



- **Size:** 1.09 Acres – 47,779 SQ.FT.
- **Zoning:** GC (General Commerce)
- **Utilities:** APS, Water-City of Buckeye, Sewer-Septic site
- **Price:** \$477,790 - \$10.00/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.

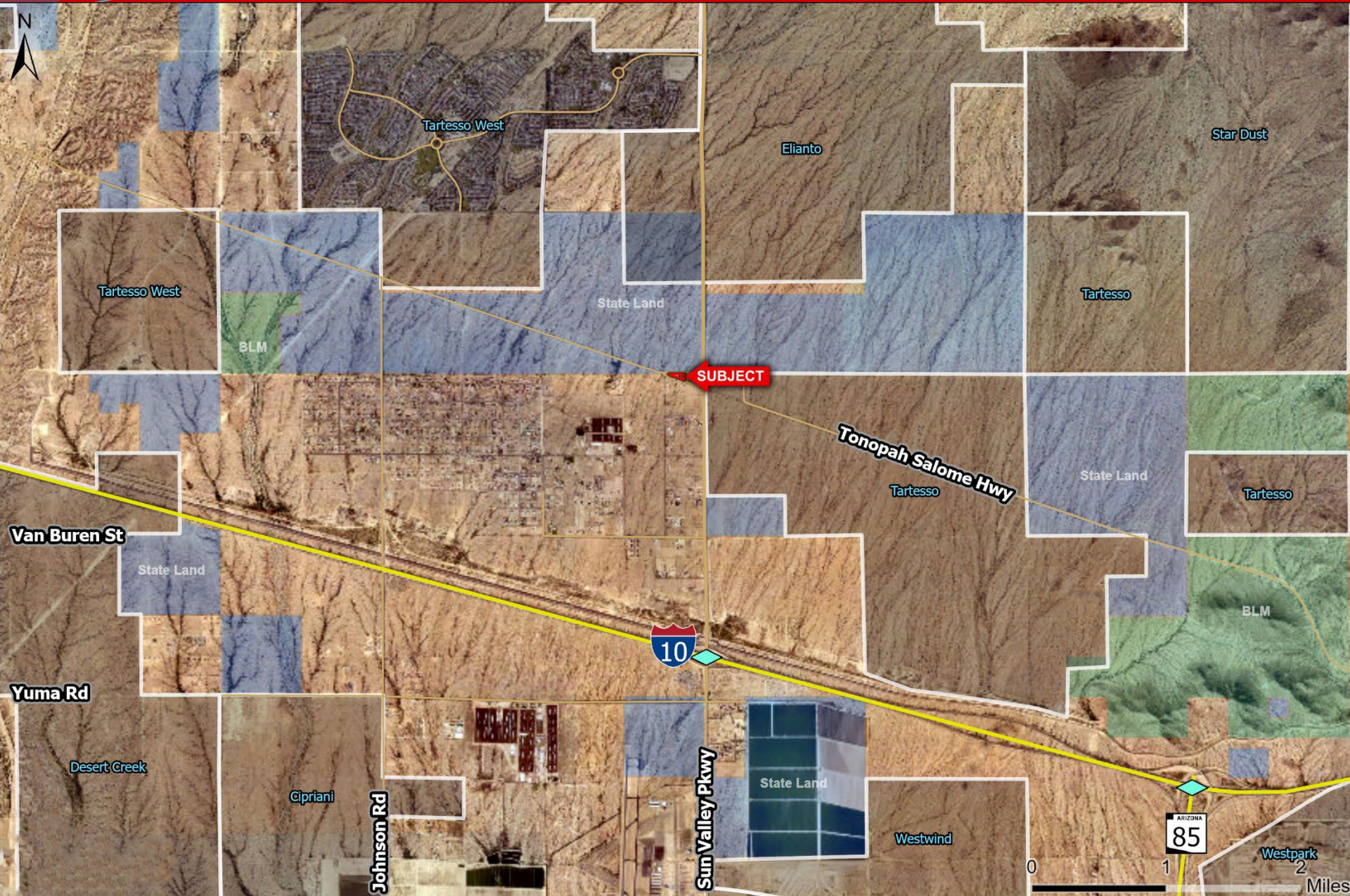
**Great Investment Opportunity | Exclusively Available**

**Insight Land & Investments**  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
602.385.1535  
[www.insightland.com](http://www.insightland.com)

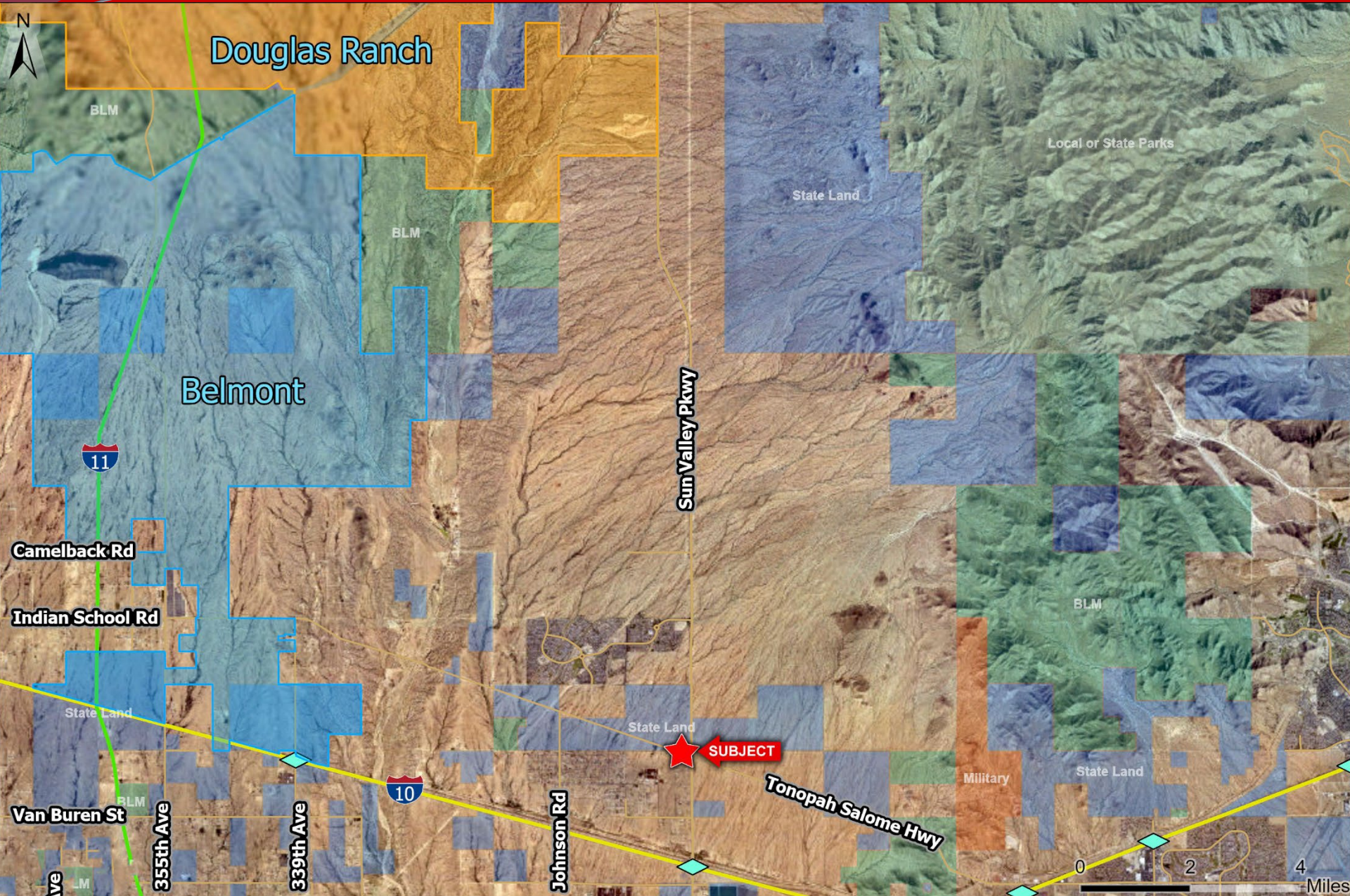
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**JOE WERNER**  
Direct: 602-385-0567  
[jwerner@insightland.com](mailto:jwerner@insightland.com)

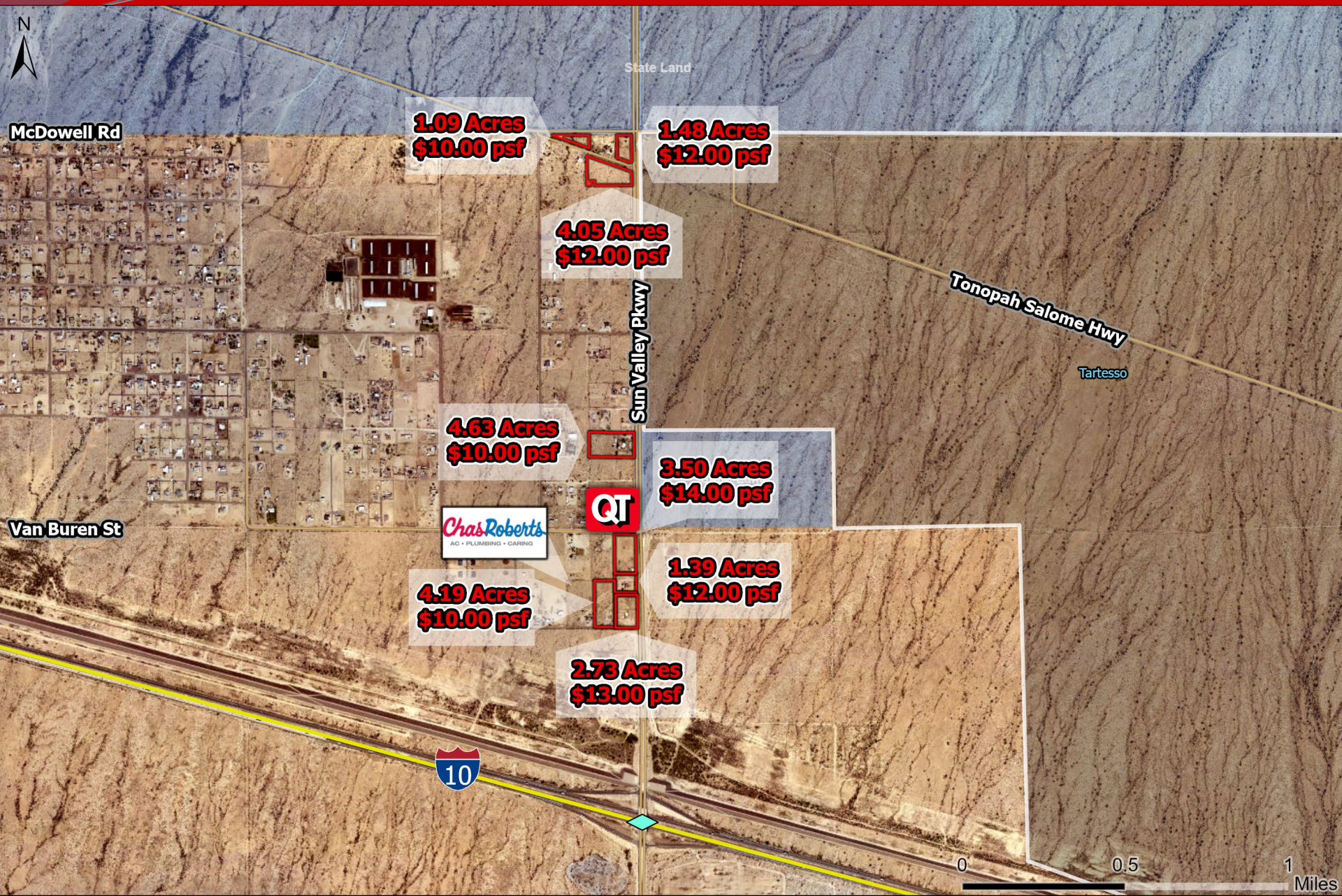












**1.09 Acres**  
**\$10.00 psf**

**1.48 Acres**  
**\$12.00 psf**

**4.05 Acres**  
**\$12.00 psf**

**4.63 Acres**  
**\$10.00 psf**

**3.50 Acres**  
**\$14.00 psf**

**4.19 Acres**  
**\$10.00 psf**

**1.39 Acres**  
**\$12.00 psf**

**2.73 Acres**  
**\$13.00 psf**

State Land

McDowell Rd

Van Buren St

Sun Valley Pkwy

Tonopah Salome Hwy

Tartesso

**Chas Roberts**  
AC • PLUMBING • CARING

**QT**

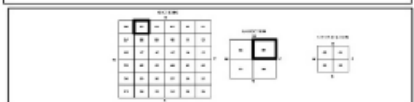


0 0.5 1 Miles

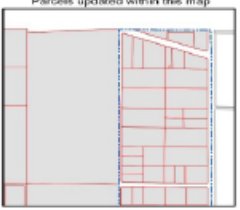


**MARICOPA COUNTY**  
STATE OF ARIZONA

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: 06/20/2014  
<http://mra.assessor.maricopa.gov/assessor/>

**LEGEND**  
 Parcels  
 Sections  
 Centerlines  
 Subdivisions  
 Section Corners

**Disclaimer - Indemnification**  
 CAUTION: USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.  
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