Insight Land & Investments

Commercial Land

Buckeye, AZ

- ***Size:*** 1.30 Acres – 56,825 SQ.FT.
- ***Zoning:*** GC (General Commerce)
- ***Utilities:*** APS (THREE-PHASE POWER AVAILABLE), Water – City of Buckeye, Sewer – Septic.
- ***Price:*** $750,000 -$13.20/SQ.FT.
- ***Comments:***
  - ✓ Excellent opportunity to develop commercial space in a vastly underserved part of West Buckeye.
  - ✓ Hard Corner of Washington & Sun Valley Pkwy.
  - ✓ 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

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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

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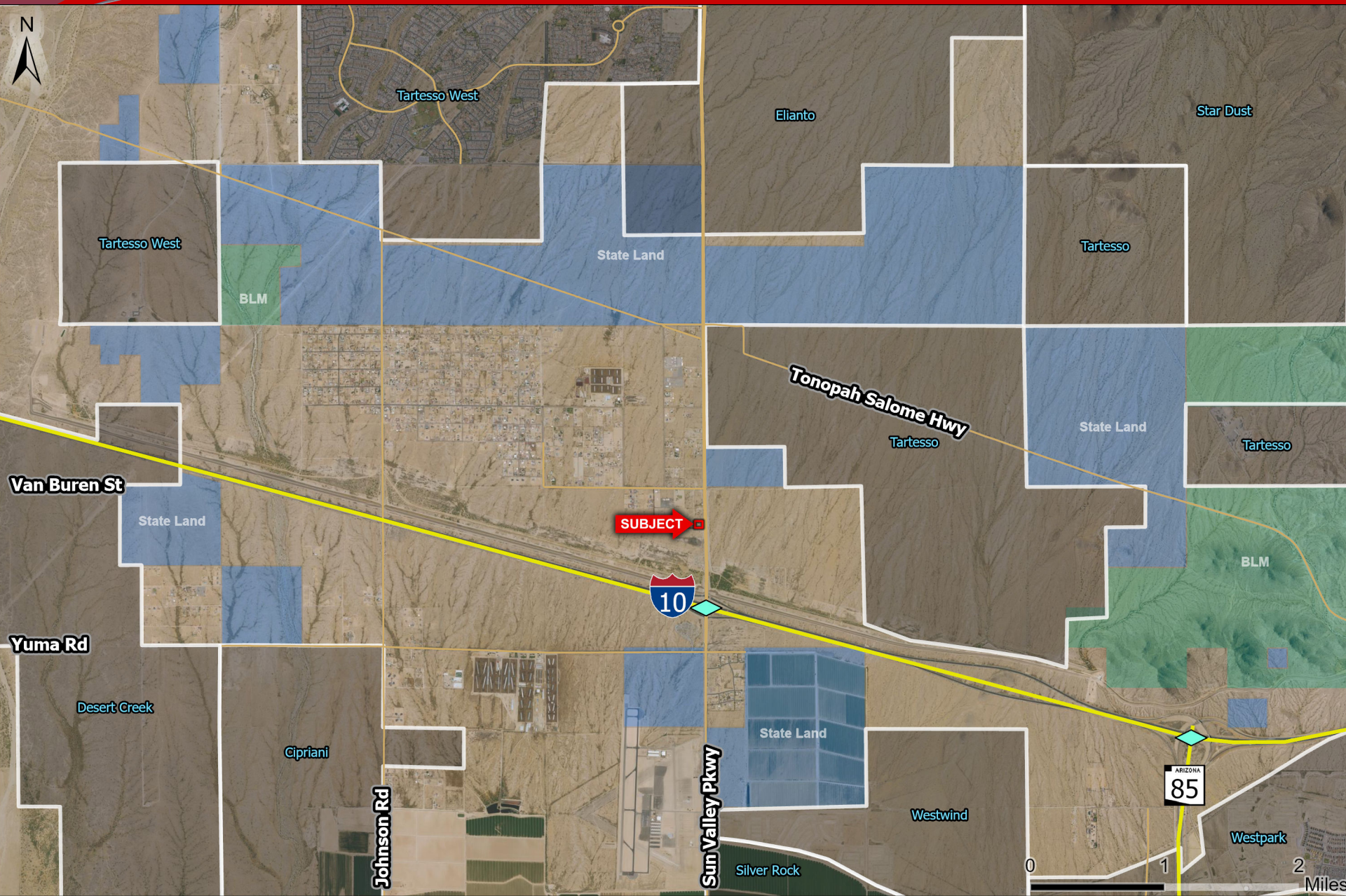

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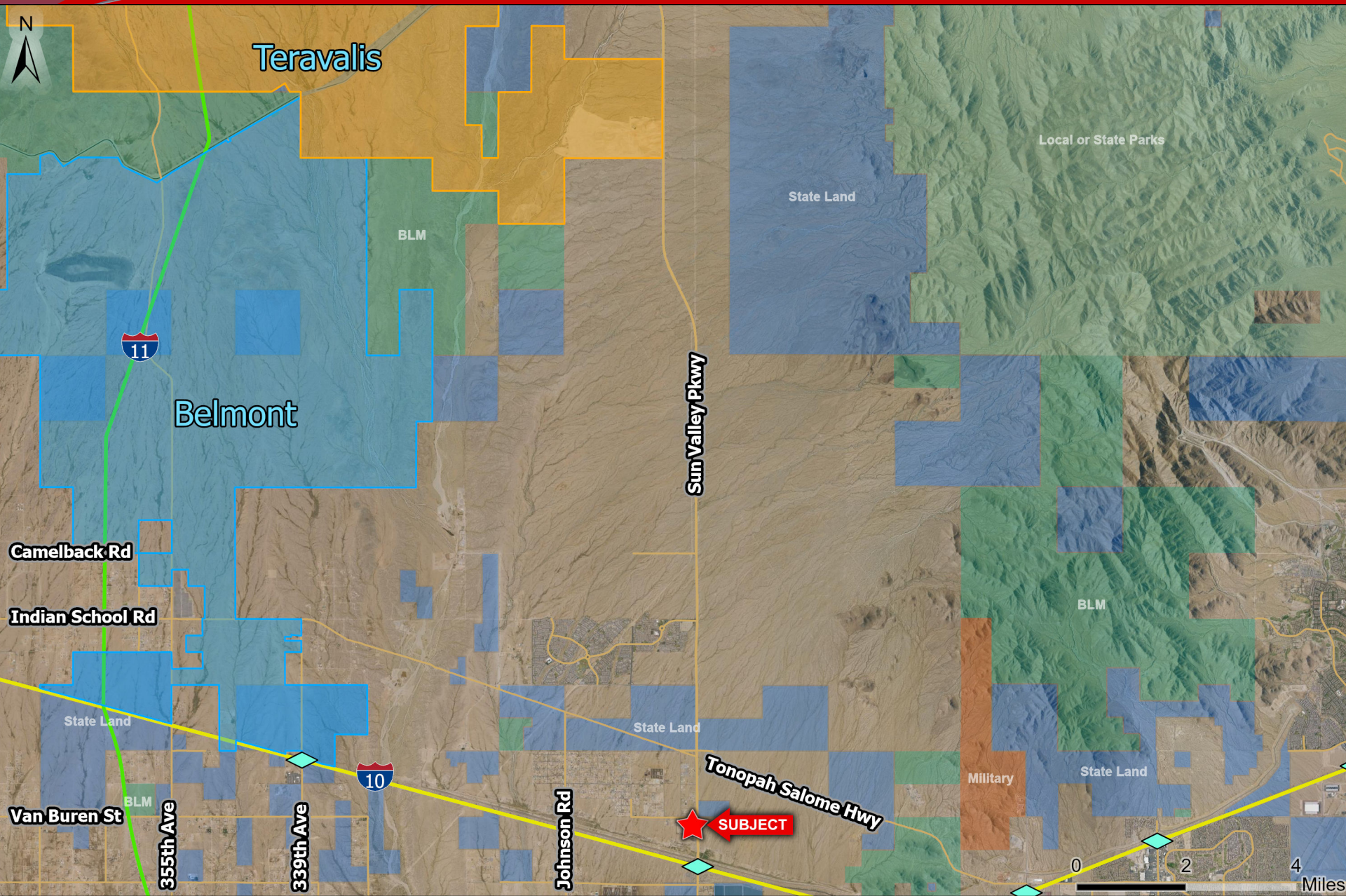

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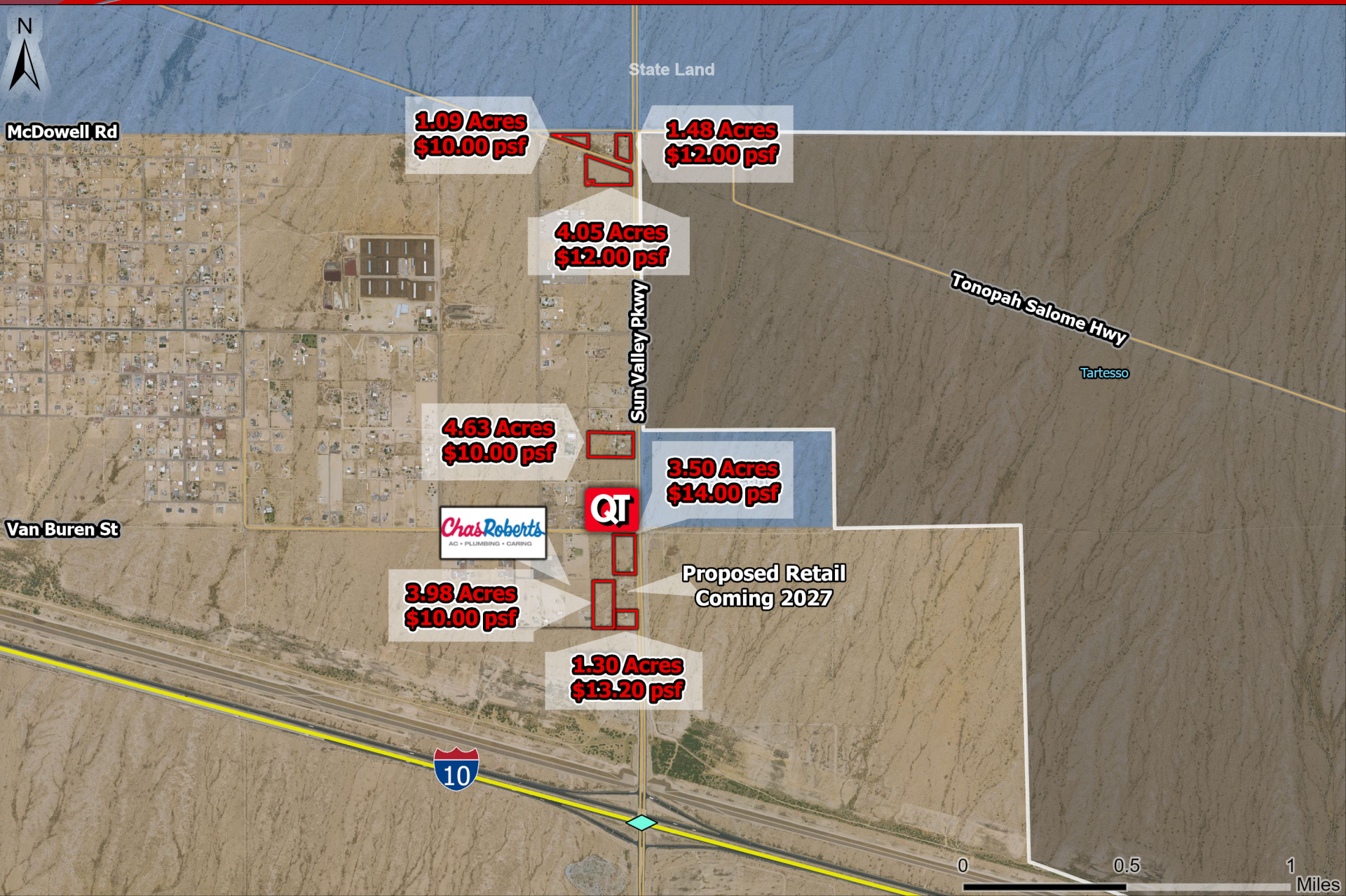

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Buckeye, AZ

MARICOPA COUNTY

STATE OF ARIZONA

PT. SECTION 8 T01N R04W

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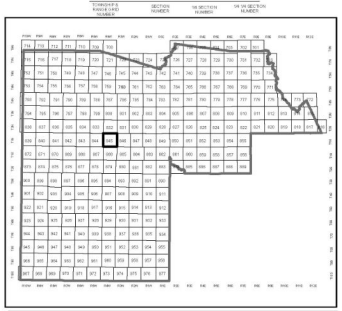

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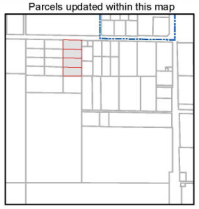

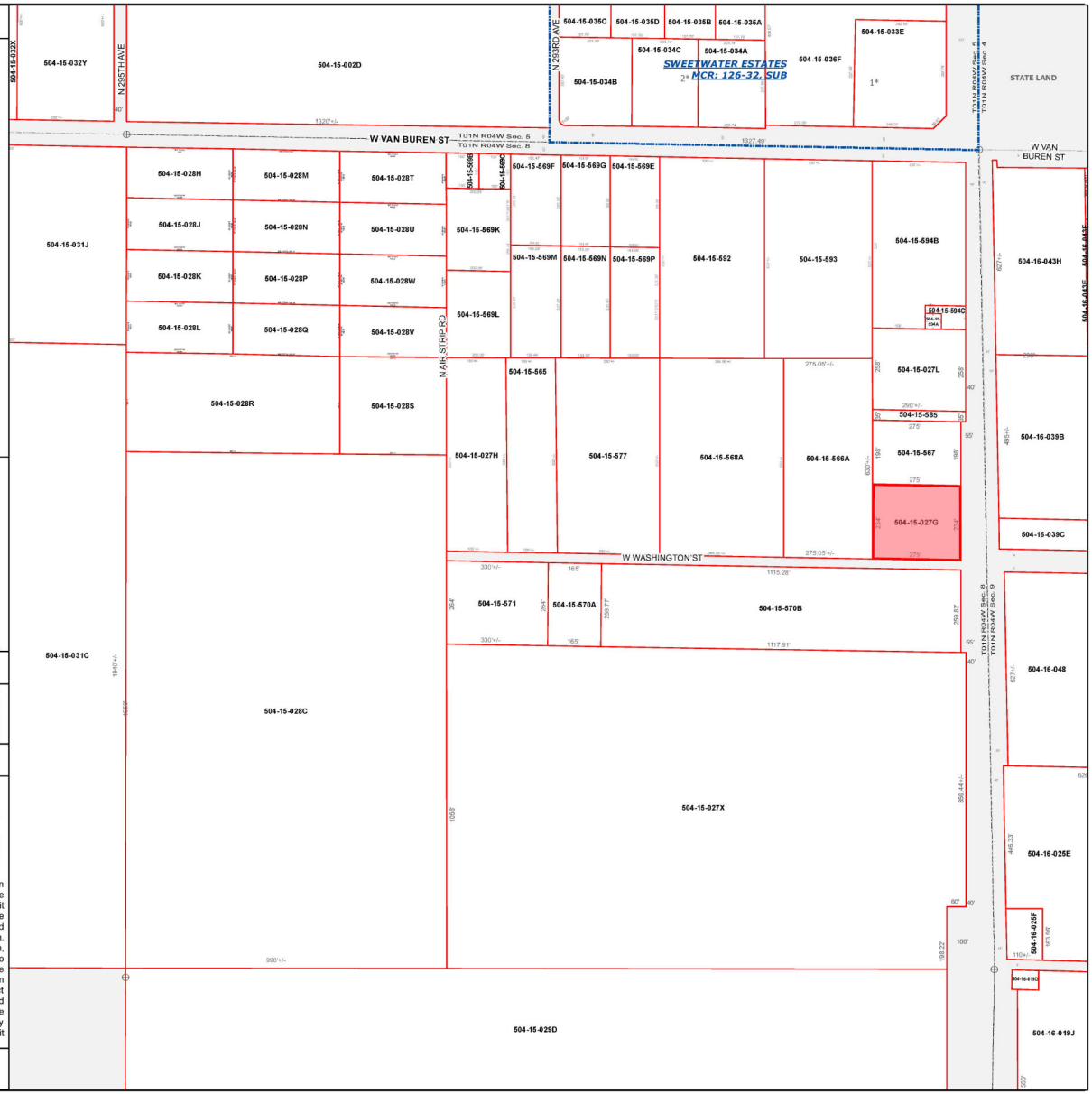

MARICOPA COUNTY ASSESSOR'S OFFICE
301 W. Jefferson Street
Phoenix, AZ 85003
Date: 4/29/2021
https://mcassessor.maricopa.gov

LEGEND: Parcels, Lots, Section Corners, Subdivisions, Sections, Centerlines

Disclaimer - Indemnification

CAUTION! USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.

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.

The Assessor does not guarantee that any information contained within this dataset or map is accurate, complete or current. In many instances, the Assessor has gathered information from independent sources and made it available within this dataset or map, and the original information may have contained errors and omissions. Errors and omissions may have occurred in the process of gathering, interpreting, and reporting the information. Information within this dataset or map is not updated "real time." In addition, Users are cautioned that the process used within this dataset or map to illustrate the boundaries of adjacent parcels is not always consistent with the recorded documents for such parcels. The parcel boundaries depicted within this dataset or maps are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. The information provided within this dataset or map is not the equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or using it in the preparation of legal documents.