

WHY BUCKEYE? FOR ALL OF THE RIGHT REASONS.

Finding the right location to grow or expand your business is both an art and a science. A combination of “does-it-feel-right” and “does-it-make-sense.” A blend of favorable business operating costs and an affordable but high quality of life. The right mix of business and family. The qualities from which both personal dreams and business success are achieved.

Buckeye, Arizona is such a place. Buckeye offers a distinctive business and living environment that fosters personal and business success through its enterprising, future-oriented spirit and its steadfast pro-business, pro-growth government and community philosophy.

As a major gateway just 35 miles west of Central Phoenix, Buckeye is part of the Sun Corridor Megapolitan region, one of the 10 megapolitan regions expected to see a population of more than 10 million and the focus of an estimated \$25 trillion of investment in the U.S. by 2030¹. As Arizona’s largest city by land area, with more than 600 square miles, projections show that Buckeye’s population will reach more than 419,000 by 2030.² The Greater Phoenix region is home to more than 4 million people and is among the nation’s fastest growing markets, even in this current economic climate. The region’s population is expected to exceed 6.1 million by 2030.³

Today, Buckeye stands as the premier gateway location between Arizona, California and the Western United States. Buckeye offers extraordinary opportunities for the future as a 21st century community that provides a diverse range of business and employment options to individuals, families, entrepreneurs, executives, and students looking to establish and advance their lives and livelihoods in the Western United States. More than any existing or future community, Buckeye will be a dominant center of significant employment and business opportunities on a scale that is yet to be seen in America’s West.

Buckeye offers companies of all sizes – from entrepreneurial start-ups to multi-national corporations – compelling business reasons for starting, locating or expanding an enterprise in Buckeye.

BUCKEYE BUSINESS STRENGTHS	
14.4 % of adults have a 4 year college degree	Experienced, professional labor maximizes productivity, reduces costs
29.3 % of adults have a high school diploma	Closest proximity of any Southwest U.S. city to deep water ports in Southern California
Zoning and entitlements in place to accommodate a diverse business base such as manufacturing, logistics / distribution, green industries, high technology, software, financial services, and business services	Location conducive to both Central and Pacific time zones
Extensive transportation infrastructure including Interstate 10, State Highway 85, rail, and numerous airports	Pro-business Town Government with expedited permitting available

¹ Morrison Institute for Public Policy, Arizona State University, *Megapolitan - Arizona's Sun Corridor*, May, 2008.

² Maricopa Association of Governments; *Socioeconomic Projections of Population, Housing and Employment by Municipal Planning Area and Regional Analysis Zone - May, 2007*

³ Maricopa Association of Governments; *Socioeconomic Projections of Population, Housing and Employment by Municipal Planning Area and Regional Analysis Zone - May, 2007*

Skilled, Productive Workers and Great Labor Environment

With an expanding and diverse population, Buckeye's high-quality labor force meets the needs of today's advanced logistics and distribution, manufacturing and knowledge-based industries. With Arizona's right-to-work laws, wages remain affordable and the workplace flexible.

The job families identified in the table below indicate that production, transportation and food service occupations are found at a higher level in Buckeye than the rest of the West Valley or Greater Phoenix.

OCCUPATIONS HIRED BY BUCKEYE, WEST VALLEY AND GREATER PHOENIX EMPLOYERS						
JOB FAMILIES	OCCUPATIONAL DISTRIBUTION					
	Buckeye		West Valley		Greater Phoenix	
	#	%	#	%	#	%
Administrative and Clerical Occupations	805	14.3%	67,872	16.3%	343,411	18.9%
Agricultural, Fishing and Forestry Occupations	289	5.1%	1,238	0.3%	8,324	0.5%
Architecture and Engineering Occupations	70	1.2%	5,158	1.2%	34,740	1.9%
Artistic and Creative Occupations	42	0.8%	4,166	1.0%	20,476	1.1%
Building and Grounds Maintenance Occupations	113	2.0%	11,377	2.7%	72,107	4.0%
Business Operations and Finance Occupations	193	3.4%	14,141	3.4%	80,884	4.5%
Community and Social Service Occupations	67	1.2%	4,937	1.2%	17,058	0.9%
Computer and Mathematics Occupations	72	1.3%	6,437	1.5%	43,288	2.4%
Construction and Mining Occupations	344	6.1%	27,508	6.6%	131,250	7.2%
Education and Library Occupations	371	6.6%	26,129	6.3%	80,664	4.4%
Food Service Occupations	654	11.6%	38,182	9.2%	144,838	8.0%
Health Care Professional and Technical Occupations	98	1.7%	17,846	4.3%	71,221	3.9%
Health Care Support Occupations	44	0.8%	9,469	2.3%	38,299	2.1%
Installation and Repair Occupations	275	4.9%	21,009	5.0%	79,699	4.4%
Legal and Related Occupations	31	0.6%	2,027	0.5%	12,608	0.7%
Management Occupations	240	4.3%	18,401	4.4%	84,593	4.7%
Personal Service Occupations	131	2.3%	11,030	2.6%	42,994	2.4%
Physical, Social and Life Sciences Occupations	43	0.8%	2,705	0.6%	13,297	0.7%
Production Occupations	424	7.5%	28,863	6.9%	112,115	6.2%
Protective Service Occupations	145	2.6%	6,940	1.7%	37,898	2.1%
Sales and Related Occupations	557	9.9%	53,884	12.9%	211,550	11.7%
Transportation and Material Moving Occupations	631	11.2%	37,372	9.0%	132,464	7.3%

Source: InfoUSA and Advanced Workforce Systems; Creating New Avenues for Success – the West Valley Workforce and Labor Market Study – Fall, 2008

In addition to the substantial workforce availability in the production and transportation sectors, Buckeye also is at the nexus of a burgeoning workforce in other key occupations. The following table highlights some of the fastest growing occupations in the West Valley, including Buckeye.

OCCUPATION	GROWTH	OCCUPATION	GROWTH
Customer Service Representatives	18%	Retail Salespersons	8%
Transportation Supervisors	11%	Vehicle Salespersons	8%
Material Moving Foremen	10%	Network Administrators	8%
Vehicle Cleaners	10%	Restaurant Servicepersons	7%
Database Administrators	9%	Word Processors and Typists	7%
Bill and Account Collectors	9%	Grounds Keeping Supervisors	7%

Source: ERISS Survey of West Valley Businesses, Fall 2008; *Creating New Avenues for Success – the West Valley Workforce and Labor Market Study – Fall, 2008*

Overall, Buckeye’s emergence as an important new residential and business/employment center is evidenced by the preponderance of both professional and technical occupations among its residents. These are individuals who, like most Americans, would prefer to work closer to their places of residence.

WORKFORCE /BUSINESS	Buckeye AZ	West Valley*	Greater Phoenix
Workforce 2009 (16+)	12,719	353,174	1,721,865
Employed In White Collar Jobs – 2009	59.1%	58.0%	63.4%
Employed in Service Jobs – 2009	17.9%	18.5%	17.5%
Employed in Blue Collar Jobs - 2009	23.0%	23.5%	19.1%
Total Businesses – 2009	466	25,379	134,769
Total Employees – 2009	3,123	319,270	1,570,341
Employee / Residential Population Ratio – 2009	0.10	0.24	0.35

Sources: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. Business Analyst Online; www.esri.com/bao; * West Valley is defined as a 30 mile radius from Interstate 10 and Highway 85

Expansive Workforce Development Network

Through the Arizona departments of Commerce and Economic Security, Buckeye provides customized recruiting, screening and training services and lifelong learning opportunities through a coordinated network of state agencies.

PROGRAM	DESCRIPTION
<p>Arizona Department of Commerce - Job Training Program*</p> <p><i>*Program is On Hold until Further Notice as of 7/23/09</i></p>	<p>Supports the design and delivery of customized training to meet needs of employers, create new jobs, and help increase the skill and wage levels of employers in Arizona.</p>
<p>Arizona Department of Economic Security – Employment Administration</p>	<p>The administration provides assistance to job seekers and customized services to employers. Some programs within the Employment Administration include: Employment Service; Federal Bonding Program; Foreign Labor Certification Unit; Grant Diversification Program; Veterans Programs and Services; Workforce Investment Act – Adult, Youth and Dislocated Worker Program; and Work Opportunity Tax Credit.</p>
<p>Maricopa Community Colleges’ Center For Workforce Development</p>	<p>The Center plays a vital role in enhancing the region’s competitive strength by connecting the programs, resources, and services of the ten Community Colleges and two skill centers with the region’s employers</p>
<p>Maricopa Workforce Connections</p>	<p>The Maricopa Workforce Connection promotes and facilitates strategic alliances among public and private stakeholders within the Maricopa County area to ensure workforce excellence and contribute to the economic vitality for area employers, incumbent workers and future workers.</p>

Exceptional Educational Opportunities

New talent is developed through outstanding educational assets – beginning with accountable public schools, and accessible state community college and university systems. Nearly 240,000 full-time students are pursuing higher education at Maricopa Community Colleges and Arizona State University.

EDUCATION	Buckeye AZ	West Valley*	Greater Phoenix
H.S. Diploma – 2009	29.3%	28.8%	25.6%
Associates Degree – 2009	6.5%	7.1%	7.9%
Bachelors Degree – 2009	14.1%	13.2%	17.2%
Master's/ Professional Degree - 2009	8.2%	7.3%	9.2%
Enrolled in College*	1,736	39,318	254,992

Sources: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. Business Analyst Online; www.esri.com/bao; * West Valley is defined as a 30 mile radius from Interstate 10 and Highway 85

* Source: U.S. Census Bureau, 2008 American Community Survey; <http://factfinder.census.gov/>

Between 2007 and 2018, total enrollment in degree-granting institutions is expected to increase from 18.2 Million to 20.6 Million in the U.S. For fast-growing Maricopa County, enrollment has and will continue to increase. The institutions of higher learning are keeping pace with expanded facilities to accommodate growing enrollment and customized training and education for employers.

TOTAL COLLEGE ENROLLMENT IN MARICOPA COUNTY	
College Level Program	Enrollment
Undergraduates	194,987
Graduate / Professional	44,322
Total Enrolled	239,309

Source: U.S. Census Bureau, 2005-2007 American Community Survey; <http://factfinder.census.gov/>

COLLEGE DEGREES AWARDED IN GREATER PHOENIX (ARIZONA STATE UNIVERSITY AND MARICOPA COMMUNITY COLLEGE DISTRICT)	
Degree Type	Degrees Awarded
Associate Degrees, Certificates	16,000
Undergraduate Degrees	10,732
Graduate, Professional Degrees	6,257

Sources: Arizona State University, Maricopa Community College District (MCCD) 2009.

MAJOR INSTITUTIONS OF HIGHER EDUCATION		
	Enrollment (2007/2008)	Highest Degree Awarded
Public and Private Universities		
Arizona State University	67,082	Doctorate
University of Phoenix	No Metro Data Available	Doctorate
Grand Canyon University	22,219	Masters
A.T. Still University	3,200	Doctorate
Ottawa University	2,600	Masters
Western International University	2,500	Masters
Embry Riddle University	2,017	Masters
DeVry Institute	1,538	Masters
Midwestern University	1,713	Doctorate
University of Advancing Technology	1,201	Masters
Thunderbird School of Global Management	1,356	Masters
University of Arizona – Medical School	900	Doctorate
Phoenix School of Law	103	JD
Maricopa Community Colleges		
Mesa	23,825	Associate
Rio Salado	19,186	Associate
Glendale	18,228	Associate
Phoenix	10,917	Associate
Chandler/Gilbert	10,409	Associate
Scottsdale	10,077	Associate
Paradise Valley	9,105	Associate
GateWay	6,853	Associate
Estrella Mountain	6,358	Associate
South Mountain	5,138	Associate
Other Institutions		
High Tech Institute	5,742	Bachelors
Apollo College	3,166	Associate
Everest College	2,653	Bachelors
Universal Technical Institute	2,356	Associate
Collins College	1,660	Bachelors
Scottsdale Culinary Institute	1,275	Bachelors
The Art Institute of Phoenix	1,253	Bachelors
The Bryman School	1,082	Associate
Pima Medical Institute	1,040	Certificate
Maricopa Skill Center	1,001	Certificate
ITT Technical Institute	800	Bachelors
Arizona Automotive Institute	582	Associate
Southwest Skill Center	309	Certificate

Source: 2009 Book of Lists, Arizona Board of Regents; Greater Phoenix Economic Council 2009.

K-12 PUBLIC SCHOOL INFORMATION (Unified School Districts only)				
Unified School Districts	Enrollment***(1)	Pupil Teacher Ratio** (2)	Current Expenditures per Student* (2)	Graduation Rate** (1)
Chandler	33,777	20	\$7,291	88%
Deer Valley	36,469	19.7	\$7,235	83%
Dysart	20,747	23.6	\$9,240	77%
Fountain Hills	2,443	17.3	\$7,498	91%
Gilbert	37,826	18.3	\$6,149	89%
Mesa	74,068	19.6	\$6,558	80%
Paradise Valley	34,637	18.3	\$7,059	90%
Peoria	38,756	18.9	\$7,495	93%
Scottsdale	26,614	18.1	\$7,298	90%
Wickenburg	1,480	18.1	\$15,347	77%
Union High School Districts				
<i>Agua Fria</i>	<i>5,445</i>	<i>21.1</i>	<i>\$13,231</i>	<i>82%</i>
<i>Buckeye</i>	<i>2,624</i>	<i>19.1</i>	<i>\$10,021</i>	<i>73%</i>
Glendale	15,088	20.4	\$8,660	84%
Phoenix	25,764	17.9	\$9,578	74%
Tempe	13,929	20.9	\$7,502	91%
Tolleson	8,064	21.5	\$11,421	81%
Maricopa County Total Average	23,608	20	8,849	84%

Sources: AZ Dept of Education, National Center for Education Statistics 2009.

Unequaled Proximity to Major Markets

Buckeye’s strategic location and extensive transportation infrastructure put the city within a wide network of U.S., Canadian and Mexican consumers and provides its global connections with close proximity to Phoenix Sky Harbor International Airport and only is only a 5 hour drive to the ports of Los Angeles, Long Beach and San Diego.

Bisected by Interstate 10, and State Route 85 (which connects the community to Interstate 8), Buckeye’s transportation access within the region is extremely well-positioned for large distribution, logistics, and warehousing projects. As companies continue to expand their footprint, cost competitiveness is and will continue to be one of the most important drivers for site selection criteria. Based on recent cost of living data, Buckeye is one of the most competitive locations for a wide array of projects in the logistics, distribution, assembly, and manufacturing sectors. As technology and automation increase through “just in time” delivery, logistics become increasingly important for businesses of all types and in all sectors.

To that end, consider the following facts:

- Buckeye is less than 5 hours from either San Diego or Los Angeles
- Buckeye is on The Union Pacific Rail Line, with access throughout North America

- The Ports of San Diego, Long Beach, and Los Angeles are all less than 375 miles from Buckeye
- Buckeye is eligible for Foreign Trade Sub Zone Status for the appropriate user

Phoenix Sky Harbor International Airport Flight Facts	
Destination	# of Non-stop Flights per Day
United States	495
Canada	19
Mexico	12
Southern California	82

Source: Phoenix Sky Harbor International Airport. Based upon 2010 schedule.

Interesting Facts about Phoenix Sky Harbor International Airport	
Nonstop Flights to more than 85 Domestic Locations	More than 1,200 Aircraft Operations Daily
Nonstop Flights to 19 International Locations	More than 100,000 Passengers Daily
One of the “Top Ten” Busiest Airports in the World	More than 600 Tons of Air Cargo Daily

Source: Phoenix Sky Harbor International Airport

Flight Time to Major U.S. Cities





Transportation

Buckeye is fortunate to be intersected by five highways, home to a general aviation airport, and served by the railroad. Virtually every major mode of transportation makes Buckeye accessible from multiple points.

Interstate 10 runs east/west and is situated just north of the Town of Buckeye, passing through and connecting Buckeye with California cities such as Los Angeles. Interstate 10 is scheduled for widening to accommodate future traffic volumes.

Interstate 8 runs southwest of Buckeye connecting Arizona to San Diego, as well as other southern California cities.

State Route 85 is the official truck by-pass route around metropolitan Phoenix and has also been designated as the official CANAMEX corridor as part of the North American Free Trade Agreement (NAFTA). In addition to the importance of this route to the trucking industry, this corridor also provides access from the western portion of metropolitan Phoenix to the cities of Yuma and San Diego.

Loop 303 connects the northern portion of the western Phoenix to the southern portion of the western Phoenix. Currently, Loop 303 extends for more than 21 miles from Interstate 10 in Goodyear to Happy Valley Parkway in Peoria, operating primarily as a two-lane roadway from I-10 to US 60 (Grand Avenue), and becoming a four-lane divided highway from US 60 to Happy Valley Parkway.

Plans call for Loop 303 freeway to traverse more than 40 miles of the western Phoenix (West Valley) – ultimately extending from the proposed State Route 801 (the future I-10 reliever freeway) a few miles south of Interstate 10 to Interstate 17 (Black Canyon Freeway) near Lone Mountain Road, 2 miles south of State Route 74 (Carefree Highway) in Phoenix.

The proposed plan for Loop 303 includes the construction of three general-purpose lanes in each direction between I-10 and I-17 by 2017 – with an interim project to connect the northern section of Loop 303 to I-17 by 2010. Construction will begin 2008.

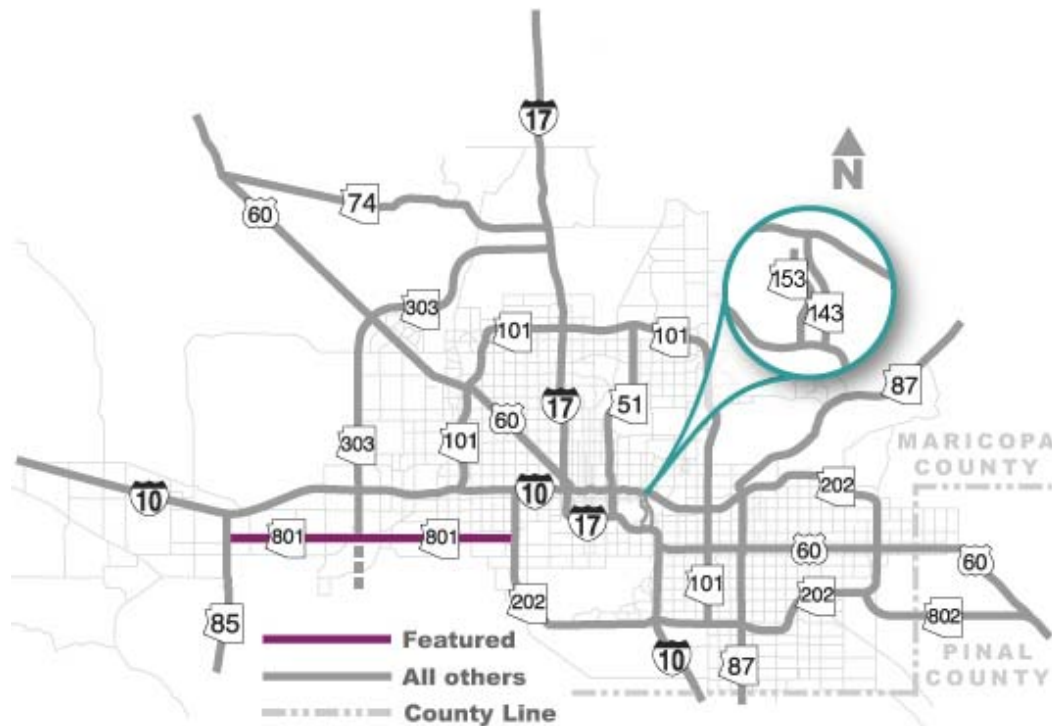
State Route 801 will be aligned parallel to and south of I-10, north of the Salt and Gila rivers, to connect the proposed South Mountain Freeway with the proposed Loop 303. This route should help relieve congestion on the I-10. Studies are underway to determine the alignment for the proposed freeway.

Source: MAG, 2006

Hassayampa Valley Roadway Study

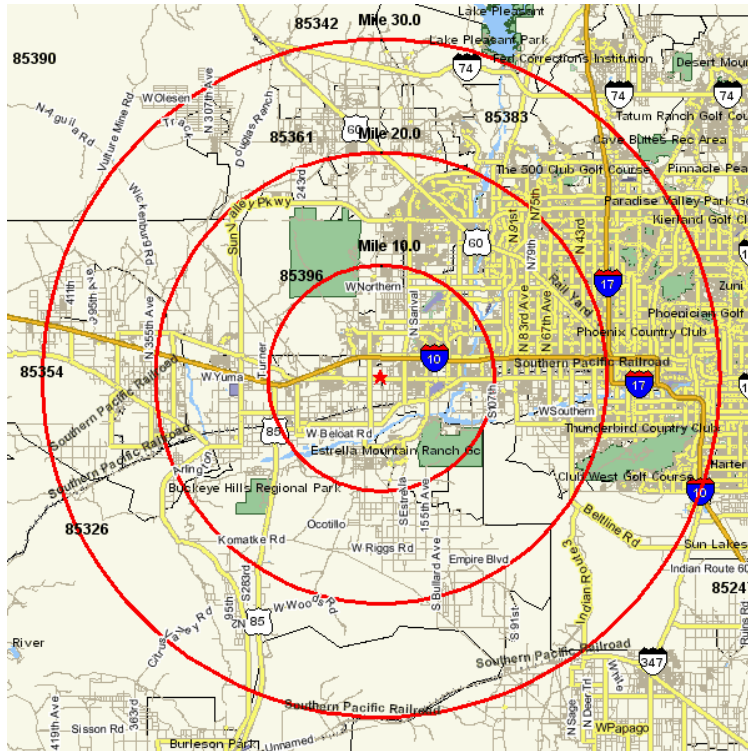
A building boom fueled by population growth has made the entire Phoenix Valley and especially the West Valley, of which Buckeye is a part, one of the fastest growing areas in the United States. These growth pressures are squeezing the transportation system from all sides.

The Hassayampa Valley Roadway Study will not only establish the framework for a future transportation system, but also provide feedback to local land use planners on how alternative development scenarios could be part of the regional transportation solution. The Interstate 10 - Hassayampa Valley Roadway Framework Study presents an opportunity to identify and reserve right-of-way for future travel corridors, based on sound regional and local transportation and land use planning.



Unparalleled Population Growth

Buckeye has one of the fastest growing populations of central Arizona. Residents are attracted to the area by the quality of life, friendly atmosphere, and reasonable living expenses.

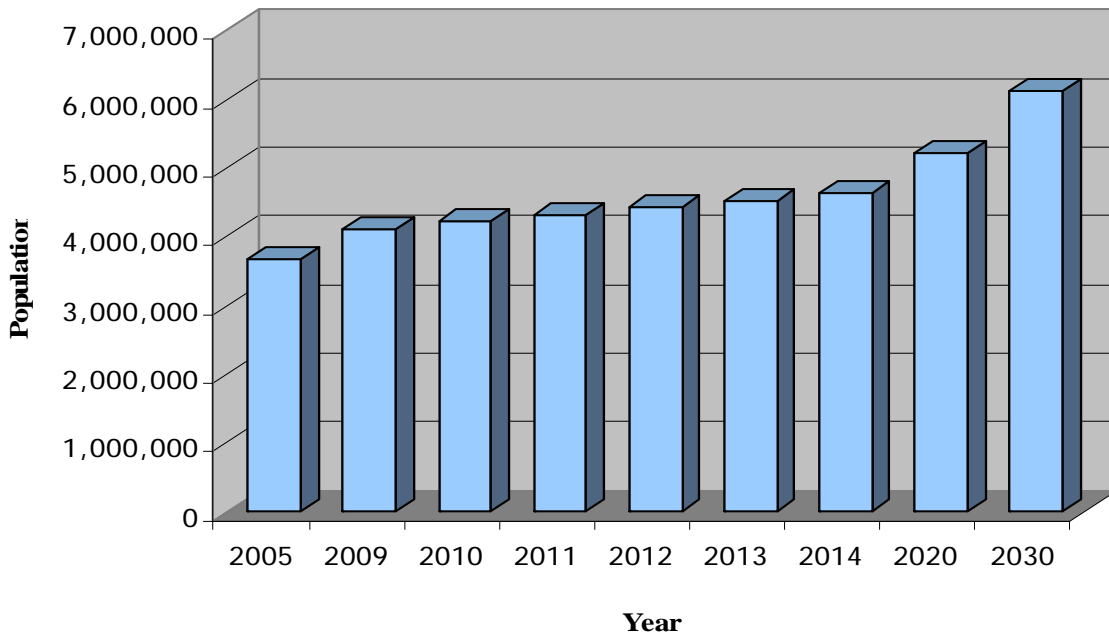


2009 Census Forecast	10 Mile	20 Mile	30 Mile
Population, Total	187,037	1,071,755	2,367,833
Population 21-64 years	46,478	375,380	1,028,327
21-44 years	30,259	246,729	683,905
45-64 years	16,219	128,651	344,422
Households	25,101	247,337	657,101
Median Age	32.9	33.4	33.4
Per Capita Income	\$24,310	\$20,530	\$23,122
Median Household Income	\$62,946	\$49,974	\$49,594

Source: Claritas Marketplace 2009

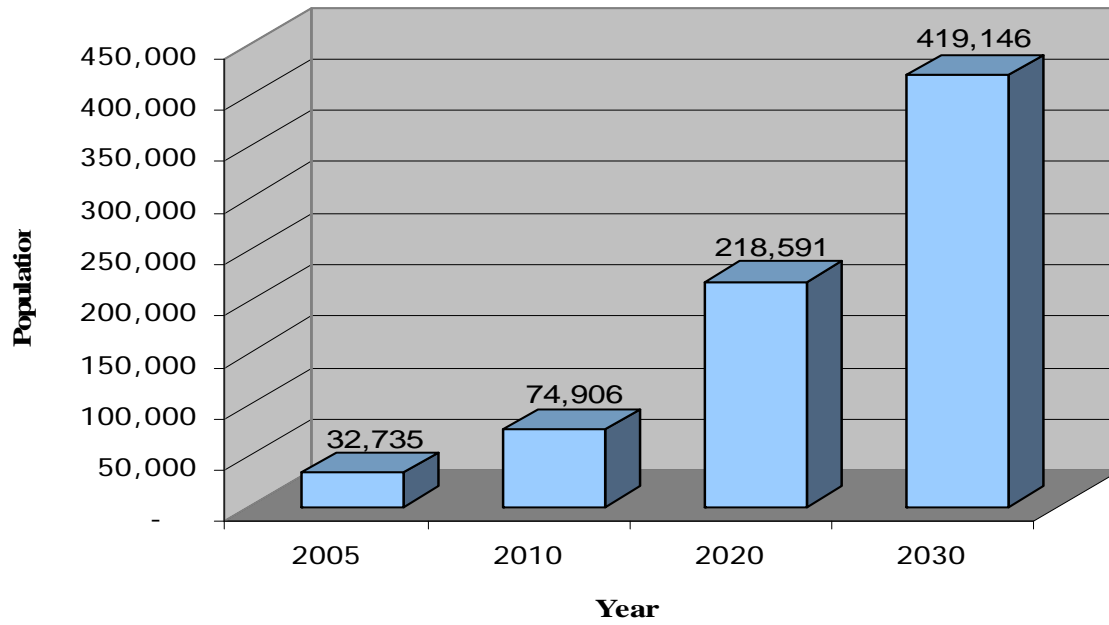
Greater Phoenix Population Projection

Source: Claritas Marketplace 2009



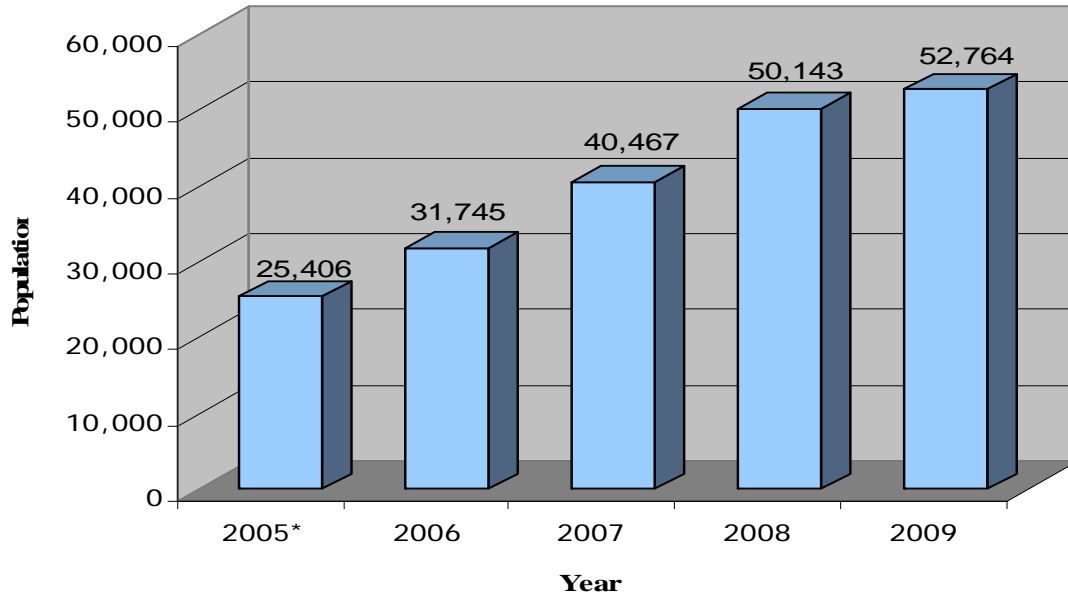
Town of Buckeye Population Projections

Source: Claritas Marketplace 2009



Town of Buckeye Population Growth

Source: Claritas Marketplace 2009



Global Connectivity

Buckeye continues to support and collaborate with its major telecom providers to develop the most reliable and efficient system for our community needs. Partnering to identify key employment corridors and then developing master plans for advanced telecom infrastructure which includes a fiber optic system capable of meeting the needs of today’s advanced business operations. Redundancy and reliability which translates into more productive business relationships is key. High-speed Internet access is currently available throughout Buckeye, the Greater Phoenix region and the State of Arizona, with many other significant technology infrastructure investments in place to provide advanced, reliable voice, data and video communications and networking options.

Competitive Operating Cost Structure

Construction costs, electric rates, overall taxes and cost of living indices are all below the national average, providing a highly economical business climate.

COMPETITIVE OPERATING COSTS - TAXES	
Measure	Greater Phoenix
Arizona Corporate Income Tax Rate (2007)	6.97%
Commercial and Industrial Property Tax Classification (Class 1) and Ratio	24.5%
Taxable Income (2008) – Assumes \$100,000 in Income and Filing Married	3.74%
Transaction Privilege Tax Arizona	5.6%
Transaction Privilege Tax Buckeye	2.0%

Sources: Arizona Department of Revenue; Greater Phoenix Economic Council 2009.

COMPETITIVE OPERATING COSTS - CONSTRUCTION	
Measure	Greater Phoenix
Warehouse (shell) Per Square Foot	\$76.97
Manufacturing (shell) Per Square Foot	\$99.66

Source: RS Means; Reed Construction Data, October 8, 2009:

<http://www.reedconstructiondata.com/news/2009/10/rsmeans-dollars-per-square-foot-construction-costs-four-industrial-shell-ty/>

COMPETITIVE OPERATING COSTS - UTILITIES	
Measure	Greater Phoenix
Industrial Monthly Electric Costs (1000kw/400MVWH)	\$34,907
Industrial Monthly Electric Costs (5000kw/1500MVWH)	\$117,750
Industrial Water (1M CF)	\$25,937
Industrial Sewer (1M CF)	\$18,106
Total Water and Sewer (1M CF)	\$44,043
Medium Gas Service (greater than 50 – less than 600 therms per month) – Service Charge	\$33.00
Medium Gas Service (greater than 50 – less than 600 therms per month) – Gas usage Charge	\$1.27487 per therm
Medium Gas Service (greater than 50 – less than 600 therms per month) – Demand Charge	\$0.06234

Sources: Arizona Public Service Co; Southwest Gas; Greater Phoenix Economic Council 2009.

COMMERCIAL REAL ESTATE DATA		
	Buckeye, AZ	Greater Phoenix
Industrial Vacancy Rate (a)	18.9%	15.8%
Industrial Leasing Rate (a)	\$0.37 NNN	\$0.57
Industrial Market Size S.F. (a)	88.1 MIL S.F.	268.7 MIL S.F.
Office Vacancy Rate (b)	39.2%	24.2%
Office Leasing Rate (b)	\$25.49 NNN	\$23.44 NNN
Office Market Size S.F. (b)	2.36 MIL S.F.	73.5 MIL S.F.
Retail Vacancy Rate (c)	10.7%	10.9%
Retail Leasing Rate (c)	\$17.22 NNN	\$17.37 NNN
Retail Market Size S.F. (c)	18.8 MIL S.F.	147.30 MIL S.F.

Source: CB Richard Ellis 3Q-2009; Marketview; Where noted, data reflects sub-market information where city is located; (a) Buckeye is located in the Southwest Phoenix Industrial Market; (b) Buckeye is located in the West Phoenix Submarket; (c) Buckeye is located in the West/Southwest Retail submarket

COMPETITIVE AND AFFORDABLE COST OF LIVING		
INCOME	Buckeye AZ	Greater Phoenix
Median Home Value – 2009*	\$148,880	\$154,052
Median Home Value – 2014*	\$158,138	\$167,217
ACCRA Cost of Living Index – 2008 Average**	100.1	100.1
Consumer Price Index ***	117.33	117.33

Sources:

*U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. Business Analyst Online; www.esri.com/bao

** Index and average prices are based on data gathered between Second Quarter 2008 and Second Quarter 2009. ACCRA Cost of Living Index website.

http://www.coli.org/calculator/mo/St_Louis/calculator.asp

*** Bureau of Labor Statistics

http://data.bls.gov/PDO/servlet/SurveyOutputServlet?data_tool=dropmap&series_id=CUURA316SA0,CUUSA316SA0

A Great Place to Live

Buckeye’s sustainable and naturally beautiful environment and Sunbelt climate allow a variety of year-round outdoor recreation options. Add the state’s cultural offerings, including a rich history and a variety of arts, with collegiate and professional sports teams to create a quality of life that provides a magnet for retaining and recruiting new talent.

UNSURPASSED QUALITY OF LIFE	
Historic Downtown	Close Proximity to Major League Sports (Baseball, Hockey, Basketball, and Football)
Delightful Sunny and Dry Climate	Easy International Airport and Superior Passenger Air Service
Abundant Parks and Recreational Amenities	Desert Mountain Parks and Resort Like Settings
Nearby Greater Phoenix Arts & Cultural Amenities	Numerous Golf, Hiking, and Biking Trails

PROFESSIONAL SPORTS TEAMS IN GREATER PHOENIX
Arizona Cardinals – National Football League - (NFC – West)
Arizona Diamondbacks – Major League Baseball - (NL - West)
Phoenix Coyotes – National Hockey League (Western Conference – Pacific)
Phoenix Mercury – Women’s National Basketball Association (Western Conference)
Phoenix Suns – National Basketball Association (Western Conference – Pacific)

CACTUS LEAGUE SPRING TRAINING BASEBALL	
*TEAMS PLAYING NEARBY	
Chicago Cubs – Mesa	Milwaukee Brewers – Phoenix *
Chicago White Sox – Glendale *	Oakland A's - Phoenix
Cincinnati Reds – Goodyear *	San Diego Padres – Peoria *
Cleveland Indians – Goodyear *	San Francisco Giants - Scottsdale
Kansas City Royals – Surprise *	Seattle Mariners – Peoria *
Los Angeles Angels of Anaheim - Tempe	Texas Rangers – Surprise *
Los Angeles Dodgers – Glendale *	

Source: Cactus League; www.cactusleague.com; Note * indicates teams located within 30 miles of Buckeye

LOCAL, REGIONAL, STATE AND FEDERAL PARKS	
White Tanks Mountain Regional Park	Buckeye Aquatic Center
South Mountain Regional Park	Buckeye Community Center
Phoenix Mountain Preserve	Buckeye Hills Regional Park
Estrella Mountain Park	Lake Pleasant Regional Park
Lost Dutchman State Park	Boyce Thompson Arboretum State Park
Grand Canyon National Park	Tonto National Forest
Coronado National Forest	Robbins Butte Wildlife Area

SELECTED ARTS AND CULTURAL AMENITIES	
Wildlife World Zoo & Aquarium	Phoenix Symphony
Phoenix Zoo	Phoenix Art Museum
Desert Botanical Gardens	Scottsdale Center of Contemporary Art
Heard Museum	Valley Youth Theatre
Phoenix International Raceway	Arizona Science Center
ASU Gammage Auditorium	Children's Museum of Phoenix
Herberger Theatre	Sundome

DESIRABLE CLIMATE		
<i>Month</i>	<i>Average Daily High</i>	<i>Average Daily Low</i>
January	65.9 degrees	41.2 degrees
July	105.9 degrees	81.0 degrees
October	88.1 degrees	60.8 degrees
<i>Annual Precipitation: 7.6 "</i>		
<i>Precipitation Days: 36.4</i>		
<i>Average Wind Speed: 6.2 mph</i>		
<i>Sunshine: 325 days annually (average)</i>		
Greater Phoenix was named the 2nd Safest Place to Do Business (two years in a row) in 2006 by <i>Risk and Insurance</i> magazine. The study measured the risk of catastrophes in metropolitan areas.		

Sources: Western Regional Climate Center, Greater Phoenix Convention and Visitors' Bureau; Greater Phoenix Economic Council

A Government that Works for Business

Buckeye's public officials have had the vision to make strategic investments in the community's capacity to support population, employment and business growth while exercising sound fiscal policy.

Performance-Based, Targeted Incentive Programs

The State of Arizona offers eligible companies a number of state and local programs designed to lower costs and increase global competitiveness, including discretionary grants in competitive situations and statutory tax credits for job creation, investments and research and development.

SELECTED PERFORMANCE BASED INCENTIVE PROGRAMS	
PROGRAM	DESCRIPTION
<i>Additional Depreciation</i>	Provides an additional depreciation schedule to encourage new capital investment by reducing personal property tax liability.
<i>Commercial/Industrial Solar Energy Tax Credit</i>	Stimulates the production and use of solar energy in commercial and industrial applications by subsidizing the initial cost of solar energy devices.
<i>Enterprise Zone Program - Property Tax Reduction</i>	Can provide an approximate 40-60% overall savings on the business' property tax bill through a five-year reclassification of real and personal property.
<i>Enterprise Zone Program - Income Tax Reduction</i>	Encourages the creation of quality jobs and capital investment. Tax credits may total up to \$3,000 for each net new quality job over three years for a maximum of 200 employees in any given tax year
<i>Research & Development Income Tax Credit</i>	Provides state income tax credits for qualified research and development done in Arizona.
<i>Renewable Energy Tax Incentive</i>	Businesses making new investments in manufacturing and/or headquarter operations in Arizona in renewable energy industries are eligible for a corporate income tax credit up to 10% of capital investment based on job creation to capital investment ratio.
<i>Foreign Trade Zones</i>	Foreign Trade Zones (and site specific sub-zones) are treated as though they are legally outside of the U.S. Custom's territory and allow businesses to defer or eliminate the duty on imported goods prior to entering the United States.

Professional Economic Development Assistance

Whether starting a company, looking for a new location or expanding an existing operation, the Town of Buckeye Economic Development Department and its partners, the Arizona Department of Commerce and Greater Phoenix Economic Council, offer professional and comprehensive support and expertise to business and industry.

APPENDIX 1: Comparative Markets

The following markets are similar in proximity to major core cities in comparable U.S. metropolitan areas. These markets have evolved over time and are in various stages of maturity; all of them were at Buckeye's present stage of development in the last 20 years. The comparisons provide benchmarks for analysis. As a community committed to creating a competitive and sustainable 21st century economy, Buckeye will progress toward becoming an important micropolitan market in the Southwest United States.

Population

POPULATION	Buckeye AZ	West Valley*	Greater Phoenix	Cary NC	Henderson NV	Richardson TX
Population 2000	6,537	844,184	3,251,876	94,536	175,381	91,802
Population 2009	32,741	1,291,756	4,393,462	121,296	250,860	102,538
Population 2014	42,785	1,511,571	5,035,804	141,935	295,940	111,272
Median Age 2000	30.0	32.6	33.3	33.6	35.9	35.8
Median Age 2009	36.1	34.8	34.8	35.0	37.9	37.2
Median Age 2014	37.2	35.4	35.2	34.8	38.2	36.8

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. Business Analyst Online; www.esri.com/bao; * West Valley is defined as a 30 mile radius from Interstate 10 and Highway 85

Workforce

WORKFORCE /BUSINESS	Buckeye AZ	West Valley*	Greater Phoenix	Cary NC	Henderson NV	Richardson TX
Workforce 2009 (16+)	12,719	353,174	1,721,865	56,462	113,336	49,211
Employed In White Collar Jobs – 2009	59.1%	58.0%	63.4%	82.3%	59.7%	77.5%
Employed in Service Jobs – 2009	17.9%	18.5%	17.5%	9.1%	23.2%	11.6%
Employed in Blue Collar Jobs - 2009	23.0%	23.5%	19.1%	8.6%	17.1%	10.9%
Total Businesses – 2009	466	25,379	134,769	5,114	7,872	7,507
Total Employees – 2009	3,123	319,270	1,570,341	68,295	91,647	79,688
Employee / Residential Population Ratio – 2009	0.10	0.24	0.35	0.56	0.37	0.78

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. Business Analyst Online; www.esri.com/bao; * West Valley is defined as a 30 mile radius from Interstate 10 and Highway 85

Education

EDUCATION	Buckeye AZ	West Valley*	Greater Phoenix	Cary NC	Henderson NV	Richardson TX
H.S. Diploma – 2009	29.3%	28.8%	25.6%	12.0%	29.6%	15.3%
Associates Degree – 2009	6.5%	7.1%	7.9%	8.2%	7.2%	7.1%
Bachelors Degree – 2009	14.1%	13.2%	17.2%	36.8%	16.6%	31.2%
Master's/ Professional Degree - 2009	8.2%	7.3%	9.2%	23.5%	8.6%	17.5%
Enrolled in College*	1,736	39,318	254,992	7,152	14,242	9,739

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. Business Analyst Online; www.esri.com/bao; * West Valley is defined as a 30 mile radius from Interstate 10 and Highway 85

* Source: U.S. Census Bureau, 2008 American Community Survey; <http://factfinder.census.gov/>

Cost of Living

COMPETEITIVE AND AFFORDABLE COST OF LIVING					
INCOME	Buckeye AZ	Greater Phoenix	Cary NC	Henderson NV	Richardson TX
Median Home Value – 2009*	\$148,880	\$154,052	\$257,594	\$172,238	\$156,675
Median Home Value – 2014*	\$158,138	\$167,217	\$293,994	\$177,764	\$173,438
ACCRA Cost of Living Index – 2008 Average**	100.1	100.1	93.2	106.7	92.3
Consumer Price Index ***	117.33	117.33	No Data	No Data	199.49

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. Business Analyst Online; www.esri.com/bao

** Source: Index and average prices are based on data gathered between Second Quarter 2008 and Second Quarter 2009. ACCRA Cost of Living Index website. http://www.coli.org/calculator/mo/St_Louis/calculator.asp

*** Source: Bureau of Labor Statistics

http://data.bls.gov/PDQ/servlet/SurveyOutputServlet?data_tool=dropmap&series_id=CUURA316SA0,CUUSA316SA0

Real Estate

REAL ESTATE	Buckeye AZ (a)	Gilbert AZ (b)	Cary NC	Henderson NV	Richardson TX (c)
Industrial Vacancy Rate	18.9%	14.5%	20.7%	12.8%	49,211
Industrial Leasing Rate	\$0.37 NNN	\$0.73 NNN	\$0.76 NNN	\$0.62 NNN	\$0.36 NNN
Industrial Market Size S.F.	88.1 MIL S.F.	82.9 MIL S.F.	979 THO S.F.	12.4 MIL S.F.	101 MIL S.F.

Source: CB Richard Ellis 3Q-2009; Marketview; Where noted, data reflects sub-market information where city is located; (a) Buckeye is located in the Southwest Phoenix Industrial Market; (b) Gilbert Located in Southeast Phoenix Submarket; (c) Richardson is located in the Northeast Dallas Industrial Market.