



- **Size:** 3.50 Acres -- 152,250 SQ.FT.
- **Zoning:** GC (General Commerce)
- **Utilities:** APS to site, Water-City of Buckeye, Sewer-Septic site
- **Price:** \$2,131,500 -- \$14.00/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.

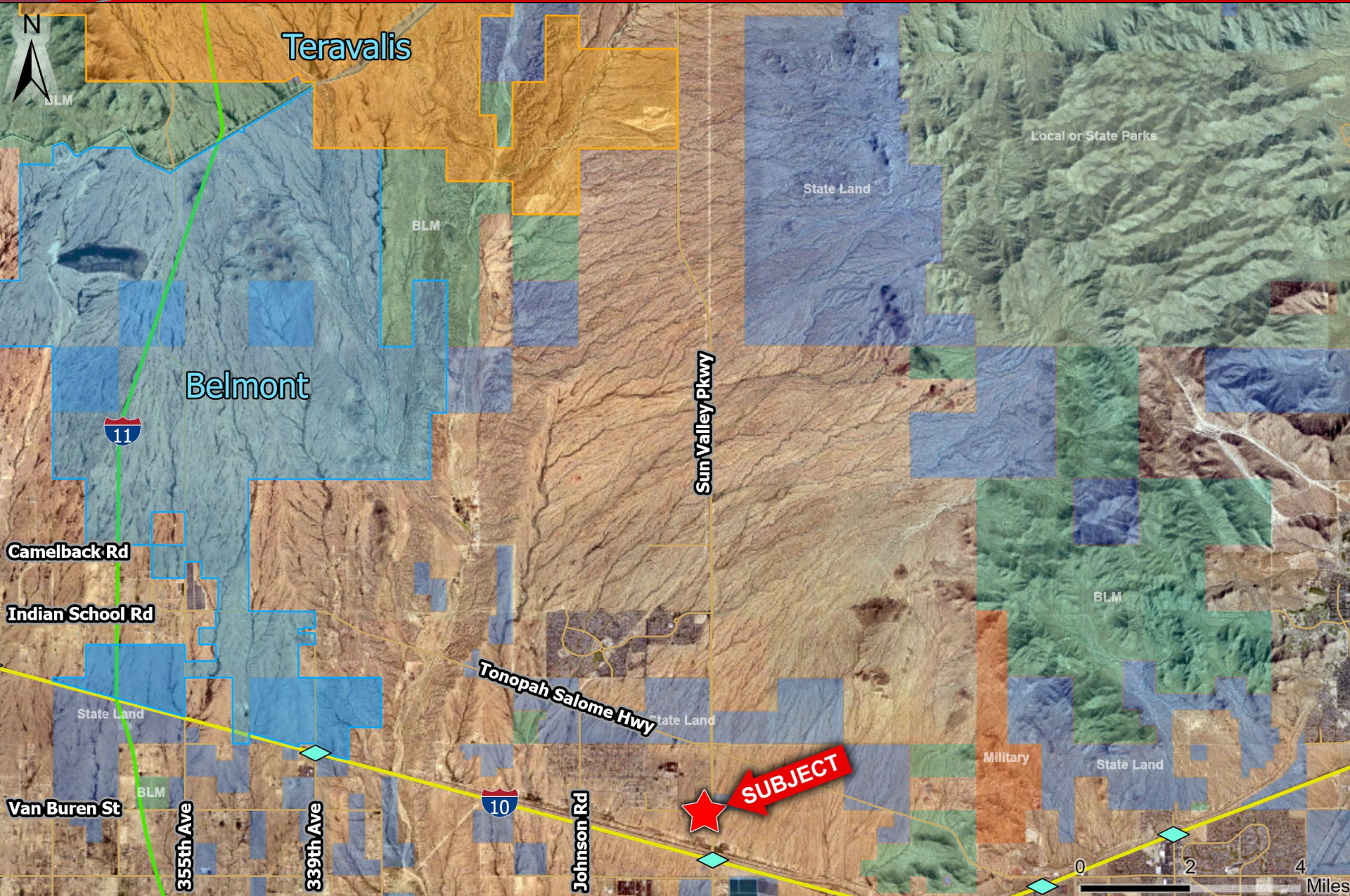
Great Investment Opportunity | Exclusively Available

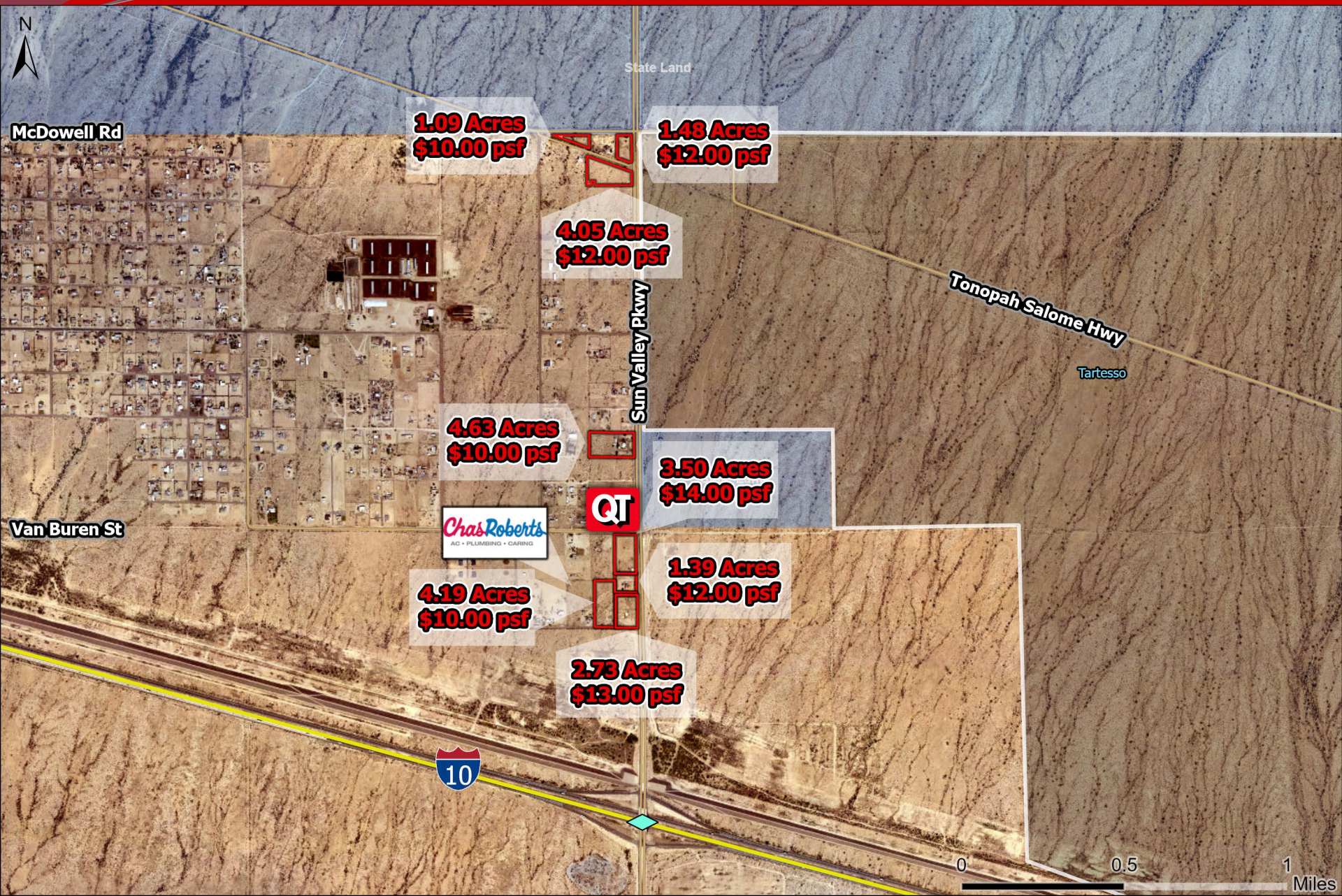
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

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JOE WERNER
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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

