



- **Size:** 18.26 Acres
- **Zoning:** RU-43 / In Buckeye's GP as Business Commerce
- **Price:** \$2,385,000 ~\$2.99/SF
- **Comments:**
 - ✓ Hard corner of Johnson & Lower Buckeye, ideal for Industrial and Commercial uses.
 - ✓ Johnson Rd is a planned I-10 interchange exit with nearly \$20MM already allocated for its development.
 - ✓ Direct neighbor to Tract's Buckeye Technology Park, the largest contiguous data center project in the Phoenix Market. Massive infrastructure upgrades are already underway to support this 2,019 acre, 1.8-Gigawatt project.
 - ✓ Located less than ½ mile South of Old Dominion's new Buckeye terminal, which is set to begin construction in 2026, and will bring up to 350 high salary jobs upon completion.

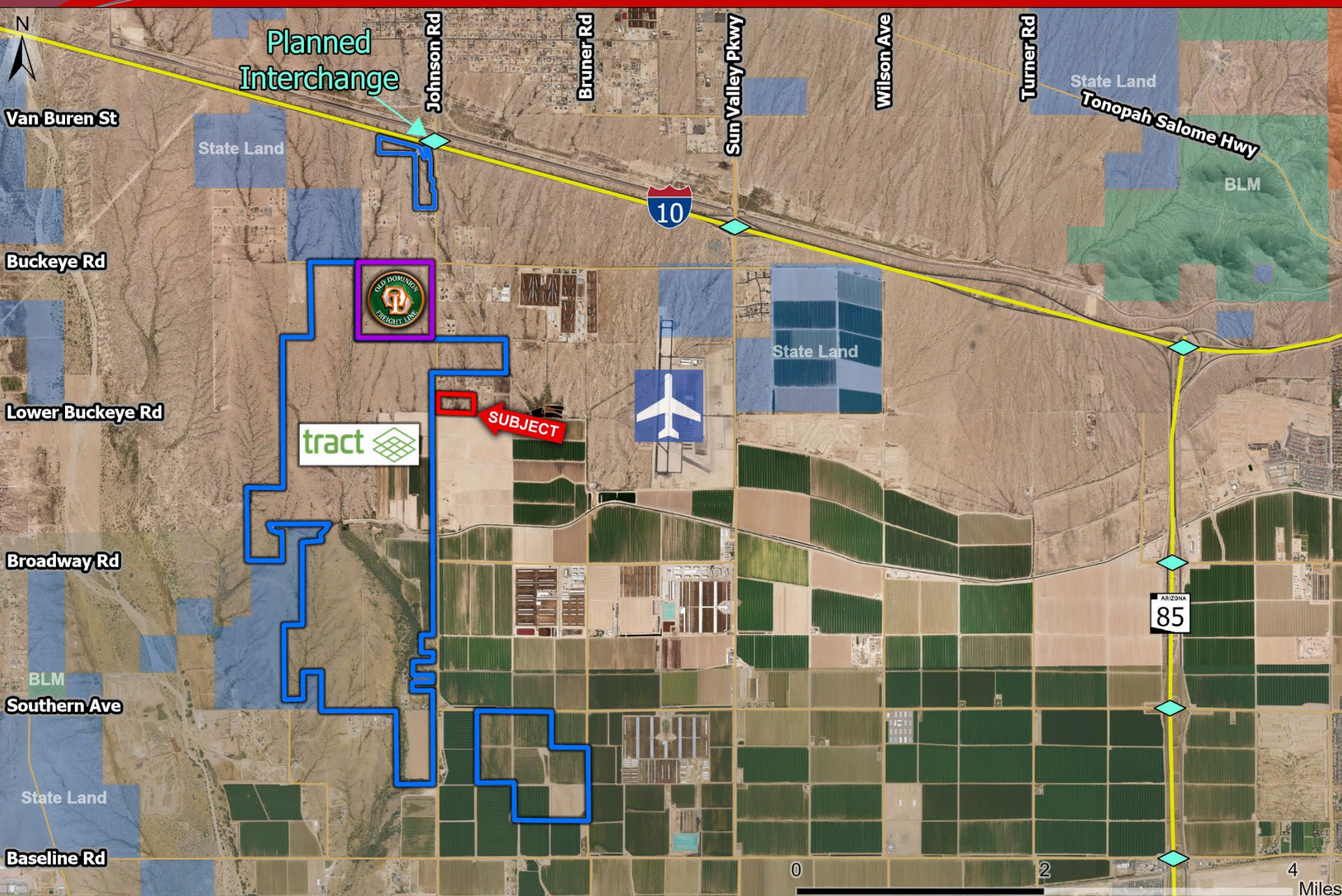
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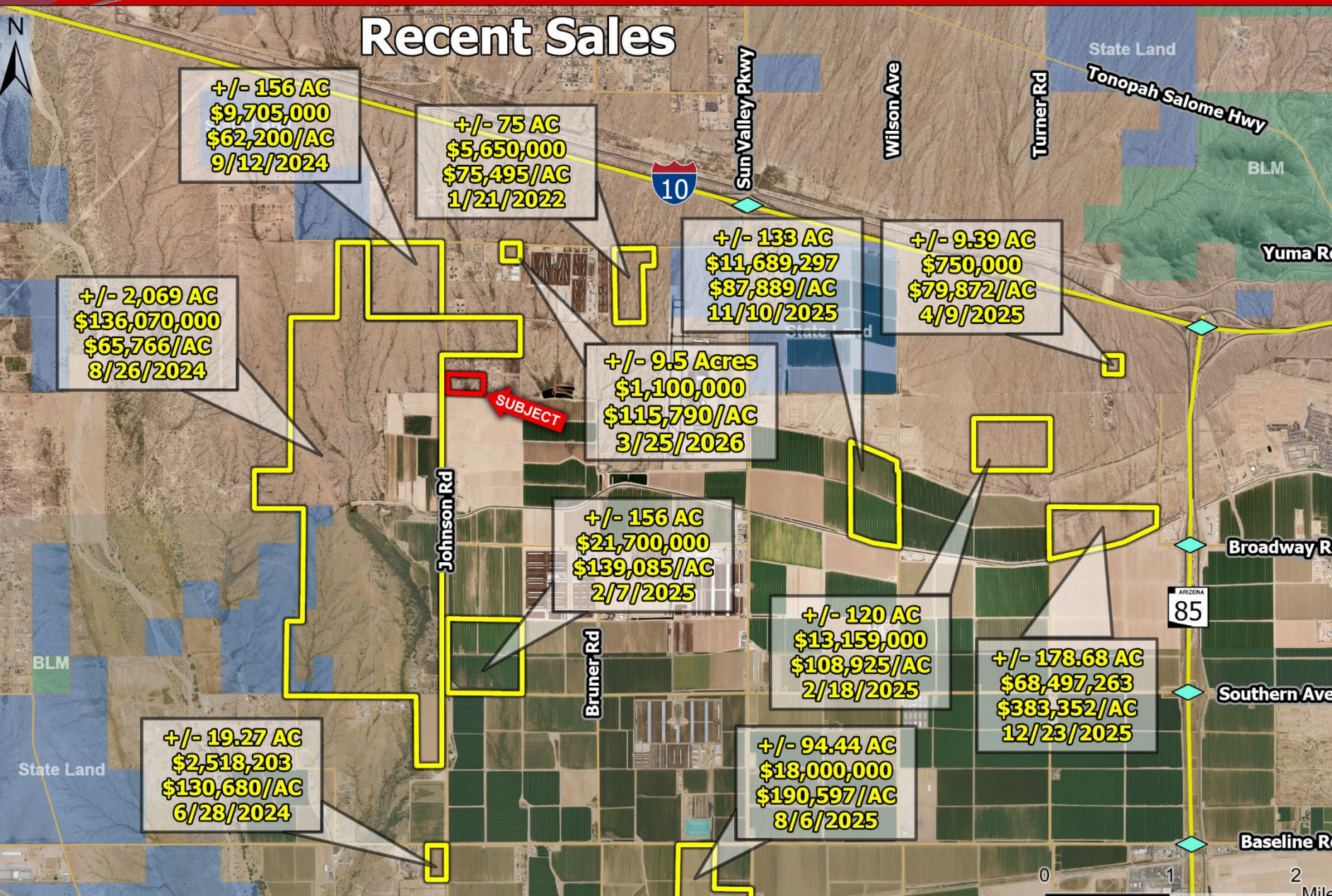
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Recent Sales

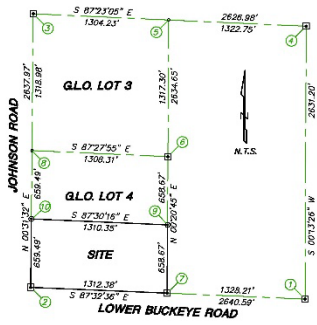


On the Market

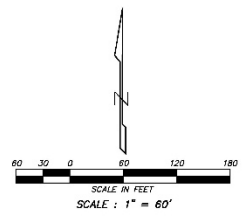




SW 1/4, SEC. 18, T1N, R4W

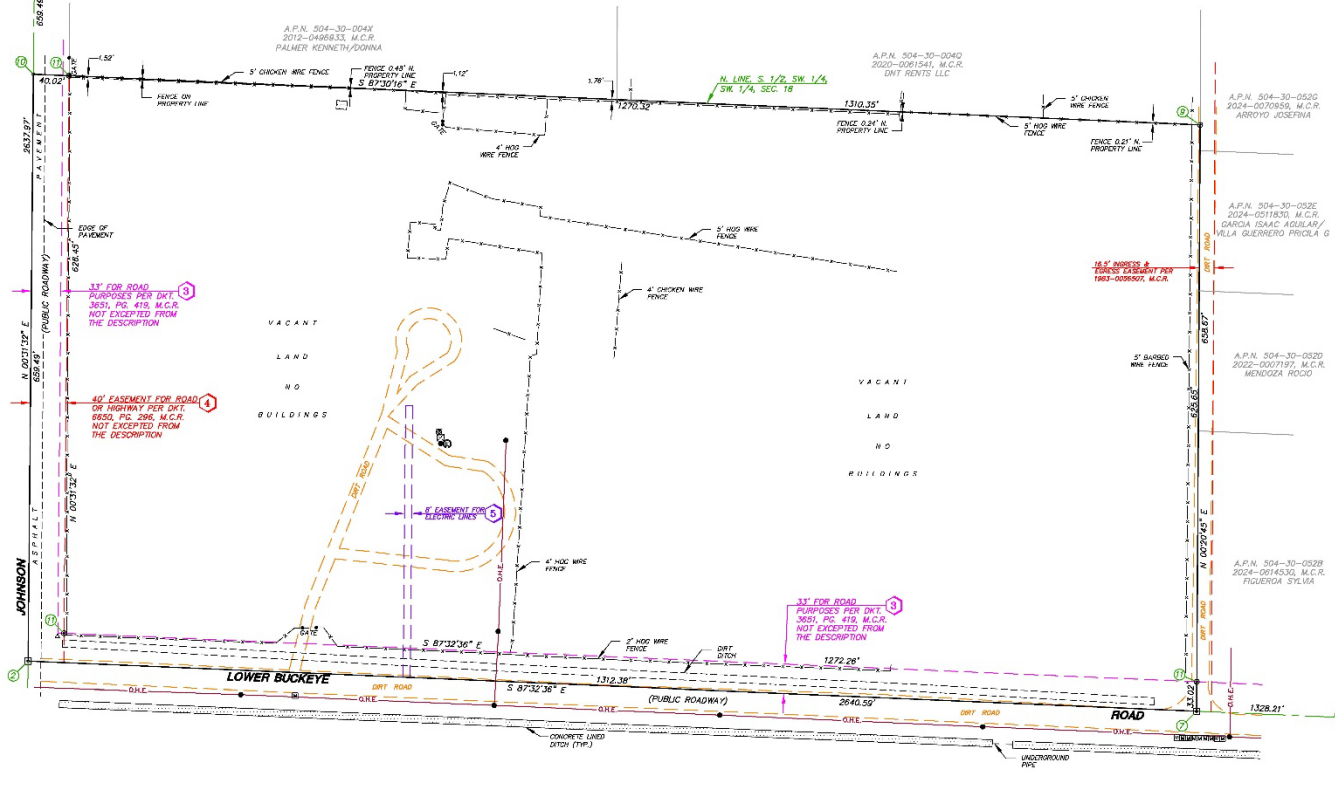


MONUMENT TABLE	
①	S. 1/4 COR. SEC. 18 - 1ND 1/2" STEEL IRON IN 4" PVC PIPE AS SHOWN ON (R)
②	SW COR. SEC. 18 - 1ND MARICOPA COUNTY ALUMINUM CAP IN HANDHOLE
③	W. 1/4 COR. SEC. 18 - 1ND MARICOPA COUNTY ALUMINUM CAP IN HANDHOLE
④	CEN. OF SEC. 18 - 1ND 2" GALVANIZED PIPE STAMPED "CENTER 18" - AS SHOWN ON (R & R2)
⑤	NE COR. G.L.O. LOT 3, SEC. 18 - CALCD POSITON PER (R3) & AS SHOWN ON (R4)
⑥	1ND 1/2" REBAR NO I.D. - ACCEPTED AS NE. COR. G.L.O. LOT 4, SEC. 18
⑦	1ND 1/2" REBAR W/ALLEGORIC CAP - ACCEPTED AS SE. COR. G.L.O. LOT 4, SEC. 18 - SET TO G.L.S. 31020
⑧	NW COR. G.L.O. LOT 4, SEC. 18 - CALCD POSITON PER (R3)
⑨	NE. COR. S. 1/2, SW 1/4, SW 1/4, SEC. 18 - SET 1/2" REBAR W/CAP L.S. 31020
⑩	NW COR. S. 1/2, SW 1/4, SW 1/4, SEC. 18 - PROPERTY CORNER NOT SET - LANDS IN PAVED ROADWAY
⑪	SET 1/2" REBAR W/CAP L.S. 31020



LEGEND

- Property Corner (See Monument Table)
- Property Line
- Find Survey Monument (See Monument Table)
- ① (See Monument Table)
- (R) See Reference Documents
- (W) Measured Schedule "B" Item
- ② Concrete Surface
- ③ DIRT ROAD
- - - Fence
- Overhead Electric Line
- Electric Meter
- Electric Panel
- Guard Post or Gate Post
- Mail Box
- Power Pole
- ▲ Telephone Riser
- Wellhead



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