopa County, AZ

Size: +/- 538 acres

Price: \$21,000 per acre (Seller financing available)

General Plan: Neighborhood- City of Buckeye

Surrounding Area Current & Planned Uses: Utilities, Mixed Use & Small Lot Residential, Open Space, Farming

Insignia Estates MPC: Mixed use Master Planned Community approved for 2,091 dwelling units with an overall target density of 3.4 dwelling units per acre across a range of densities. The plan incorporates other land uses such as retail, education, and recreation.

Utilities:

- Power – APS (power to property line - high voltage transmission lines and substations in close proximity)
- Water & Sewer – City of Buckeye (subject to annexation as stipulated in the development agreement)
- Gas – El Paso Natural Gas

Alternative uses: Renewable Energy (Solar, Hydrogen), Data Center, Warehousing / Logistics, Manufacturing. The property was previously farmed and there is an irrigation well on site.

Situated in the **West Valley growth** path, with frontage to Old US 80 in proximity to both SR 85 and the **planned Interstate 11**. The area is currently seeing an influx of large renewable energy production and storage projects.



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October 2022:
Nikola acquires 920 acres for \$16.5m via Phoenix Hydrogen Hub LLC

<https://roselawgroupreporter.com/2022/10/nikola-buys-hundreds-of-acres-in-west-valley/>

Nikola buys hundreds of acres in West Valley



By Corina Vanek | Arizona Republic

Nikola Corp., the manufacturer of zero-emission commercial trucks, bought about 920 acres of vacant land in Buckeye for \$16.5 million, Maricopa County public records show.

The Phoenix-based truck manufacturer bought the land under the entity name "Phoenix Hydrogen Hub LLC" and listed Erik Mason, Nikola's global head of energy supply and trading, as well as the address of Nikola's Phoenix headquarters, on the property documents.

July 2023:
Nikola sells its 100% interest in Phoenix Hydrogen Hub LLC for \$24m to Fortescue Future Industries (FFI)

<https://fortescue.com/news-and-media/news/2023/07/20/fortescue-future-industries-makes-major-investment-in-american-green-energy-jobs-with-purchase-of-phoenix-hydrogen-hub>

Fortescue Future Industries Makes Major Investment in American Green Energy Jobs with Purchase of Phoenix Hydrogen Hub

/ News / Fortescue Future Industries M...



20 JULY 2023

Fortescue Future Industries (FFI) has made its first major move in the United States following the passage of the Inflation Reduction Act, investing US\$24M to acquire a 100 per cent interest in Phoenix Hydrogen Hub, LLC (PHH).



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Interstate 11 selected corridor



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Blackstone's Huge Bet on the AI Revolution

<https://www.bloomberg.com/news/newsletters/2024-01-29/bloomberg-evening-briefing-blackstone-s-huge-bet-on-the-ai-revolution>



The QTS data center under construction in Phoenix Source: Wirestock Creators/Shutterstock

By [Natasha Solo-Lyons](#)

January 29, 2024 at 11:55 PM GMT+1

[Save](#)

Off a highway in Phoenix, cranes tower over a stretch of land larger than 60 football fields. The first of five hulking bunkers are under construction. Thirty miles away, engineers are plotting another complex on 400 acres, some three times the footprint of the Mall of America. If all goes as planned, both sites will be home to thousands of computers churning mountains of data, powered by the energy needed for hundreds of thousands of homes. This is [Blackstone's bet on the AI revolution](#). After its \$10 billion takeover of data center operator QTS in 2021, the world's largest private equity firm is fueling rapid growth at a top landlord for tech giants while bankrolling the massive structures that will handle crucial computing needs—all while reshaping communities across America.

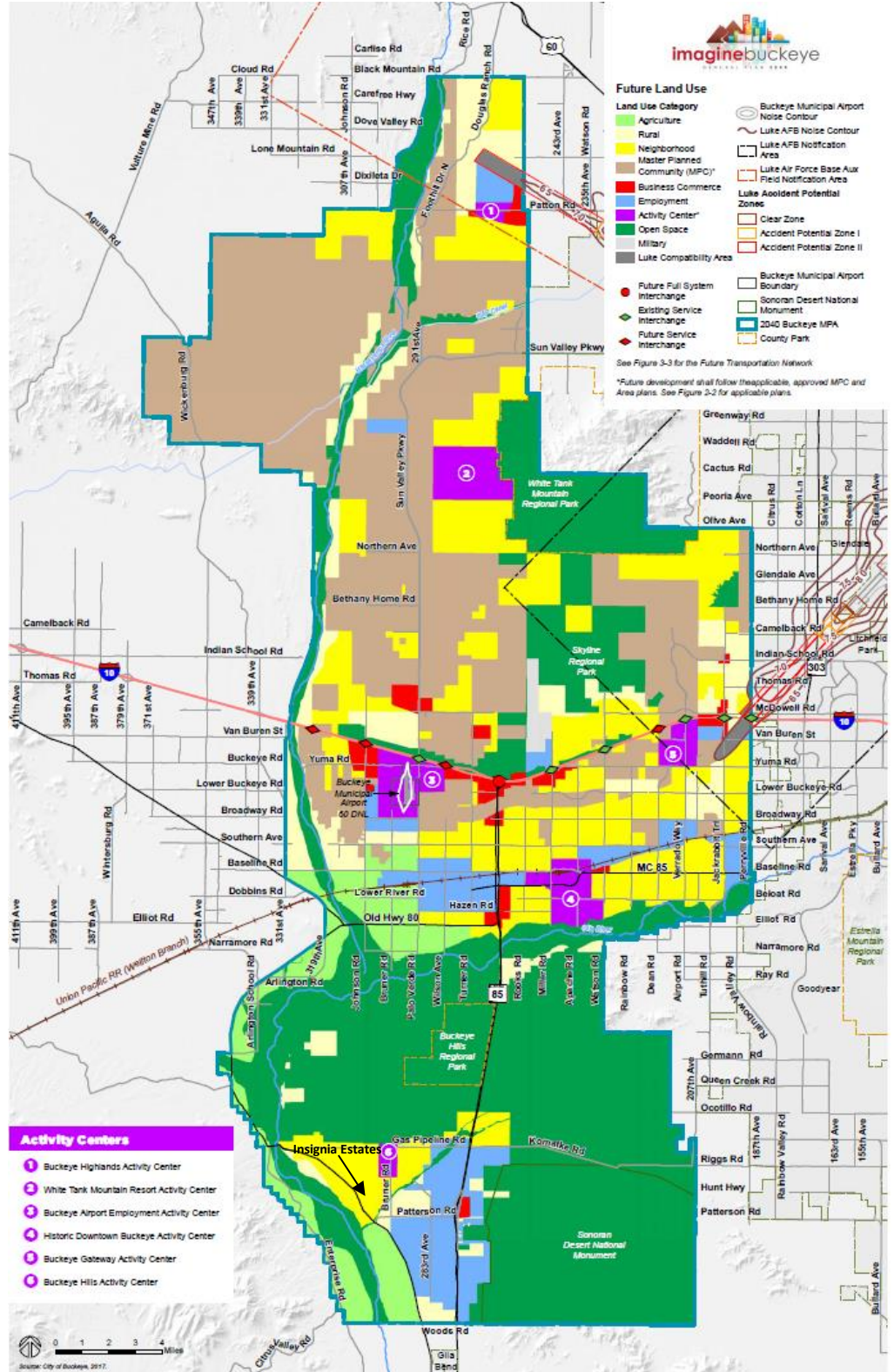


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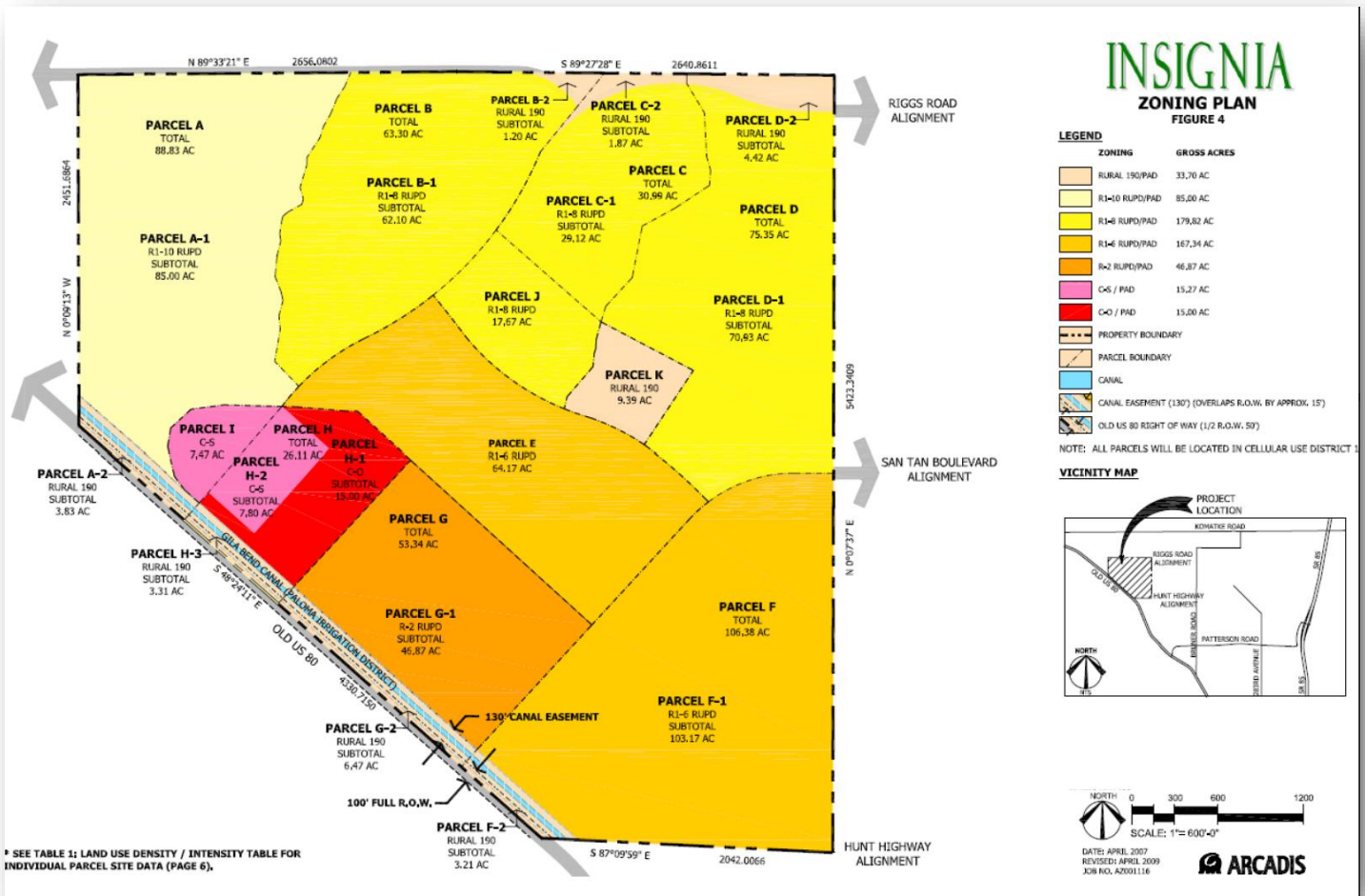
Buckeye 2040 General Plan

<https://www.growbuckeye.com/documents/BuckeyeArizona::2040-general-plan-land-use-map/explore>



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CPA, PAD/RUPD, 404, Phase I&II Environmental, Water, ALTA, Traffic, CLUP with landscape, circulation, park & trail systems plan are available upon request.

Conclusion:

This is a rare opportunity to acquire a fully entitled **Master Planned Community** *outside* of the Phoenix Active Management Area (AMA). This mega-parcel has potential for many other industrial uses, such as **Data Center, Renewable Energy** production & storage, **Infrastructure, Manufacturing, Logistics, Distribution** and more.

With **frontage to Old US 80** and **close proximity to both SR 85 and the planned Interstate 11**, the project is situated just south of the Buckeye Hills Recreational Area, with scenic mountain views of the Buckeye Hills and Woolsey Peak Wilderness Area.

With Buckeye being the fastest growing city in Arizona, Insignia Estates is not only in the pathway of a rapidly expanding population but also new business and economic projects taking place, many of which in direct response to the Inflation Reduction Act.



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