Insight Land & Investments

Commercial Land

Buckeye, AZ



- ***Size:*** 4.05 Acres – 176,583 SQ.FT.
- ***Zoning:*** GC (General Commerce)
- ***Utilities:*** APS (THREE-PHASE POWER AVAILABLE), Water-City of Buckeye, Sewer-Septic.
- ***Price:*** $2,118,996 -- $12.00/SQ.FT
- ***Comments:***
  - ✓ Excellent opportunity to develop commercial space in a vastly underserved part of West Buckeye.
  - ✓ Ability to exclusively serve the entire local population, including the sold out 2,918 lot Tartesso Community to the North, the 336 lot West Phoenix Estates community to the West, as well as the incoming 100,000 home Teravalis community, who's residents will all access their homes via the Sun Valley Pkwy. As of today, the entire existing local population (approximately 10,000 people) travel to I-10 & Watson for the nearest commercial service.
  - ✓ Teravalis, formerly known as Douglas Ranch, began construction on 10/28/2022 and will reportedly create 1.5 jobs for every home.

Great Investment Opportunity | Exclusively Available

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

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JOE WERNER
Direct: 602-385-0567
jwerner@insightland.com

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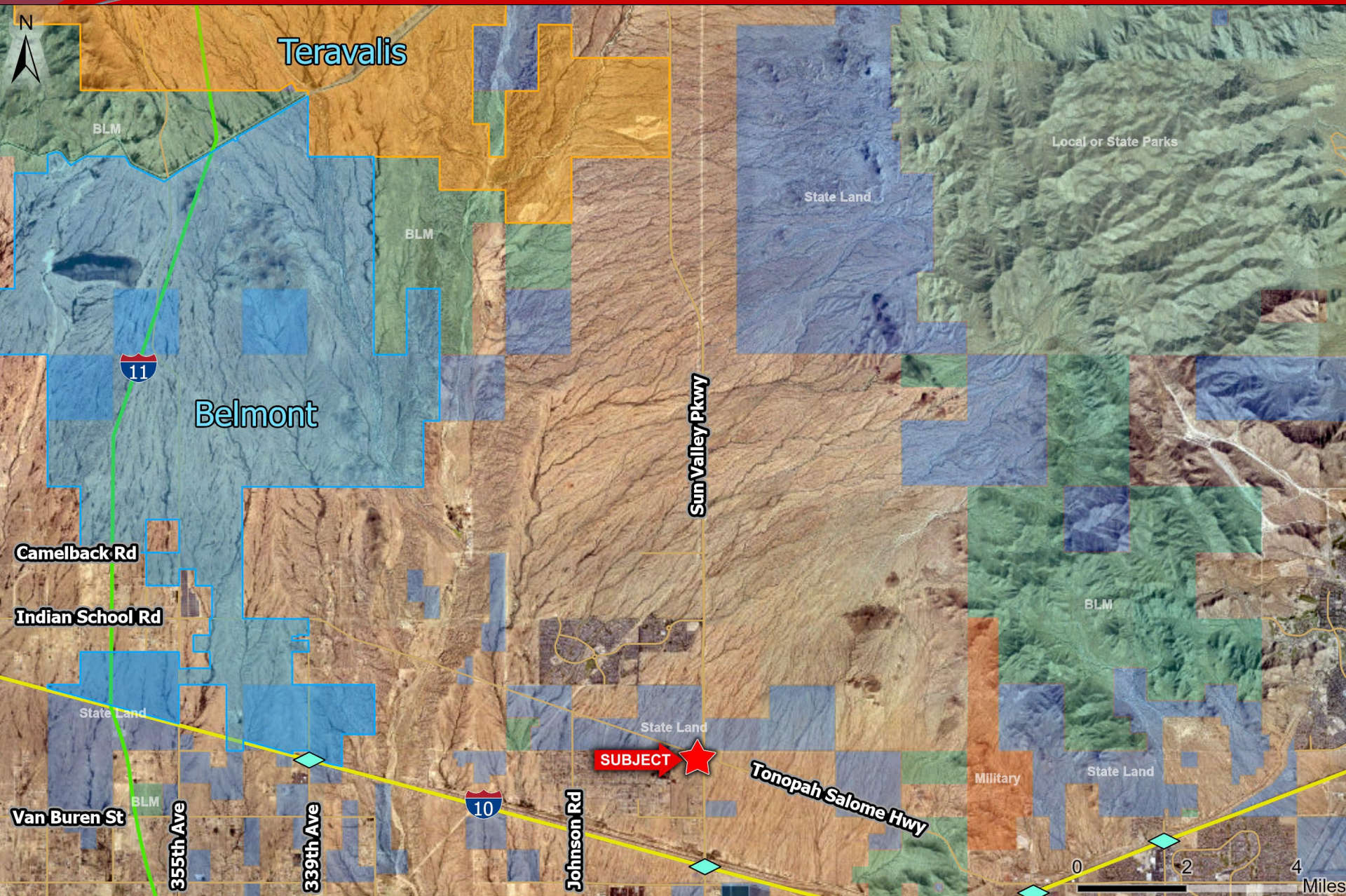
Buckeye, AZ



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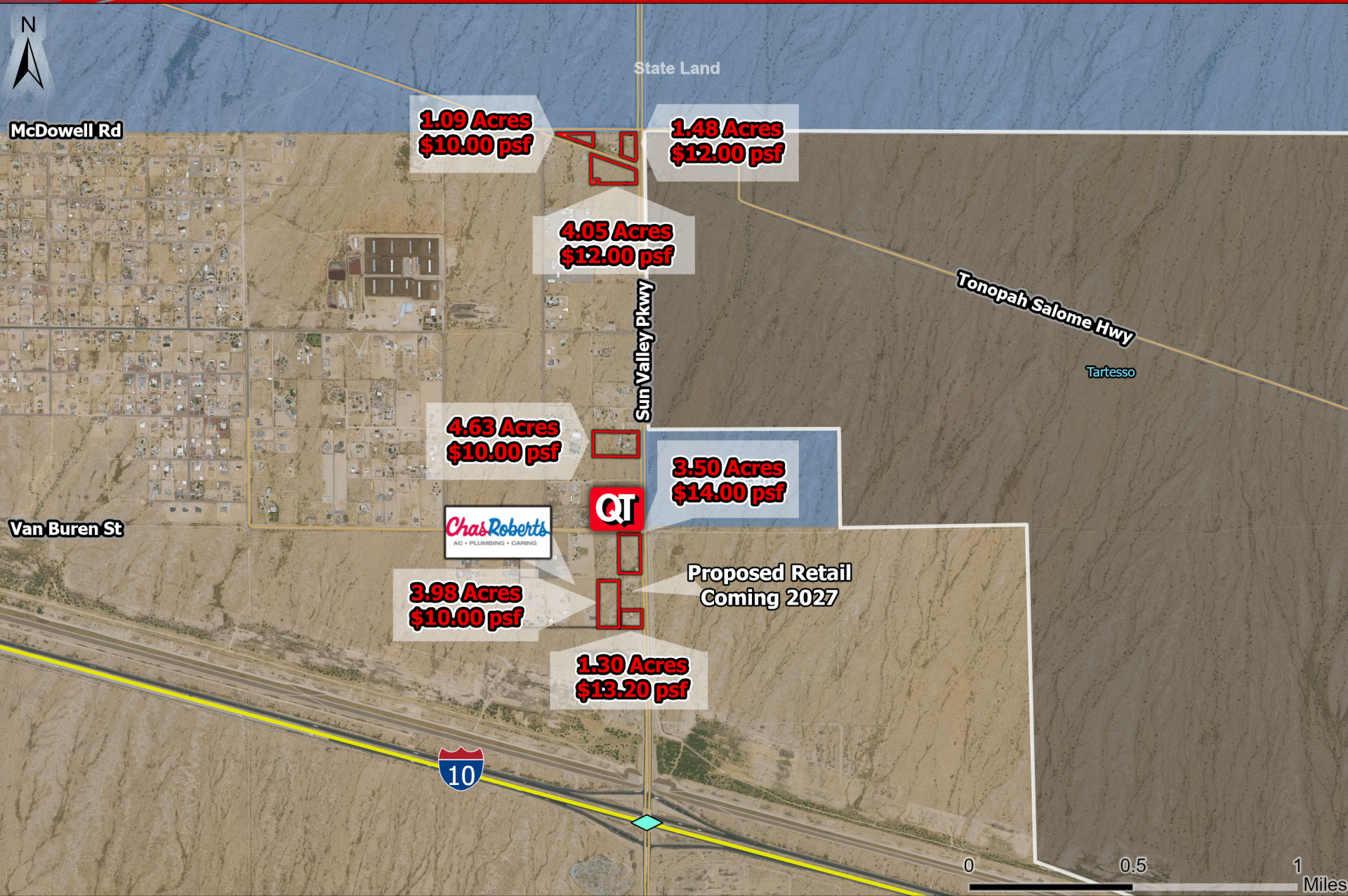
Buckeye, AZ

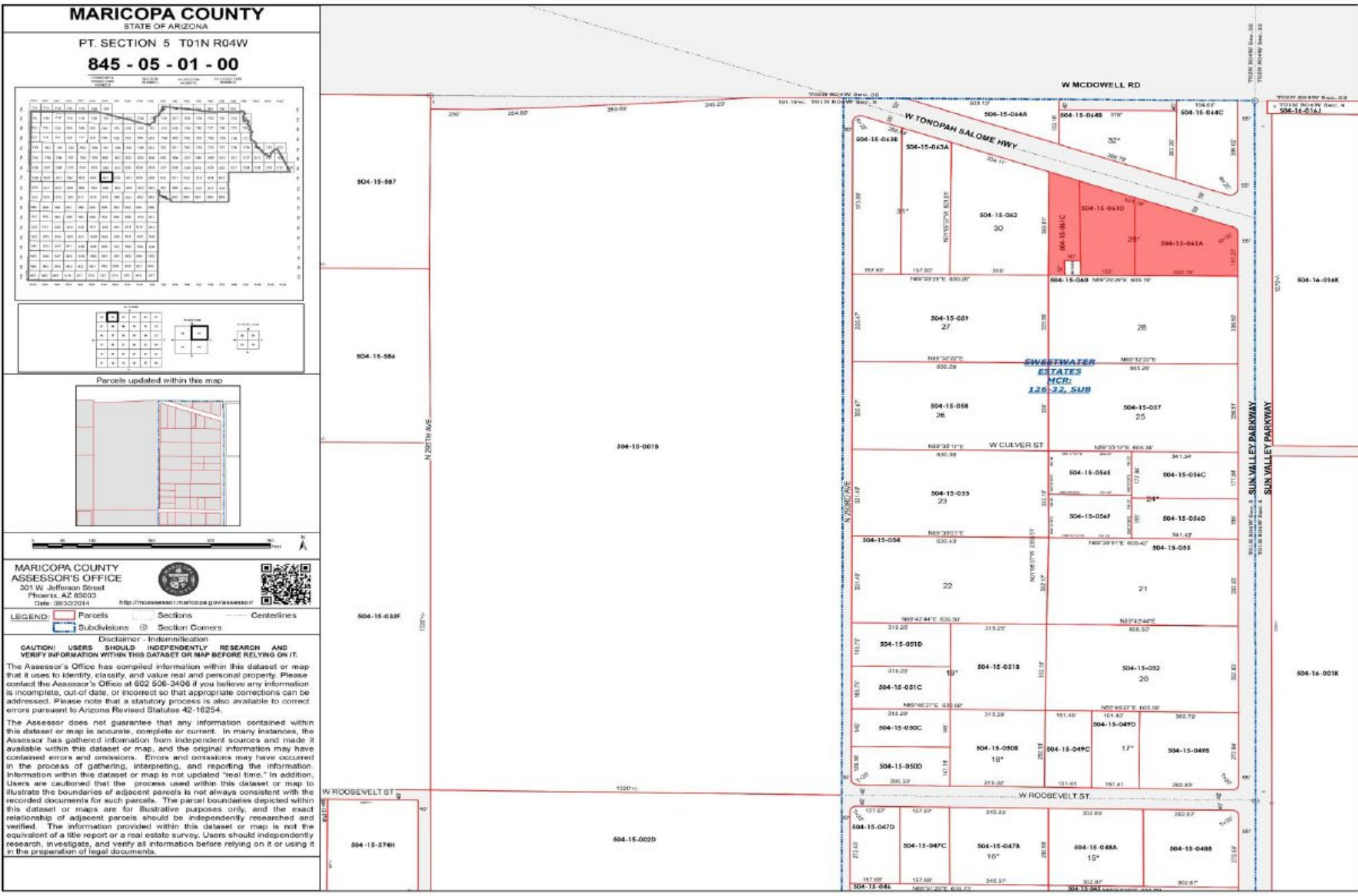


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MARICOPA COUNTY
STATE OF ARIZONA
PT. SECTION 5 T01N R04W
845 - 05 - 01 - 00
Parcels updated within this map
MARICOPA COUNTY
ASSESSOR'S OFFICE
301 W. Jefferson Street
Phoenix, AZ 85003
Date: 08/30/2014
http://mcassessor.maricopa.gov/assessor/
LEGEND: Parcels Sections Centerlines
Subdivisions Section Corners
Disclaimer - Indemnification
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The Assessor's Office has compiled information within this dataset or map that it uses to identify, classify, and value real and personal property. Please contact the Assessor's Office at 602 506-3406 if you believe any information is incomplete, out-of date, or incorrect so that appropriate corrections can be addressed. Please note that a statutory process is also available to correct errors pursuant to Arizona Revised Statutes 42-16254.
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W MCDOWELL RD
W TONOPAH SALOME HWY
N 295TH AVE
W CULVER ST
W ROOSEVELT ST
SUN VALLEY PARKWAY
SWEETWATER ESTATES
MCR: 126-32, SUB
504-15-587
504-15-586
504-15-001S
504-15-002D
504-15-574H
504-16-001K
504-16-014K