



- **Size:** 2.73 Acres – 118,788 SQ.FT.
- **Zoning:** GC (General Commerce)
- **Utilities:** APS (THREE-PHASE POWER AVAILABLE), Water – City of Buckeye, Sewer – Septic.
- **Price:** \$1,544,244 -\$13.00/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.

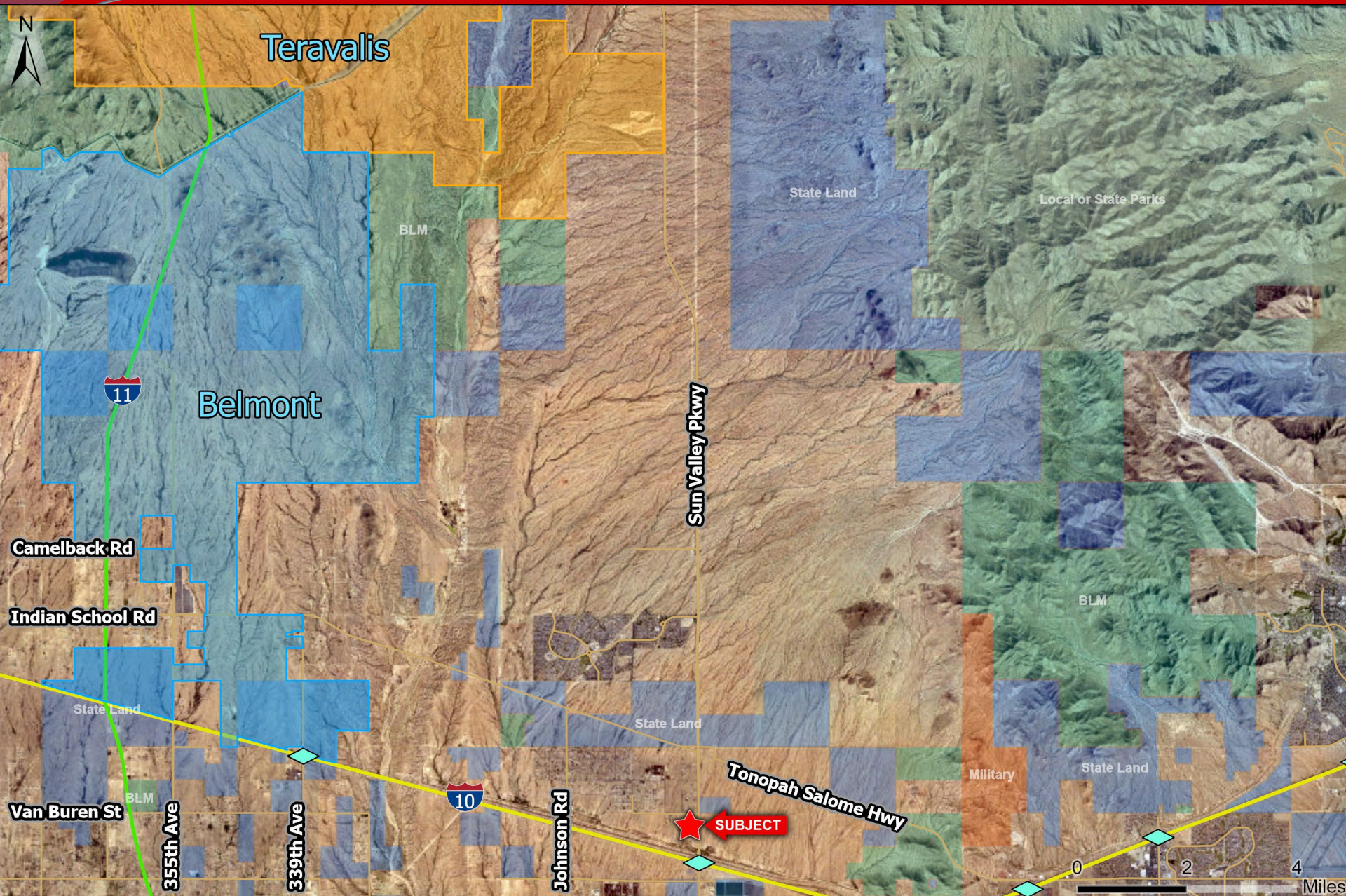
Great Investment Opportunity | Exclusively Available

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
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JOE WERNER
Direct: 602-385-0567
jwerner@insightland.com



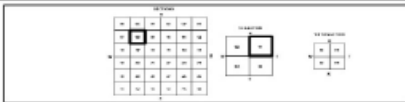




MARICOPA COUNTY STATE OF ARIZONA

PT. SECTION 8 T01N R04W

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MARICOPA COUNTY
ASSESSOR'S OFFICE
301 W. Jefferson Street
Phoenix, AZ 85003
Date: 4/28/2021
<https://mcaassessor.maricopa.gov>

LEGEND:
Parcels (Red outline)
Subdivisions (Blue outline)
Lots (Green outline)
Sections (Yellow outline)
Section Corners (Black dot)
Centerlines (Dashed line)

Disclaimer - Indemnification
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