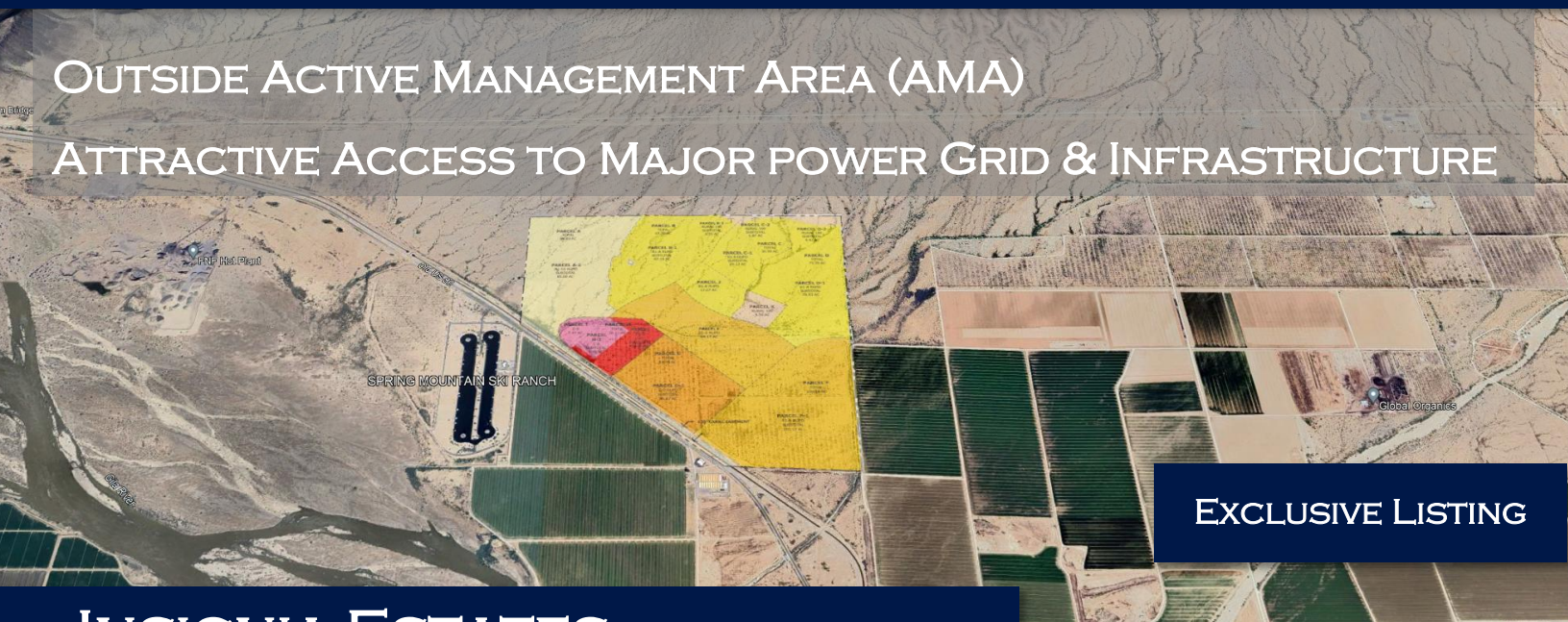


538AC FULLY ENTITLED MEGA-PARCEL

DATA CENTER — AI — ROBOTICS — BESS — LOGISTICS — MPC

OUTSIDE ACTIVE MANAGEMENT AREA (AMA)

ATTRACTIVE ACCESS TO MAJOR POWER GRID & INFRASTRUCTURE



INSIGNIA ESTATES

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

Size: +/- 538 acres

Price: Submit (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 – Electrical District 8 and 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, Transwestern Pipeline Company

Alternative uses: Renewable Energy (BESS, 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.



COPPER STAR
Real Estate

BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM

TYLER DUGAN
(602) 708-4837
TYLER@COPPERSTARRE.COM

104 W. BASELINE RD.
BUCKEYE, AZ 85326

WWW.COPPERSTARRE.COM

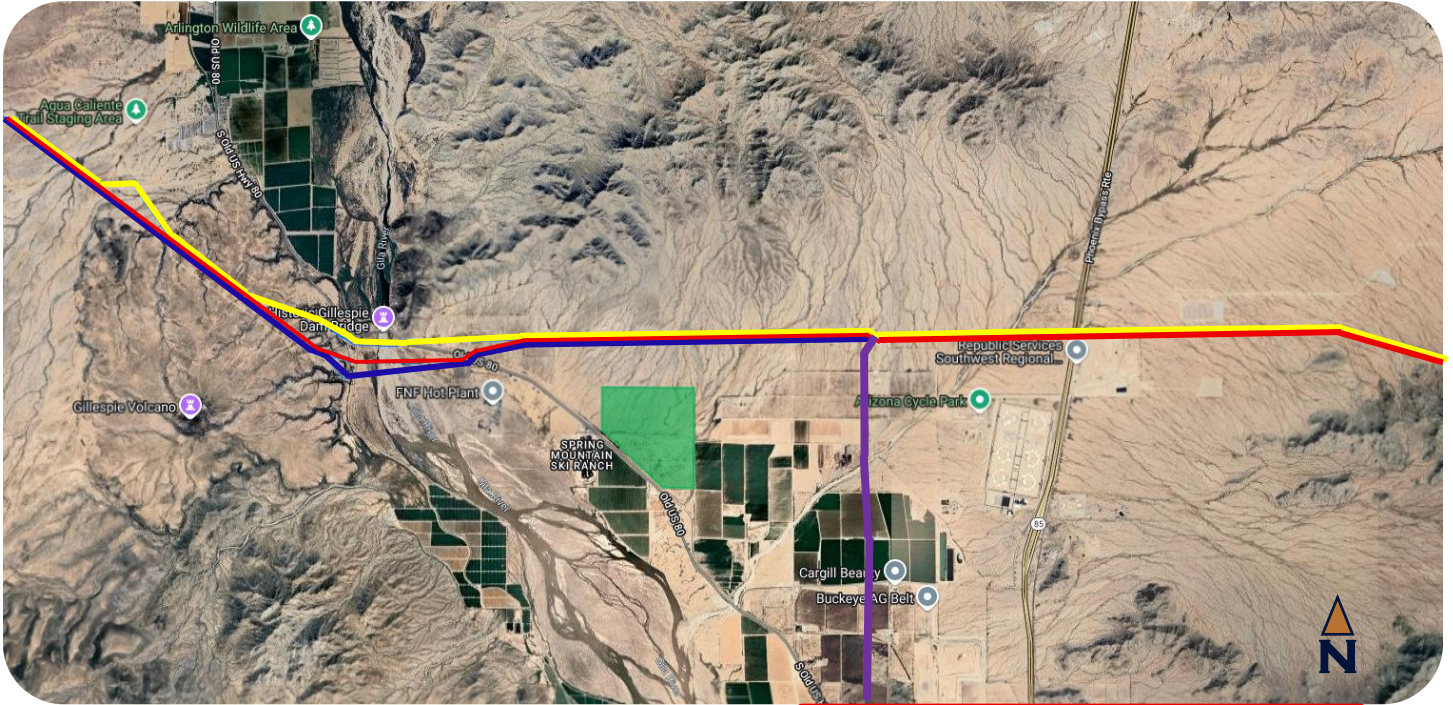
INSIGNIA ESTATES | MARICOPA COUNTY, AZ



COPPER STAR
Real Estate

BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM

TYLER DUGAN
(602) 708-4837
TYLER@COPPERSTARRE.COM



4280

Attribute	Value
Category: PIPELINE ATTRIBUTES	
OPERATOR ID	4280
OPERATOR NAME	EL PASO NATURAL GAS CO
SYSTEM NAME	1100 SERIES CALIFORNIA SYSTEM MAIN LINE
SUBSYSTEM NAME	01103- FRM KEYSTN ML PLNT- COLO RIVER (*)
PIPELINE ID	01103
MILES	73.70
COMMODITY CATEGORY	Natural Gas
COMMODITY DESCRIPTION	NATURAL GAS
INTERSTATE DESIGNATION	Y
PIPELINE STATUS CODE	Active (filled)
REVISION DATE	03/31/2025

4280

Attribute	Value
Category: PIPELINE ATTRIBUTES	
OPERATOR ID	4280
OPERATOR NAME	EL PASO NATURAL GAS CO
SYSTEM NAME	2000 SERIES EL PASO SYSTEM BRANCH LINE
SUBSYSTEM NAME	02000-MCCAMEY TO EHRENBERG LINE
PIPELINE ID	02000
MILES	75.59
COMMODITY CATEGORY	Natural Gas
COMMODITY DESCRIPTION	NATURAL GAS
INTERSTATE DESIGNATION	Y
PIPELINE STATUS CODE	Active (filled)
REVISION DATE	03/31/2025

19610

Attribute	Value
Category: PIPELINE ATTRIBUTES	
OPERATOR ID	19610
OPERATOR NAME	TRANSWESTERN PIPELINE COMPANY LLC
SYSTEM NAME	NEW RIVER COMP STATION DISCHARGE GROUP
SUBSYSTEM NAME	AZBM121A1 - 36 PHOENIX ML NEW RIVER CIS
PIPELINE ID	5EA34192B88BF4AC7939
MILES	87.69
COMMODITY CATEGORY	Natural Gas
COMMODITY DESCRIPTION	
INTERSTATE DESIGNATION	Y
PIPELINE STATUS CODE	Active (filled)
REVISION DATE	03/07/2024

31737

Attribute	Value
Category: PIPELINE ATTRIBUTES	
OPERATOR ID	31737
OPERATOR NAME	TUCSON ELECTRIC POWER COMPANY
SYSTEM NAME	PANDA GILA RIVER, L.P.
SUBSYSTEM NAME	
PIPELINE ID	PANDA GILA RIVER
MILES	19.23
COMMODITY CATEGORY	Natural Gas
COMMODITY DESCRIPTION	
INTERSTATE DESIGNATION	N
PIPELINE STATUS CODE	Active (filled)
REVISION DATE	03/13/2025



COPPER STAR
Real Estate

BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM

TYLER DUGAN
(602) 708-4837
TYLER@COPPERSTARRE.COM

Arizona utilities sign up for gas pipeline project, spurred by data center development

Arizona Public Service has 4.5 GW of committed large load in its interconnection queue and 20 GW of other potential large customers, Pinnacle West CEO Ted Geisler said Wednesday.

Published Aug. 7, 2025



Ethan Howland
Senior Reporter

in f X P M



South of Ozona, Texas, construction of 42-inch mainline pipeline will move natural gas from West Texas to the Corpus Christi area. Arizona Public Service Co. and other utilities said on Aug. 6, 2025, they plan to buy capacity on Transwestern Pipeline's Desert Southwest expansion project, which aims to deliver natural gas from Texas to Arizona. *milehightraveler via Getty Images*

Arizona Public Service Co. and Salt River Project will buy capacity on Transwestern Pipeline's just-announced Desert Southwest expansion project, which aims to deliver natural gas from the Permian Basin in Texas to Arizona, the utilities said Wednesday.

APS, the project's anchor customer, will use gas from the pipeline for gas-fired power plants that will support planned data centers in the utility's service territory, said Ted Geisler, chairman, president and CEO of Pinnacle West Capital Corp., APS' parent company, during a Wednesday earnings call.

Source: <https://www.utilitydive.com/news/arizona-utilities-aps-srp-transwestern-gas-pipeline-data-center/757040/>



COPPER STAR
Real Estate

BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM

TYLER DUGAN
(602) 708-4837
TYLER@COPPERSTARRE.COM

20 Jun 2025

SoftBank plans \$1 trillion AI and robotics park in Arizona

Project Crystal Land could be SoftBank's most ambitious venture, with AI-driven robotics and automation production backed by Vision Fund startups and global tech partners.



SoftBank founder Masayoshi Son [is planning](#) what could become his most audacious venture yet: a \$1 trillion AI and robotics industrial park in Arizona.

Dubbed 'Project Crystal Land', the initiative aims to recreate a high-tech manufacturing hub reminiscent of China's Shenzhen, focused on AI-powered robots and next-gen automation.

Son is courting global tech giants — including Taiwan Semiconductor Manufacturing Co. (TSMC) and Samsung — to join the vision, though none have formally committed.

The plan hinges on support from federal and state governments, with SoftBank already discussing possible tax breaks with [US](#) officials, including Commerce Secretary Howard Lutnick.

While [TSMC](#) is already investing \$165 billion in Arizona facilities, sources suggest Son's project has not altered the chipmaker's current roadmap. SoftBank hopes to attract semiconductor and AI hardware leaders to power the park's infrastructure.

Son has also approached [SoftBank](#) Vision Fund portfolio companies to participate, including robotics startup Agile Robots.

The park may serve as a production hub for emerging tech firms, complementing SoftBank's broader investments, such as a potential \$30 billion stake in OpenAI, a \$6.5 billion acquisition of Ampere Computing, and funding for [Stargate](#), a global data centre venture with OpenAI, Oracle, and MGX.

While the vision is still early, Project Crystal Land could radically shift US high-tech manufacturing. Son's strategy relies heavily on project-based financing, allowing extensive infrastructure builds with minimal upfront capital.

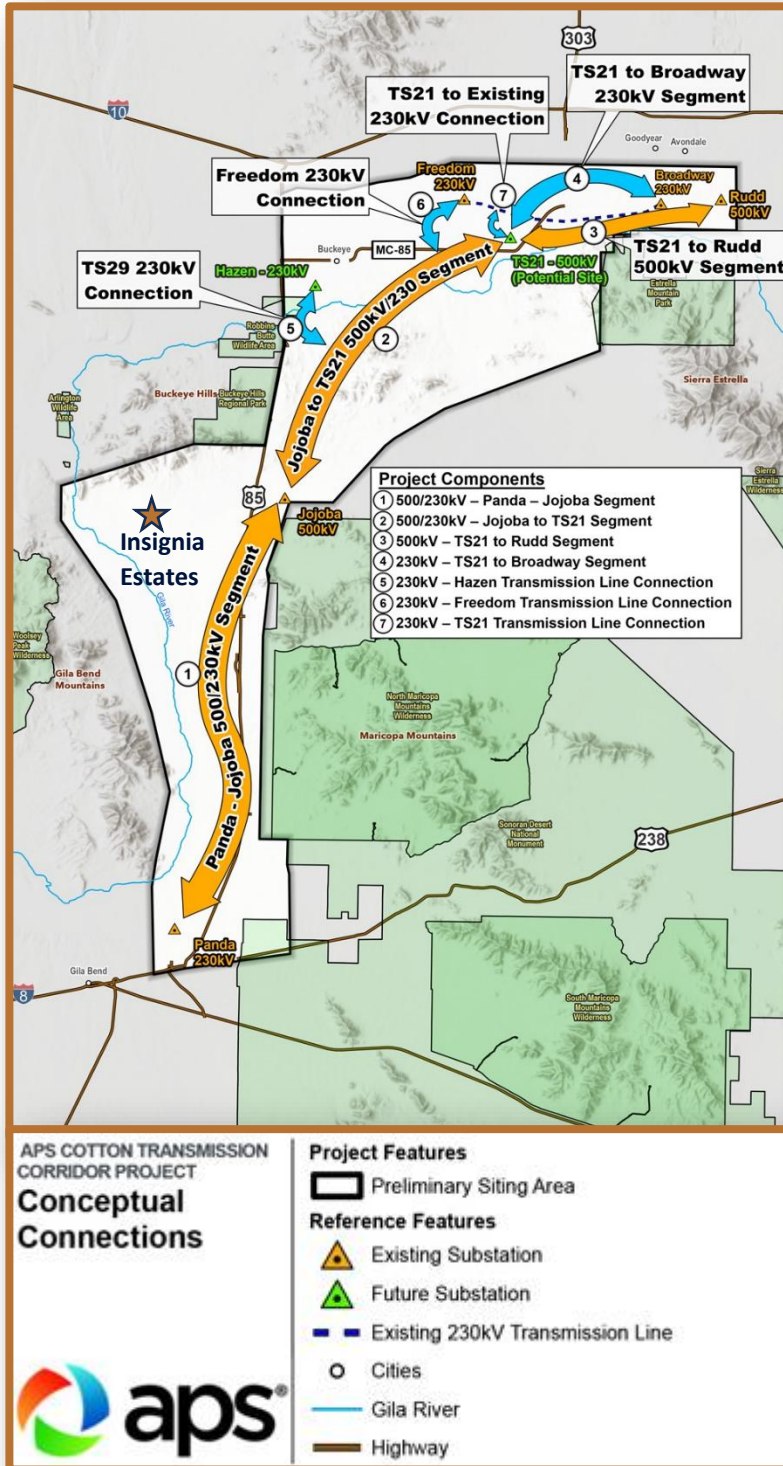
Source: <https://dig.watch/updates/softbank-plans-1-trillion-ai-and-robotics-park-in-arizona>



COPPER STAR
Real Estate

BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM

TYLER DUGAN
(602) 708-4837
TYLER@COPPERSTARRE.COM



APS Cotton Transmission Corridor Overview

Arizona Public Service (APS) is planning a new 500 kV and 230 kV transmission corridor spanning approximately 53 miles across Western Maricopa County. The project aims to strengthen grid reliability and support future growth in Gila Bend, Buckeye, Goodyear, and Avondale.

Key highlights (based on current APS planning):

- Proposed connections to multiple new and existing substations
- Crosses State Trust, private, and BLM-managed lands
- Aligned to avoid protected areas (e.g., Buckeye Hills, Sonoran Desert National Monument, Estrella Mountain Regional Park)
- Subject to NEPA and CEC regulatory review
- Designed to support long-term energy capacity for utility, commercial, and industrial users

Insignia Estates: Strategically Situated Within the Corridor

Insignia Estates is located near the southern portion of the proposed APS Cotton Transmission Corridor, offering proximity to future high-voltage infrastructure.

Positioning benefits:

- Bordered by planned transmission routes, with expected proximity to future substations
- Suitable for power-reliant development, including industrial and technology-related uses
- Located on non-protected land, helping simplify entitlement and permitting
- Positioned within a region targeted for major utility infrastructure investment and regional growth

Sources:

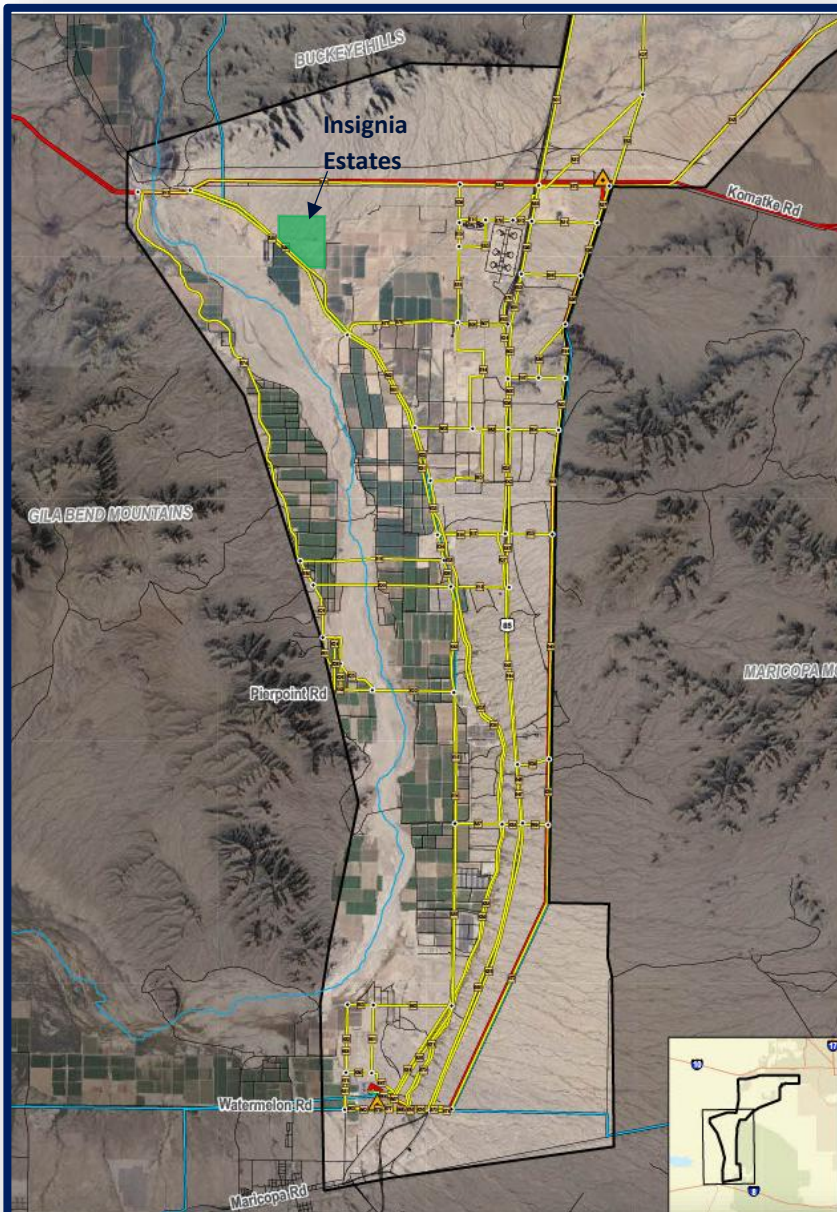
- [APS Cotton Transmission Corridor Project Page](#)
- [APS Strategic Transmission Expansion Overview](#)



COPPER STAR
Real Estate

BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM

TYLER DUGAN
(602) 708-4837
TYLER@COPPERSTARRE.COM



APS COTTON TRANSMISSION CORRIDOR PROJECT Preliminary Links South End



Preliminary Siting Area

Reference Features

Road

Existing Infrastructure

Substation

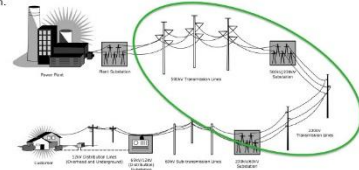
130kV Transmission Line

230kV Transmission Line

500kV Transmission Line

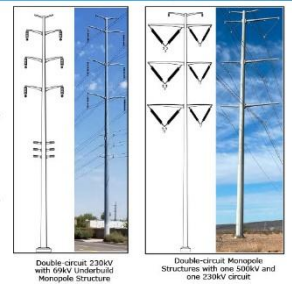
Typical Infrastructure

The APS Cotton Transmission Corridor Siting Project includes the addition of 230kV and 500kV components. The circled portion of the diagram below provides an overview of how these components fit within the larger electrical transmission and distribution system.



Typical Structures

- Monopole (single-pole) structures are commonly used for 230kV and 500kV transmission lines.
- New double-circuit 230kV and/or 500/230kV transmission line pole structures typically range from 130 - 200 feet in height depending on routing, terrain and crossing of existing structures, including elevated roads and other power lines.
- New double-circuit 230kV and/or 500/230kV transmission line pole structures typically require new rights of way and/or easements, approximately 120 to 200 feet wide.



Source: [APS Open House Cotton Transmission Presentation](#)



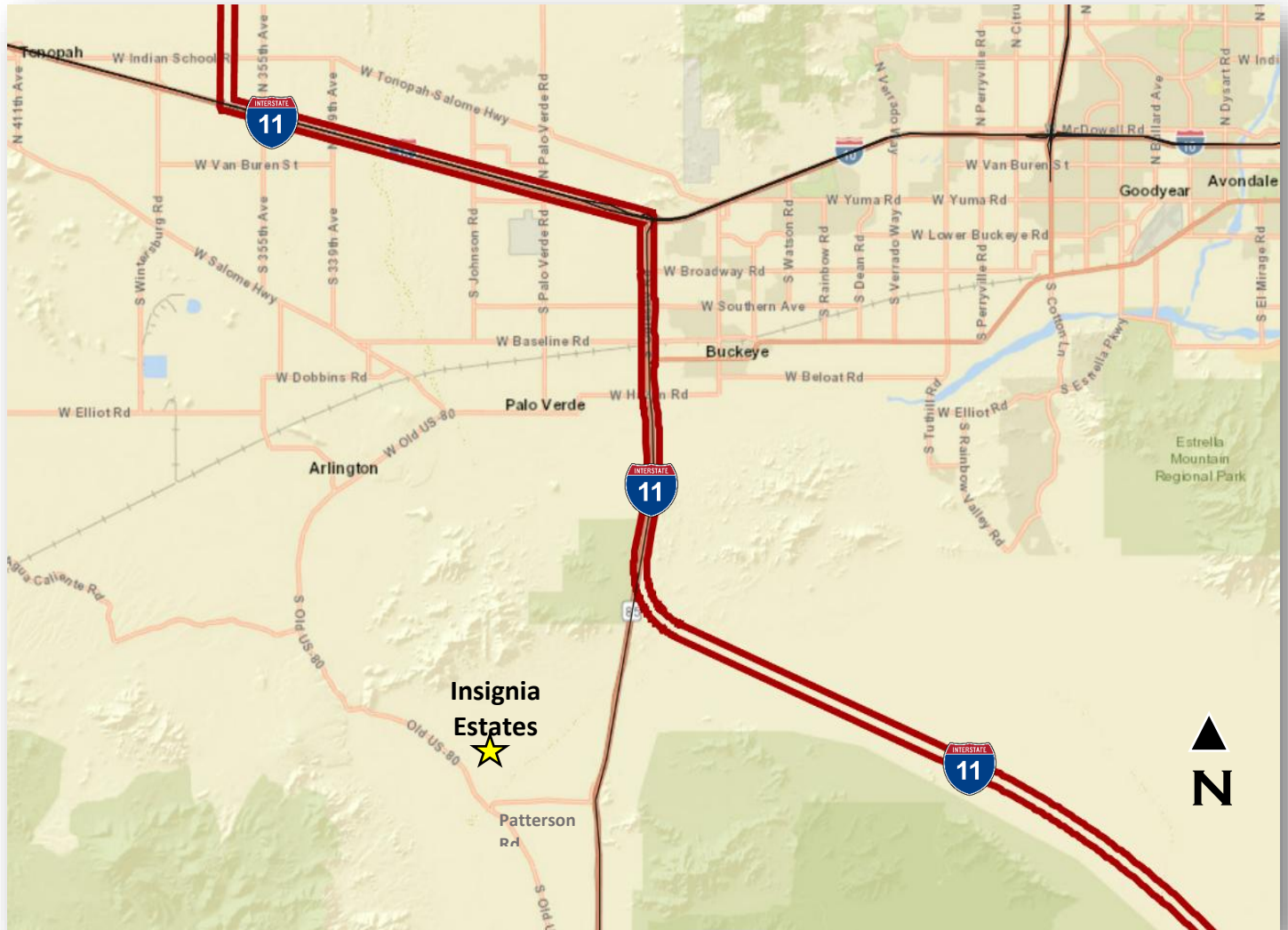
COPPER STAR
Real Estate

BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM

TYLER DUGAN
(602) 708-4837
TYLER@COPPERSTARRE.COM



Interstate 11 selected corridor



COPPER STAR
Real Estate

BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM

TYLER DUGAN
(602) 708-4837
TYLER@COPPERSTARRE.COM

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.



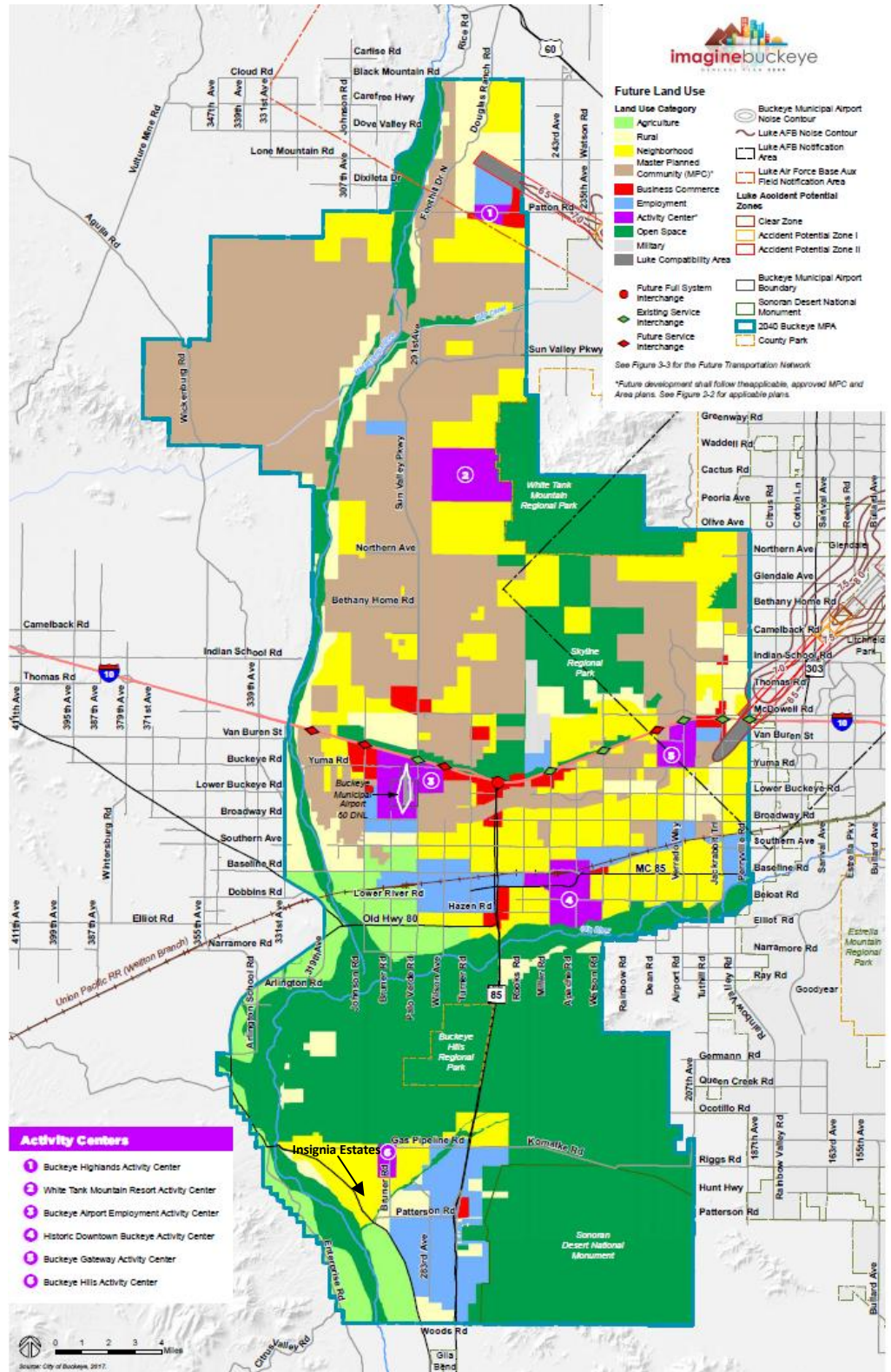
COPPER STAR
Real Estate

BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM

TYLER DUGAN
(602) 708-4837
TYLER@COPPERSTARRE.COM

Buckeye 2040 General Plan

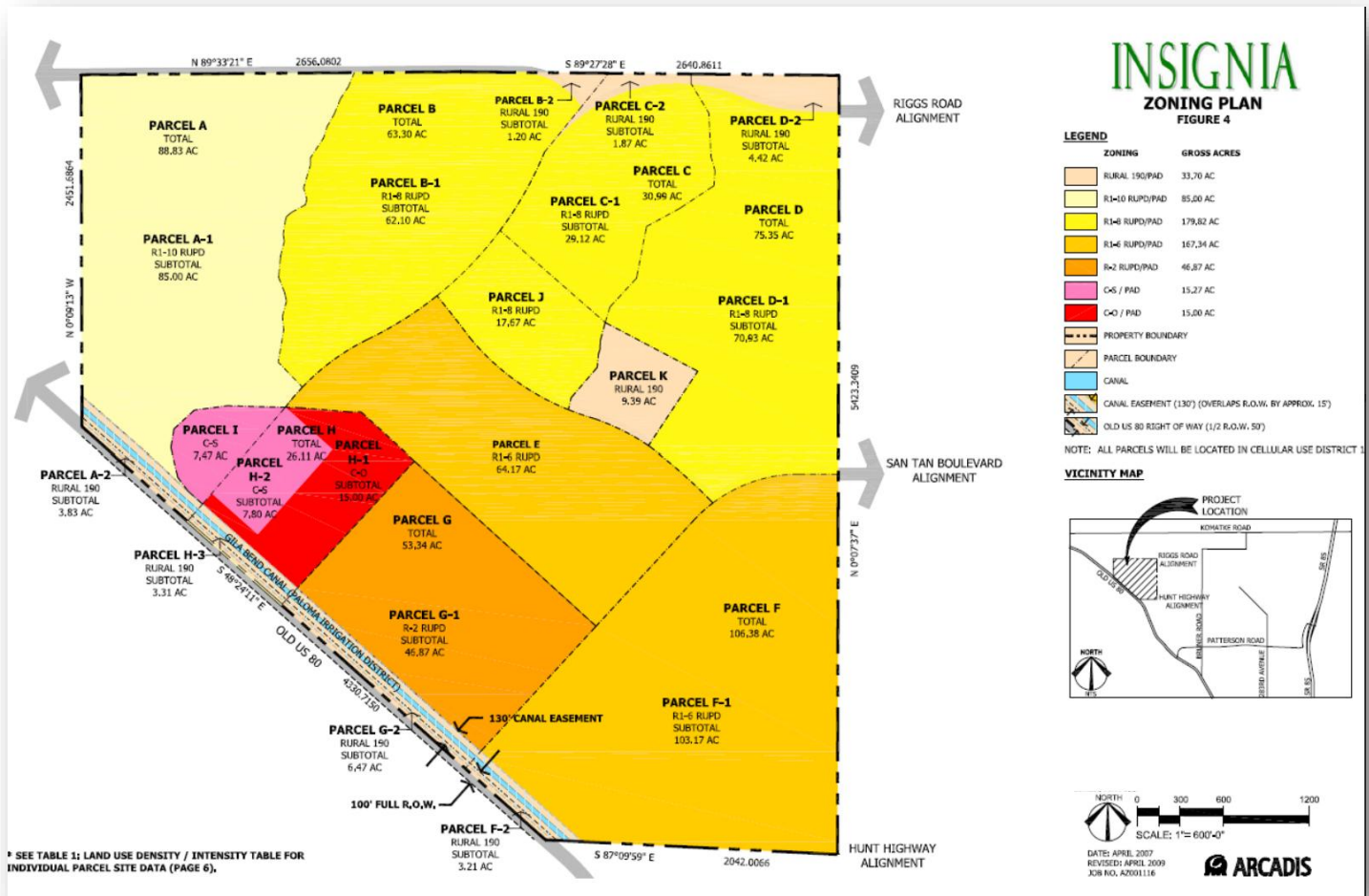
<https://www.growbuckeye.com/documents/BuckeyeArizona::2040-general-plan-land-use-map/explore>



COPPER STAR
Real Estate

BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM

TYLER DUGAN
(602) 708-4837
TYLER@COPPERSTARRE.COM



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**, **Battery Energy Storage System (BESS)**, **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.



COPPER STAR
Real Estate

BRAD KUIPER
(602) 390-0624
BRAD@COPPERSTARRE.COM

TYLER DUGAN
(602) 708-4837
TYLER@COPPERSTARRE.COM