

- **Location:** SEC Rooks Road & Broadway Road, Buckeye, Arizona
- **Size:** +/- 16.6 acres
- **Zoning:** Community Commercial (C-2)
- **Utilities:** Power to site, sewer and water to be provided by the City of Buckeye
- **Price:** \$995,500.00 (\$1.38/PSF)
- **Comments:**
 - ✓ Great location at a section line corner located one mile from SR-85.
 - ✓ Property is currently being farmed with an annual income of \$2,000 and taxes of \$864.
 - ✓ Two National Homebuilders are about to get started on communities in the immediate vicinity of this property, which will greatly increase traffic, and should spur more development.
 - ✓ Excellent long-term hold property with annual income.

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, 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.

Great Investment Opportunity | Exclusively Available

Insight Land & Investments
7400 E McDonald Dr, Ste 121
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www.insightland.com

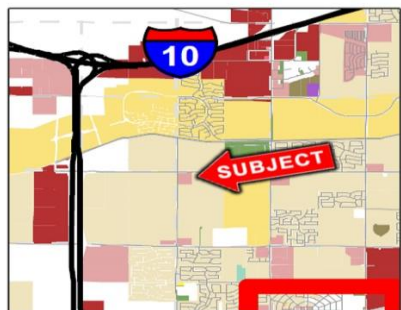
TONY BAGNESCHI
Office: (602) 385-1511
tbagneschi@insightland.com

KEN REYCRAFT
Office: (602) 385-1529
kreycraft@insightland.com





City of **BUCKEYE**



Property Inset Area

□ Buckeye Planning Area

Zoning Districts

- Agricultural (AG)
- Single Family Rural Residential (SF-43)
- Single Family Residential 6 (SF-6)
- Single Family Residential 3 (SF-3)
- Neighborhood Mixed Use (NMU)
- Downtown Commercial (DC)
- Community Commercial (C-2)
- Regional Commercial (C-3)
- Business Park (BP)
- Light Industrial (I-1)
- Heavy Industrial (I-2)
- Obsolete Zoning Districts**
- Rural Residential (RR)
- Planned Residential (PR)
- Mixed Residential (MR)
- Planned Community (PC)
- **Commercial Center (CC)**
- General Commerce (GC)
- Special Use (SU)

Cloud Rd
Carefree Hwy
Dove Valley Rd
Lone Mountain Rd
Dixileta Dr
Patton Rd/Dynamite Rd
Jomax Rd
Happy Valley Rd
Pinnacle Peak Rd
Deer Valley Rd
Beardsley Rd
Union Hills Dr
Bell Rd
Greenway Rd
Waddell Rd

Maricopa County



Cactus Rd
Peoria Ave

Olive Ave
Northern Ave
Glendale Ave
Bethany Home Rd
Camelback Rd
Indian School Rd
Thomas Rd
McDowell Rd
Van Buren St
Yuma Rd
Lower Buckeye Rd
Broadway Rd
Southern Ave
Baseline Rd
Belmont Rd
Elliot Rd

Narramore Rd
Ray Rd
Williams Field Rd

Pecos Rd
Germann Rd
Queen Creek Rd
Ocotillo Rd
Chandler Heights Rd
Riggs Rd
Hunt Hwy
Patterson Rd
Roberts Rd
Bella Vista Rd
Judd Rd
Woods Rd

331st Ave
323rd Ave
315th Ave
Johnson Rd
Bruner Rd
Palo Verde Rd
Wilson Ave
Turner Rd
Oglesby Rd
Rooks Rd
Miller Rd
Apache Rd
Watson Rd
Rainbow Rd
Dean Rd
Verado Way
207th Ave

Buckeye Zoning Districts

0 1 2 4 6 8 Miles



While every effort has been made to ensure the accuracy of this information, the City of Buckeye makes no warranty, expressed or implied, as to its absolute accuracy and expressly disclaims liability for the accuracy thereof.

Date: 6/15/2020
Document Name: Buckeye Zoning 11x17