

Logistics Park Phoenix

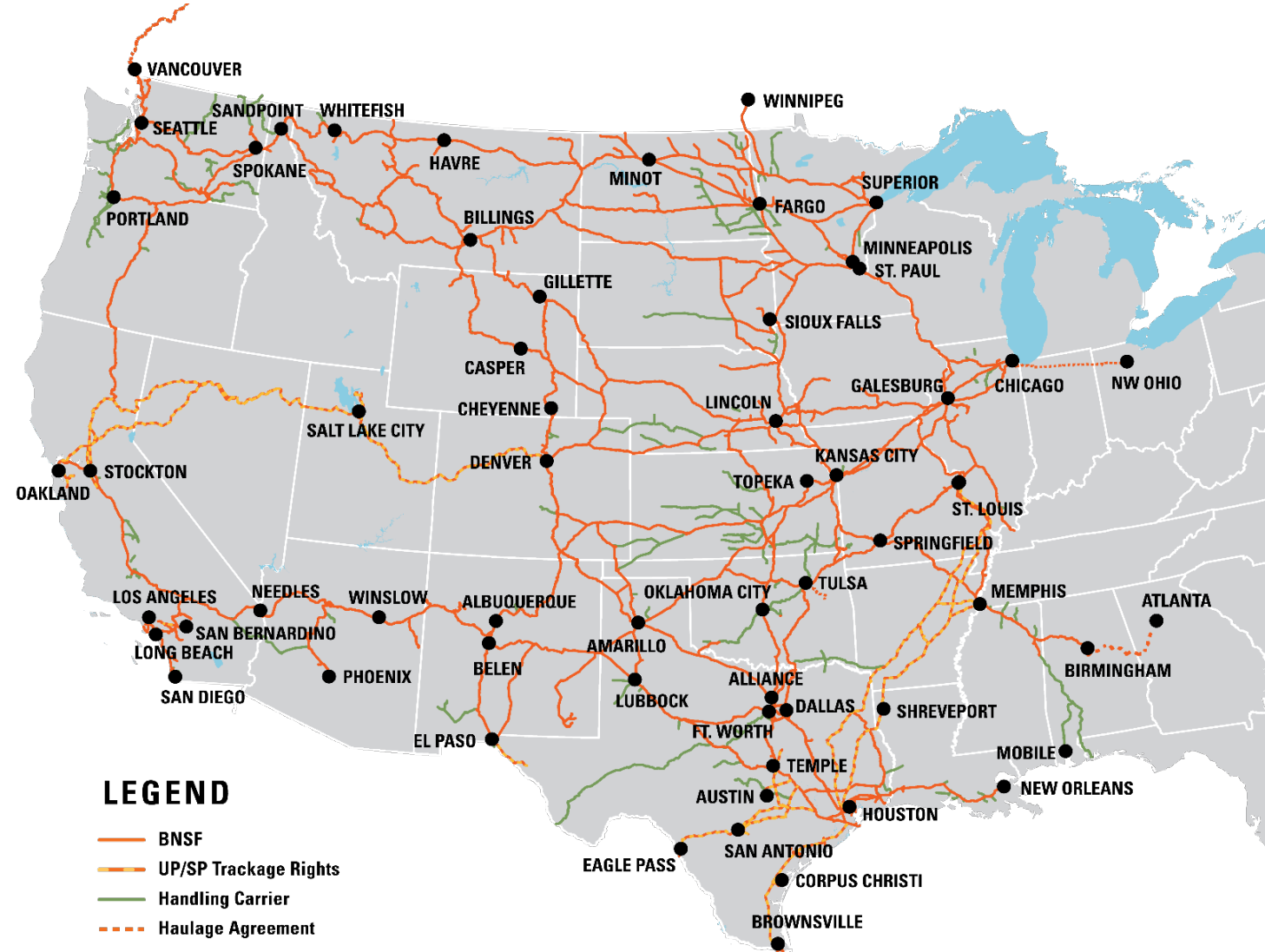
ENGINE OF OPPORTUNITY

SEPTEMBER 3, 2025

About BNSF Railway



- **32,500 route miles** across 28 states and three Canadian provinces
- **~ 37,000 employees**
- **~ 7,500 locomotives**
- We move **one-fourth** of all U.S. rail freight
- **13,000+** bridges and **99** tunnels
- Serves **40+ ports**
- **27** intermodal facilities



BNSF in Arizona



From our early days establishing roots in Wickenburg with a wooden depot station, to operating the Southern Transcon—one of the busiest freight corridors in the U.S. today—we’ve played a key role in Arizona’s transportation network.

- BNSF has been part of Arizona’s history for over a century
- Arizona remains an important hub of activity for BNSF thanks to its location, workforce availability, strong economy, and desirable communities
- 1,500+ employees
- \$198 million in payroll
- Route miles (owned): 592
- Route miles (trackage rights): 67



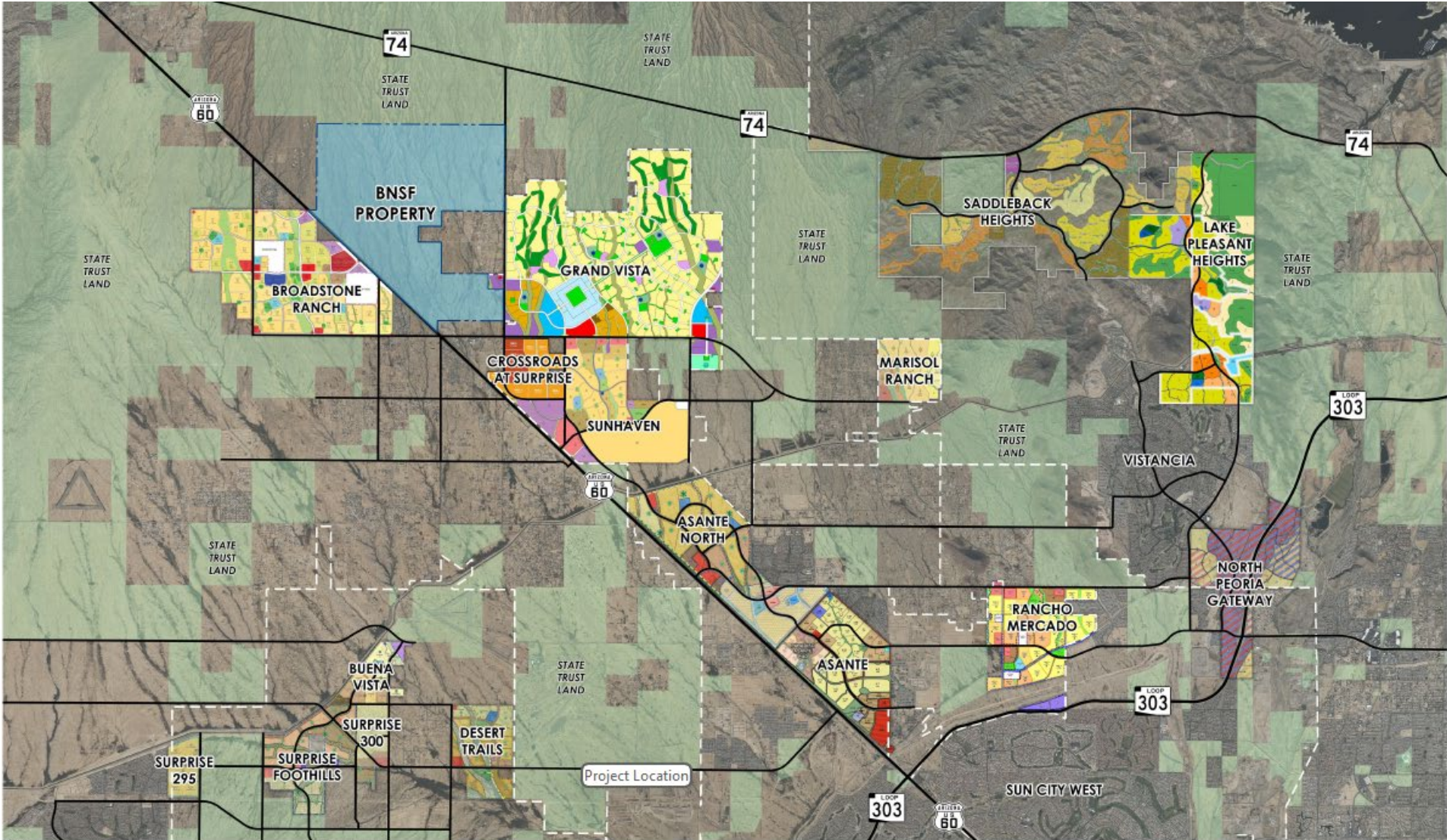
Project History

As the Phoenix metropolitan area has experienced tremendous growth, BNSF diligently prepared for over two decades to expand its rail footprint to meet the increasing demands from residents and businesses.

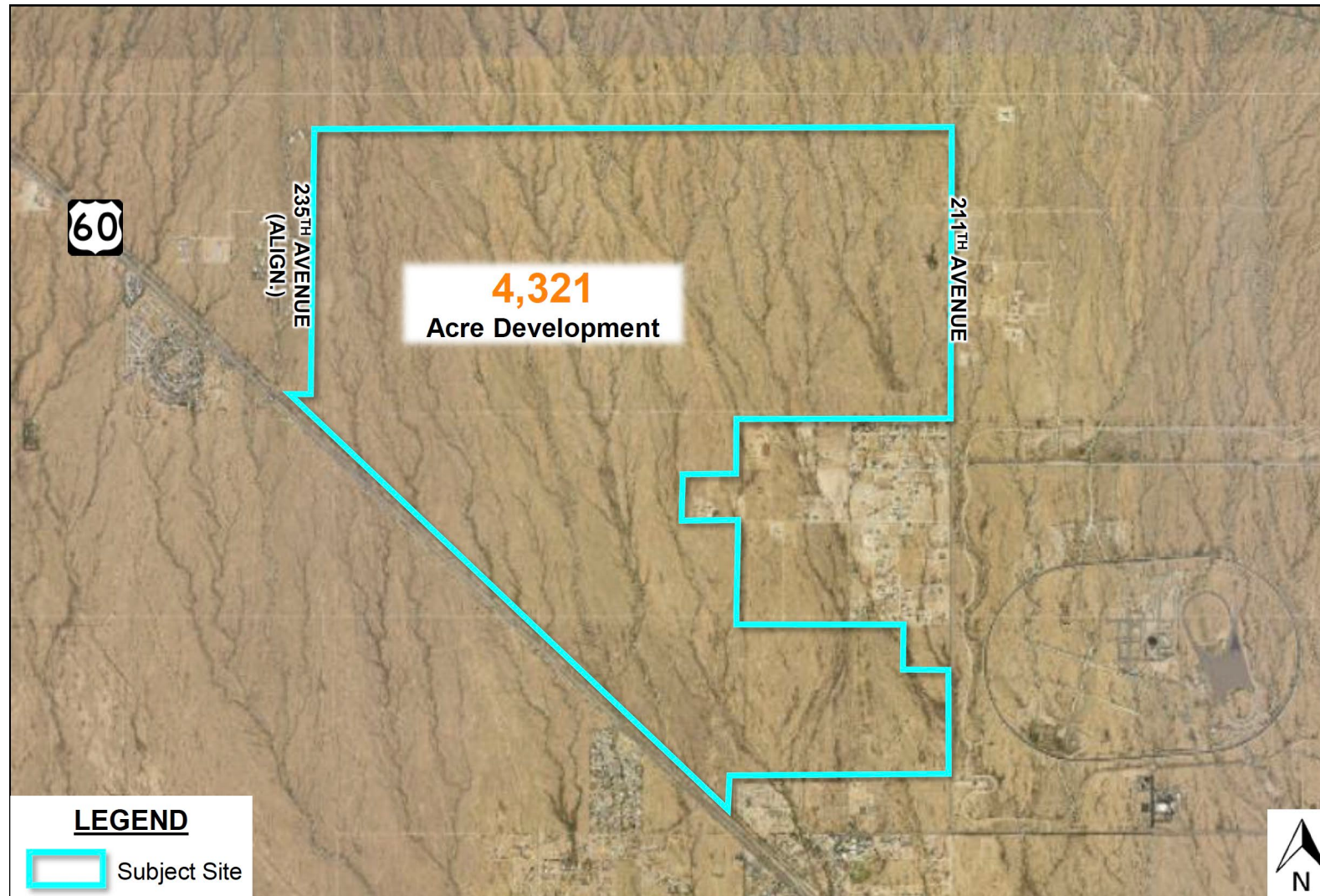
- In 2004, BNSF acquired more than **800 acres**, the original LPP property, in northwest Maricopa County
- The possibility of a new railyard near Surprise was noted in the **2011 Arizona State Rail Plan**
- In 2022, BNSF acquired **3,500 acres of State Trust Land** to add to its existing 800 acres
- BNSF's plans for Logistics Park Phoenix were highlighted in the **2022 Arizona State Rail Plan** as a prime spot for rail services



Project Location



Logistics Park Phoenix Site



Project Overview



Intermodal Facility (IMF)

The intermodal facility (**1,770 acres**) will serve as a **transfer hub** for rail shipments moving via standardized **containers and trailers**



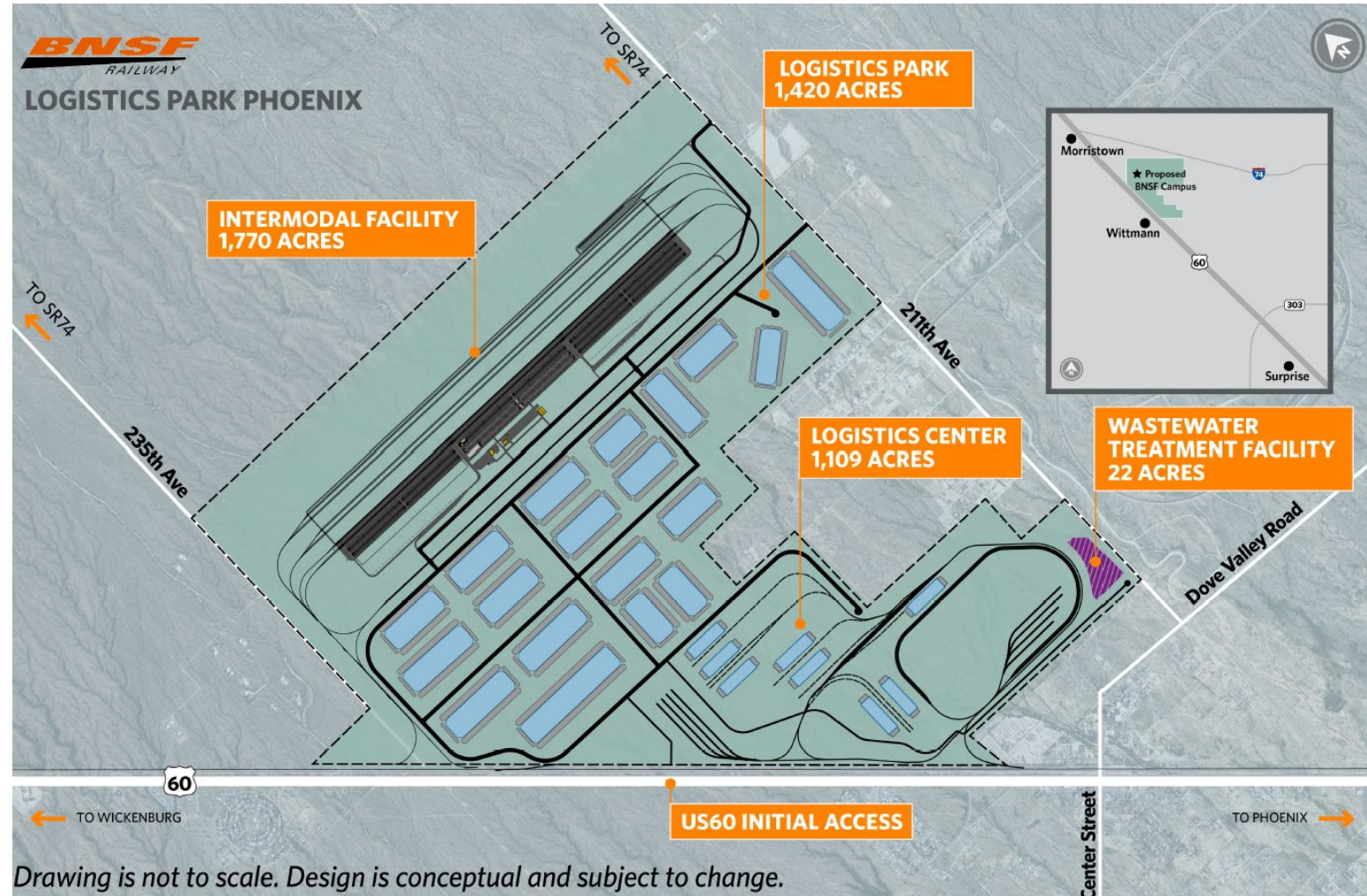
Logistics Park (LP)

The Logistics Park (**1,420 acres**) **co-located** adjacent to the IMF will provide sites for **state-of-the-art** warehouse and distribution facilities



Logistics Center (LC)

The Logistics Center (**1,109 acres**) will offer **customizable** sites with direct-rail-service focused on supporting **local industry**



Drawing is not to scale. Design is conceptual and subject to change.

Project Benefits

Traffic

- Reduces truck miles traveled in the region by shifting more freight to rail, which in turn **decreases congestion, reduces emissions, and lowers the risk of vehicle-train collisions**
- Utilizes train movement planning technology that efficiently moves trains through potential congestion points
- Uses an internal road network to move freight directly from rail to warehouses, minimizing the use of trucks

Environment

- Shifts freight from truck to rail, **the most environmentally friendly way to move goods over land**
- Serviced by a newer locomotive fleet which **uses less fuel and emits fewer greenhouse gas emissions**

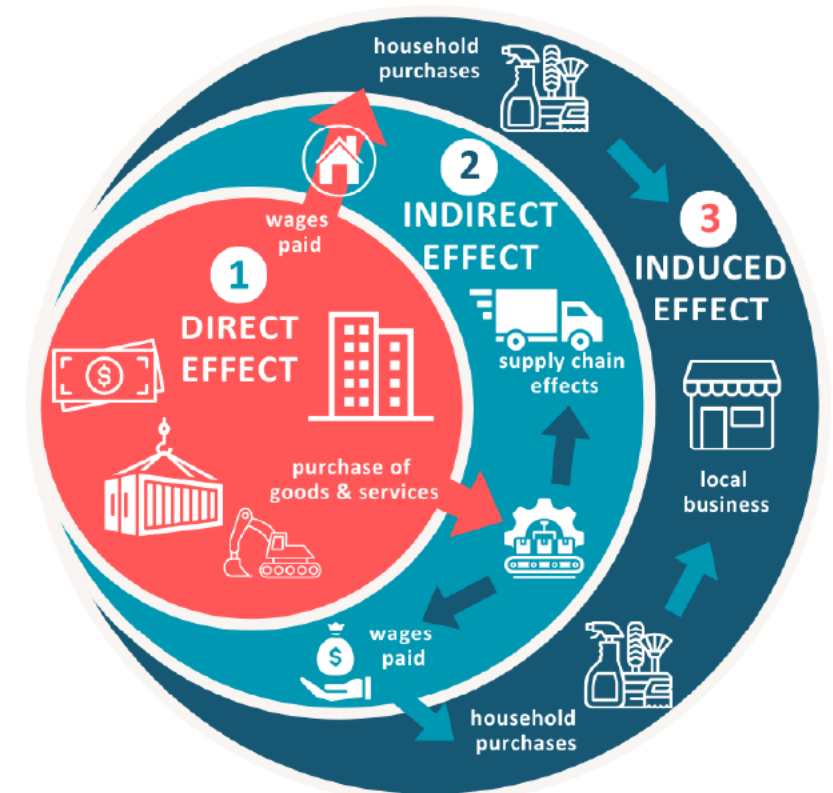


State & Regional Economic Benefits

LPP will serve as a catalyst for strengthening Arizona's logistics and trade sectors, enhance supply chain efficiency, drive job creation, boost state and local tax revenue collections, and fuel long-term economic prosperity in the West Valley.

- During the **multi-phased construction**, the Project will generate immediate economic benefits by:
 - Creating **26,400 on-and off-site construction jobs**
 - Generating **nearly \$189.5M** in state and local tax revenues
 - Contributing over **\$1.4B in employee-earned wages** and income
- Once built-out and **fully operational**, the Project will annually support:
 - **50,600 jobs** across the state
 - Contribute over **\$2.5B in employee-earned wages** and income
 - **\$258.1M** in state and local tax revenues
 - Provide funding for education, transportation and emergency services

THE MULTIPLIER EFFECT



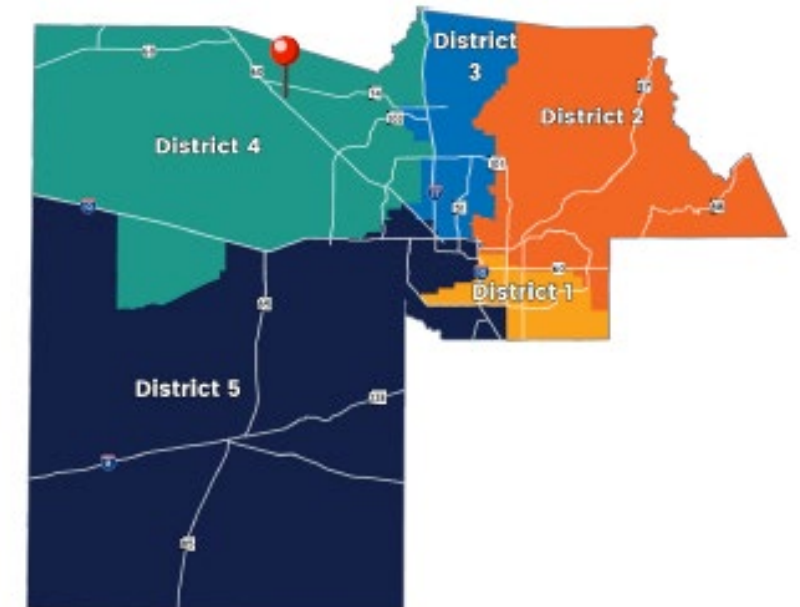
Maricopa County & District 4 Benefits



The BNSF logistics hub is a transformational project that will strengthen Maricopa County's economy, helping to fund essential public services, enhance local infrastructure, reduce tax burden on residents, and ensure long-term prosperity for District 4.

- A total of **26,870 on-site full-time employees** located within the Intermodal Facility (390), Logistics Park (19,380) and Logistics Center (7,100).
- Generate nearly **\$1.4B in annual wages** and salaries for workers in District 4
- Contribute nearly **\$3.9B in total economic activity** across District 4
- Generate **\$41.2M annually in sales and property taxes** to the County
- Delivering **\$52.4M annually in property tax to special districts** including Morristown Elementary, Nadaburg Unified School District and the North County Fire/Medical district

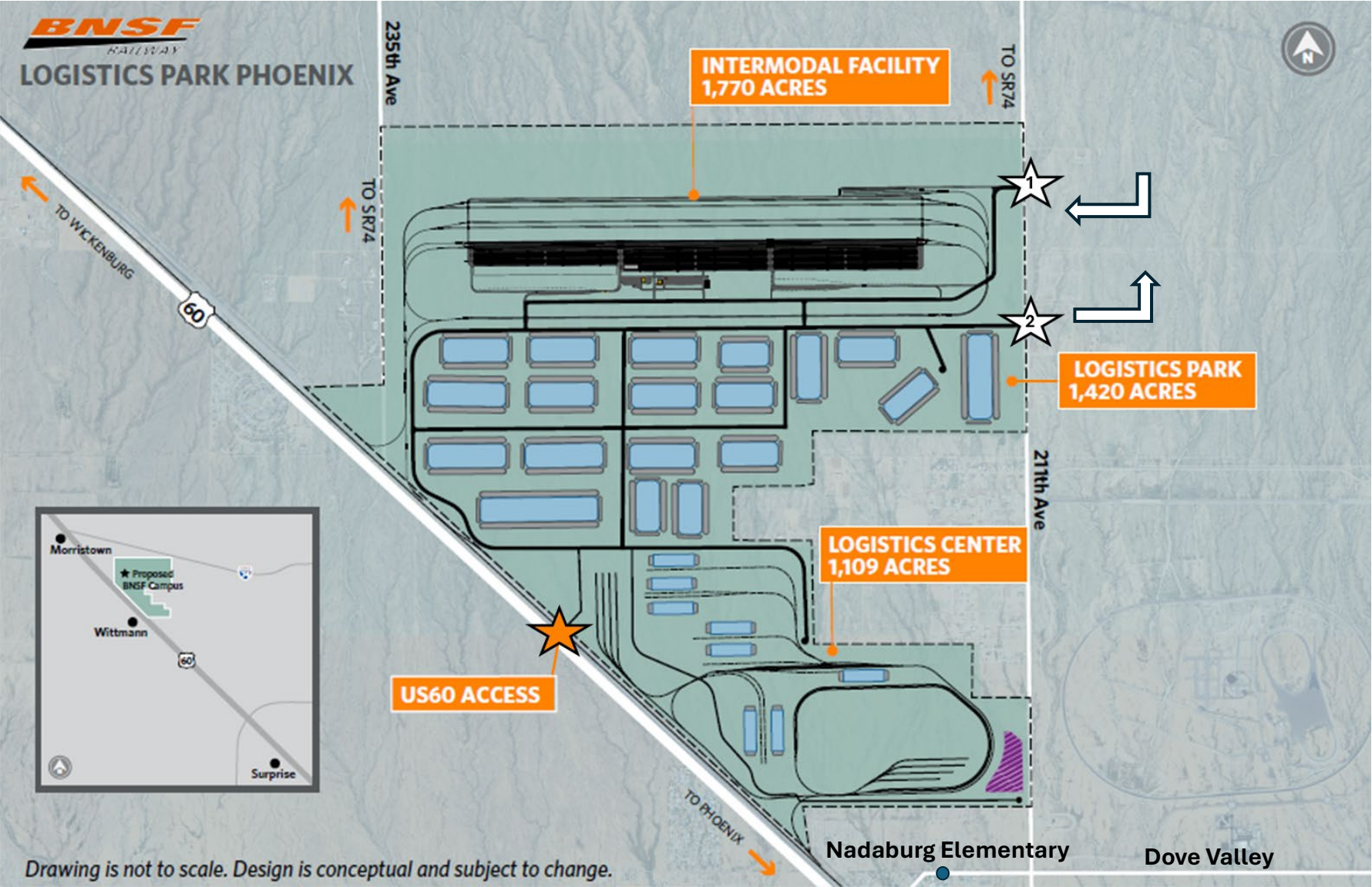
SITE LOCATION



We're Listening

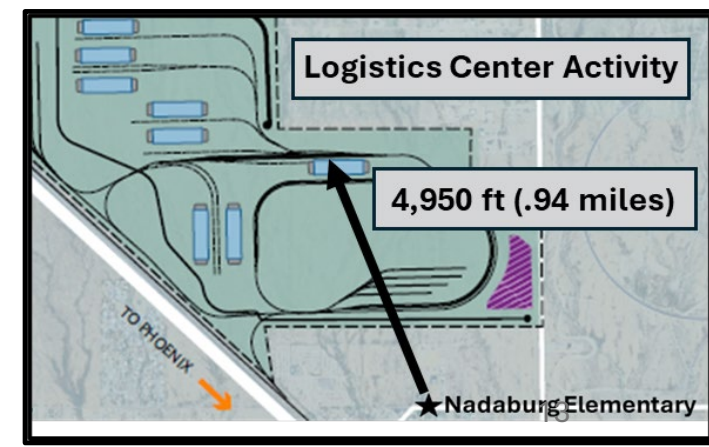
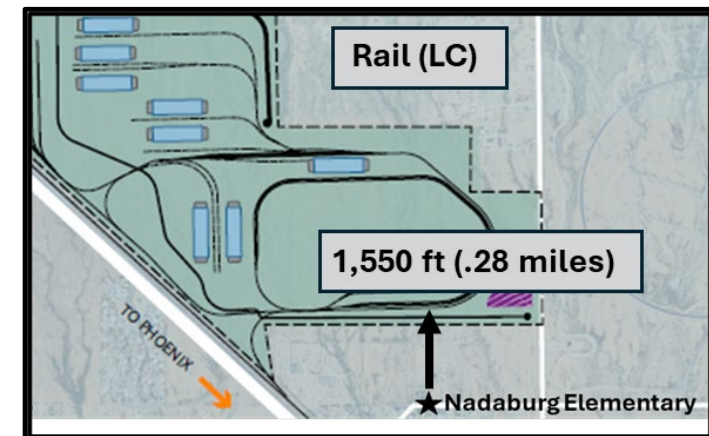
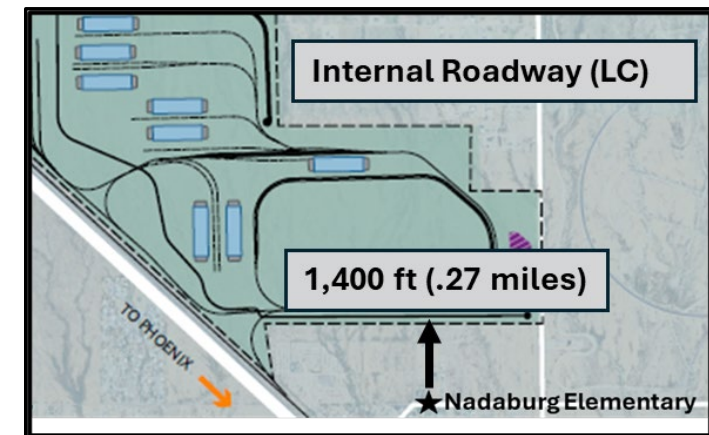
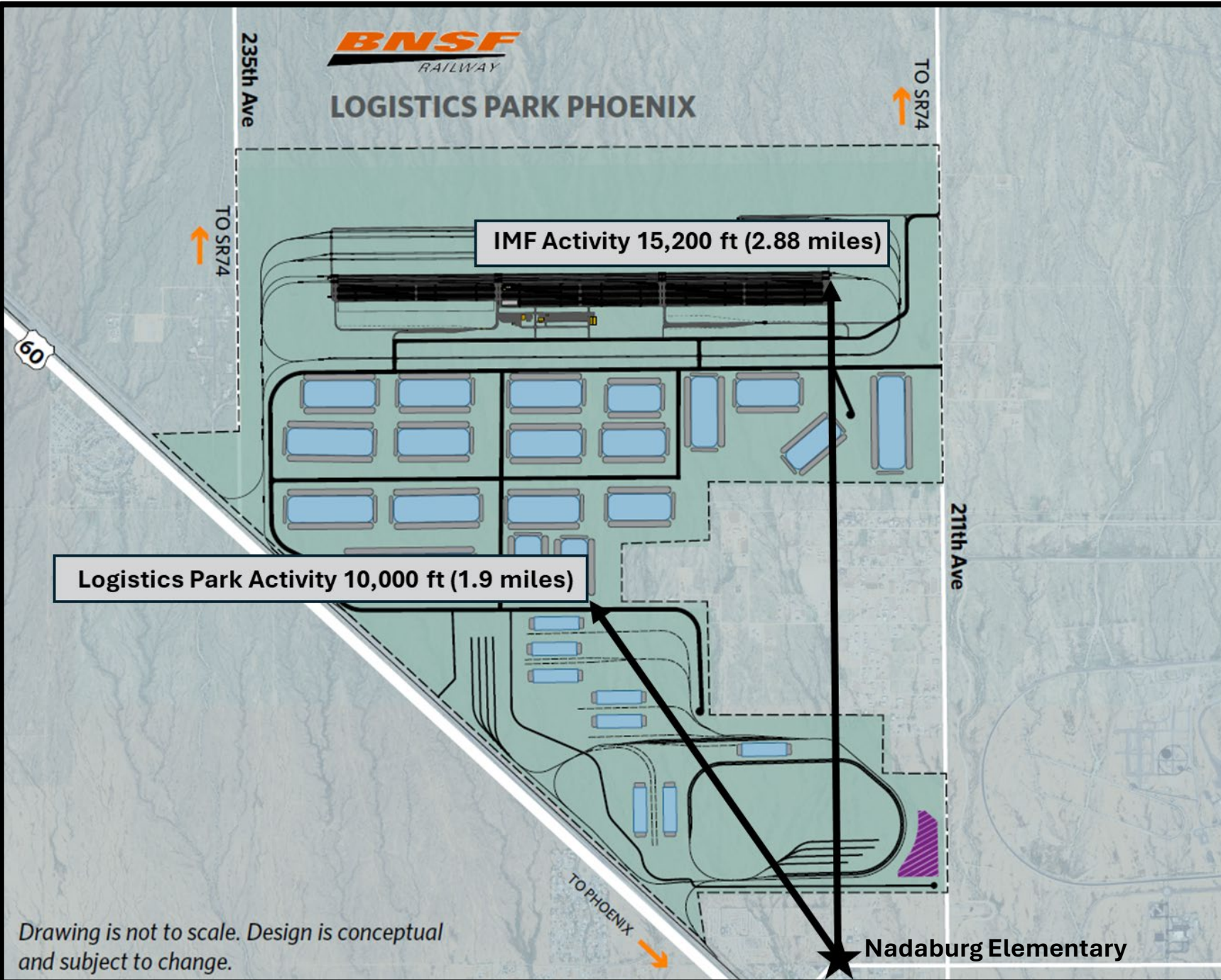
Components	Initially Planned	Currently Proposed
Facility Layout/ Setbacks	25 ft except 50 ft adjacent to neighbors	50 ft except <u>400 ft</u> adjacent to neighbors
Building Height	60' IMF and LC 90' LP	IMF and LC: 60' LP: <u>60'</u> adjacent to neighbors, 90' elsewhere
Traffic	<u>FIVE</u> access points on 211 th Avenue	<u>TWO</u> access points on the north end of project to 211 th Avenue <u>NO</u> access on Cloud Rd.
Noise	n/a	Noise study underway to assist in developing facility designs and possible operational measures to mitigate noise
Lighting	County standards with no restrictions on shielding or directional lighting	Dark sky compliant lighting Directional lighting Light shielding

Site Access



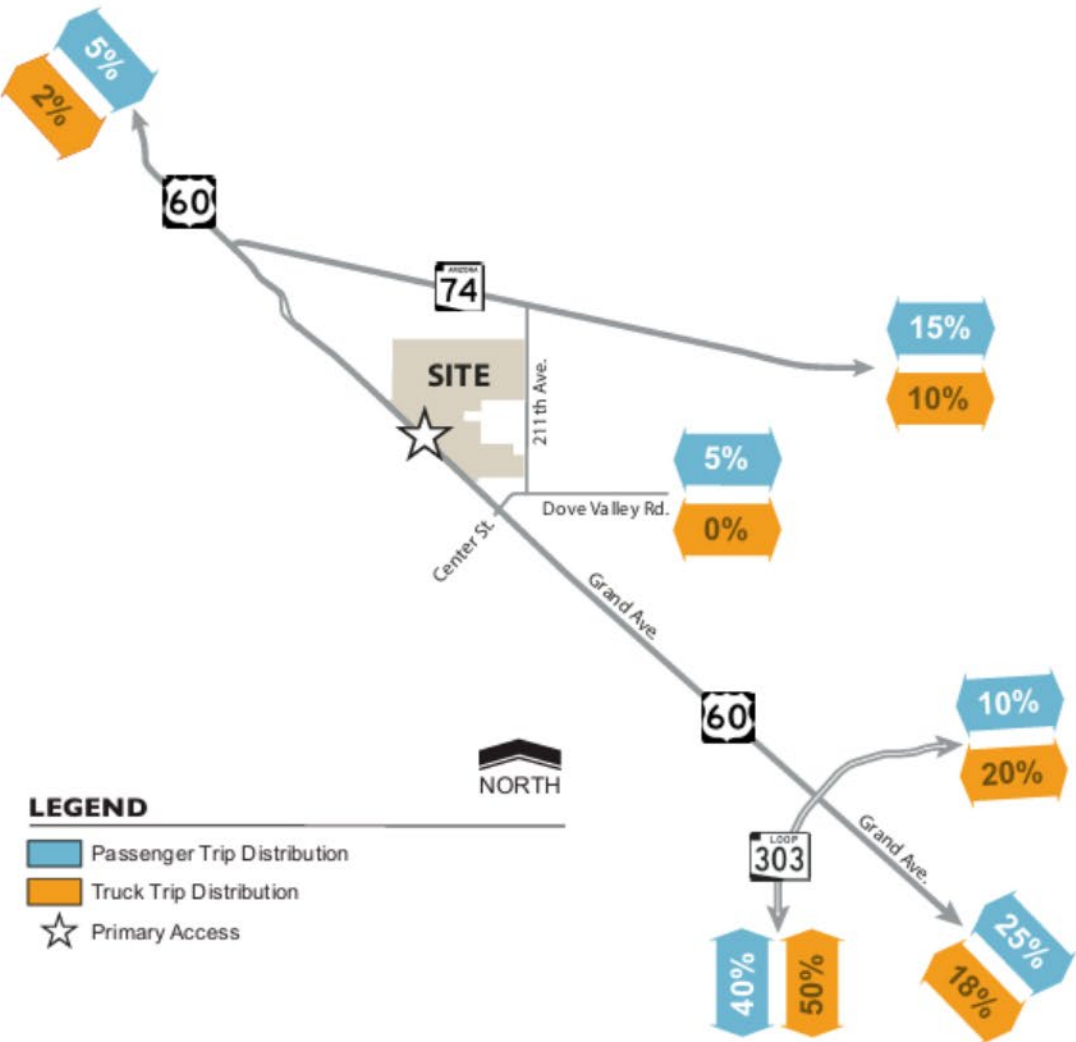
Site Access Points

-  US60
-  211th Ave

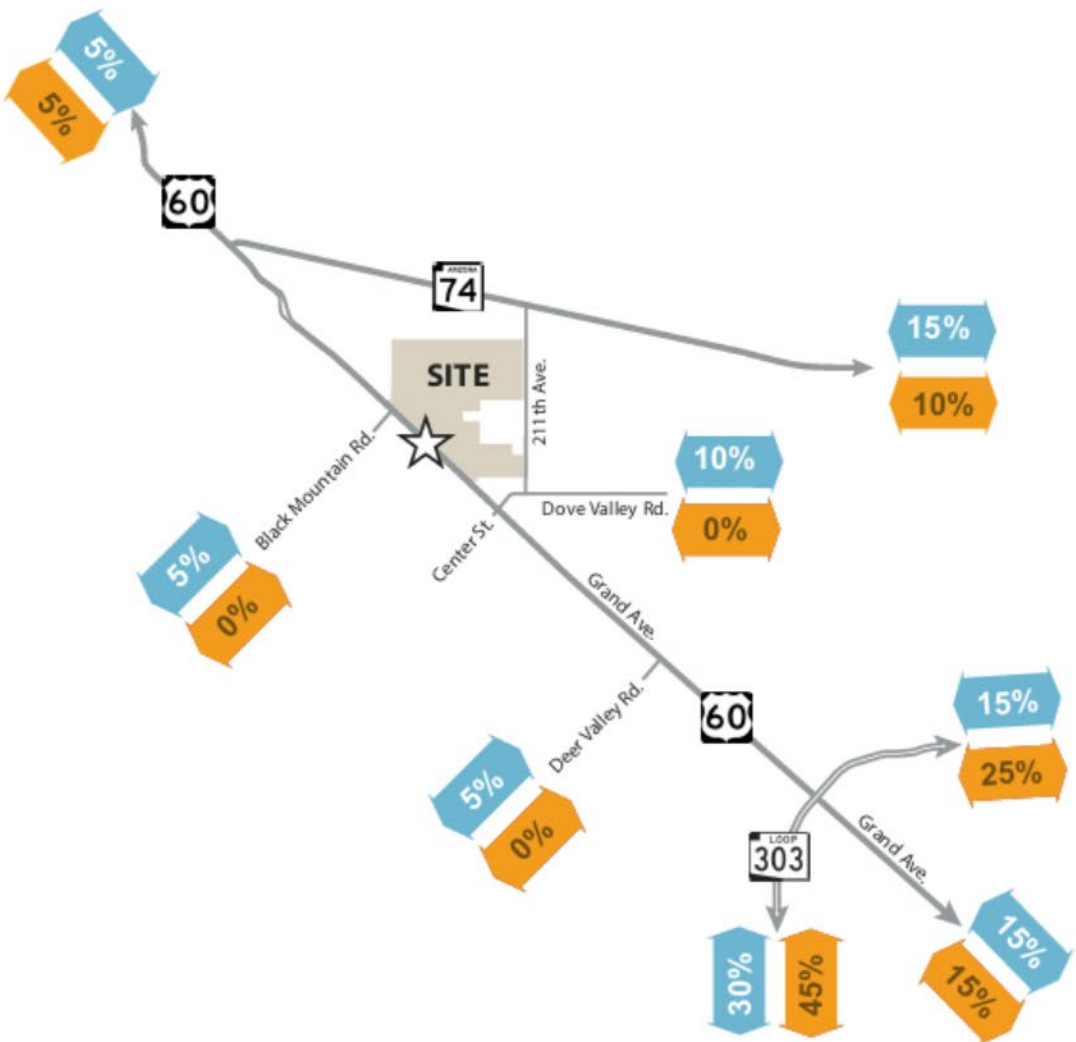


LPP Trip Distribution

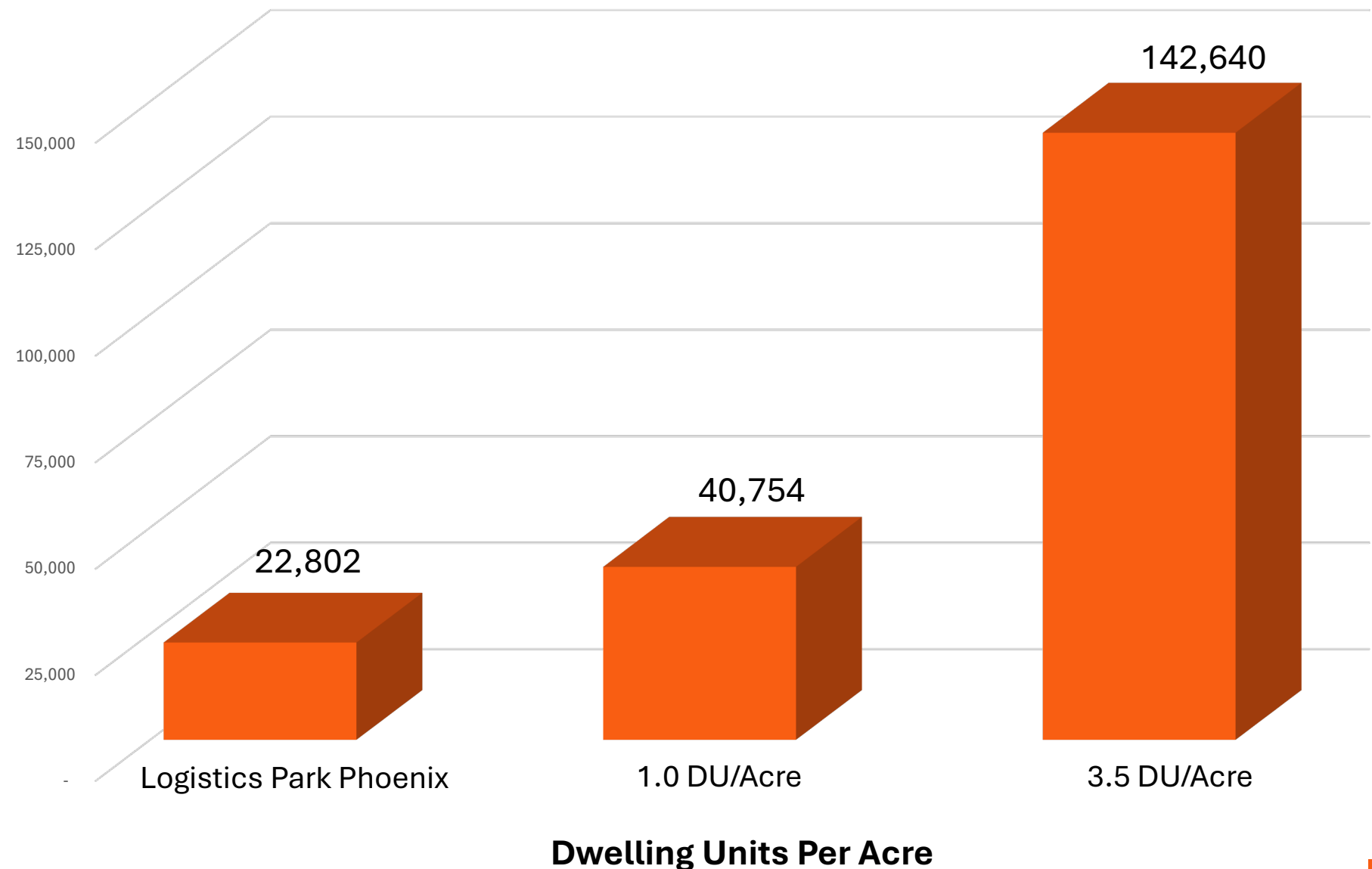
2028/2033/2038 Trip Distribution



2050 Trip Distribution



2050 Trip Comparison – BNSF vs. Single Family



Average Trains Per Day

Today, BNSF trains traverse from Northern Arizona to destinations in the Phoenix Metro area through Sun City West, Sun City Grand, Surprise El Mirage and Peoria.

Construction of LPP will result in a significant reduction in trains through these communities.

Year	Daily train counts	LPP trains	Continuing South of LPP
2025	7 TPD	N/A	7 TPD
2028	9 TPD	4TPD	5 TPD
2033	11 TPD	5 TPD	6 TPD
2038	12 TPD	5 TPD	7 TPD
2050	15 TPD	6 TPD	9 TPD

Project Timeline/Next Steps



Rezoning Application/
Major Comprehensive Plan Amendment – 4Q2025

Plan Review and Permitting - 4Q2025

Construction Start - 1Q2026

IMF Opening - Late 2028



Thank you!

BNSF
RAILWAY

Visit the project website: <https://bnsflpp.com/>

Contact **Lena Kent** at LPPhoenix@bnsf.com

Sign up to receive project updates!

