



- ❑ **Location:** SEC Watson Road & MC-85, Buckeye, AZ
- ❑ **Size:** +/- 81 acres
- ❑ **Zoning:** +/- 20 acres ~ CC (Commercial)
+/- 61 acres ~ PR (Residential)
- ❑ **Terms:** Cash
- ❑ **Price:** \$35,000.00 per acre
- ❑ **Utilities:** Power is to site, an 8" water line is in MC-85 at the NWC of the property, and sewer is in MC-85 approximately ½ mile West of the property.
- ❑ **Comments:** Excellent location in Buckeye, with ½ mile of frontage on MC-85. Farm lease in place that pays \$17,000 per year. Great long term investment.

EXCLUSIVELY AVAILABLE





