



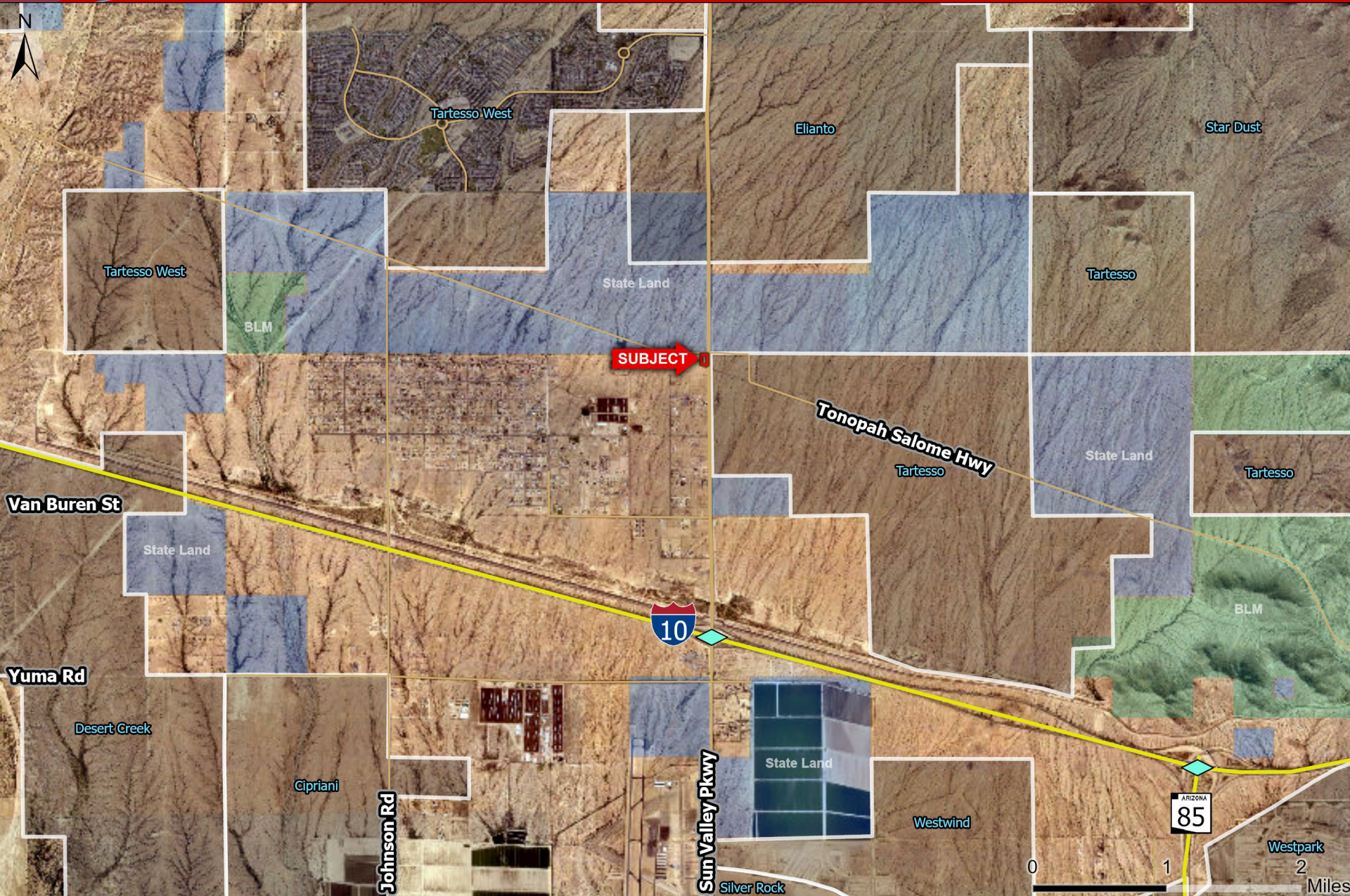
- **Size:** 1.48 Acres – 64,687 SQ.FT.
- **Zoning:** GC (General Commerce)
- **Utilities:** APS, Water – City of Buckeye, Sewer – Septic site
- **Price:** \$776,244 - \$12.00/SQ.FT.
- **Comments:**
 - ✓ Excellent opportunity to develop commercial space in a vastly underserved part of West Buckeye.
 - ✓ 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.

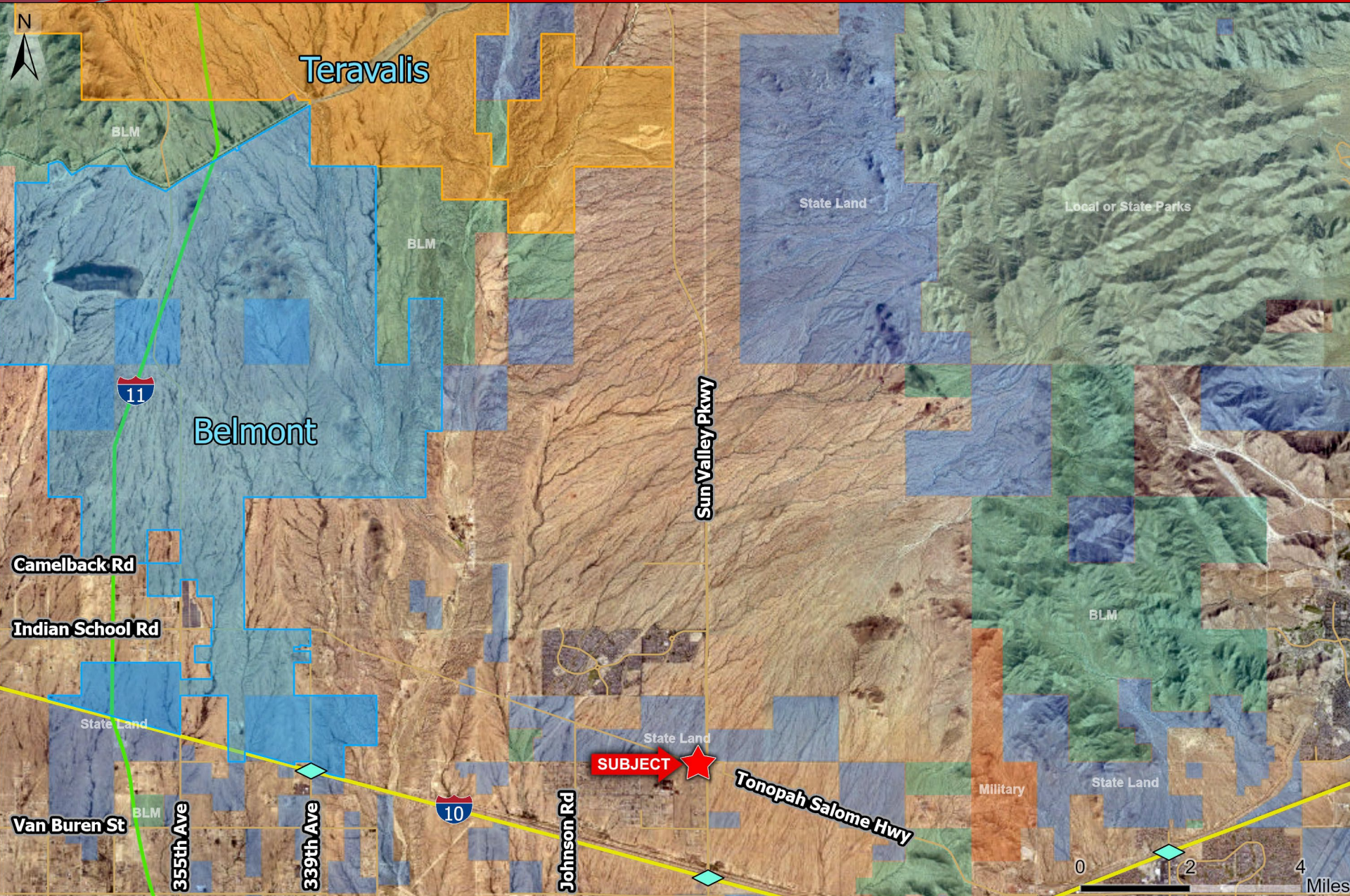
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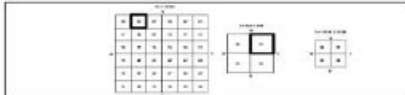






MARICOPA COUNTY
STATE OF ARIZONA

PT. SECTION 5 T01N R04W
845 - 05 - 01 - 00



MARICOPA COUNTY ASSESSOR'S OFFICE
301 W. Jefferson Street
Phoenix, AZ 85003
Date: 06/30/2014
<http://www.assessor.maricopa.gov/assessor/>

LEGEND:
Parcels (red outline)
Subdivisions (blue outline)
Sections (dotted line)
Centerlines (dashed line)

Disclaimer - Indemnification
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