

Buckeye, AZ

Size: 4.63 Acres – 201,762 SQ.FT.

Zoning: RU-43 *In Buckeye's General Plan as Regional Commercial

Willitias: Power to site (THREE PHASE)

- <u>Utilities:</u> Power to site (THREE-PHASE POWER AVAILABLE), City of Buckeye Water / residential well currently installed, Sewer on Septic
- Price: \$2,017,620 -- \$10.00/SQ.FT.
- > Comments:
- Excellent opportunity to develop commercial space in a vastly underserved part of West Buckeye.
- ✓ Over 330' of Sun Valley Pkwy Frontage.
- 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.

Van Buren St **Washington St**

Great Investment Opportunity | Exclusively Available

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

JOE WERNER

Direct: 602-385-0567 jwerner@insightland.com

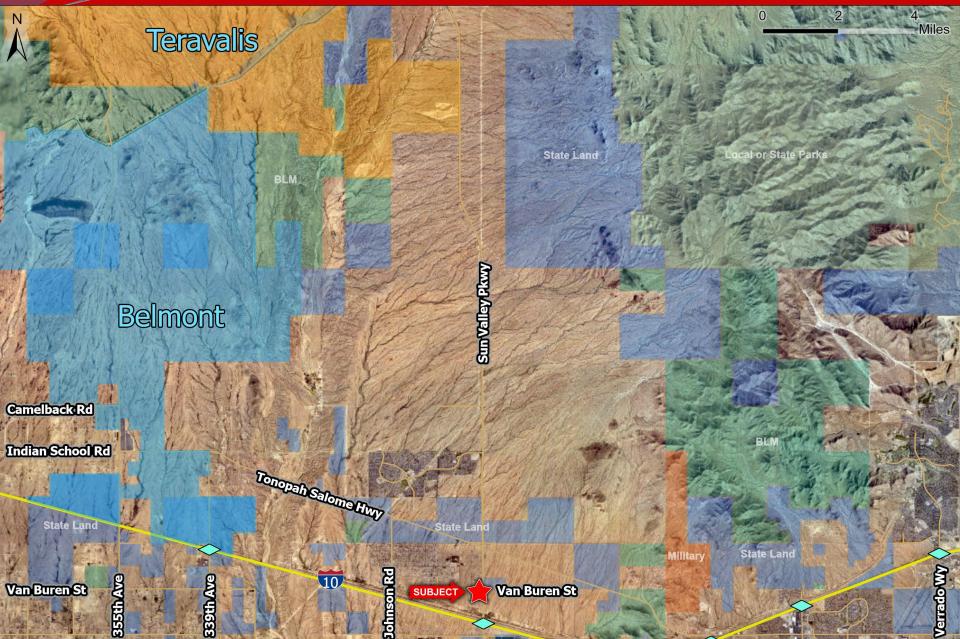


Land & Investments Buckeye, AZ Tartesso West **Star Dust** Elianto Tartesso West **Tartesso** State Land Tonopah Salome Hvy **State Land Tartesso** Tartesso SUBJECT | Van Buren St 10 Yuma Rd Desert Creek SunValleyPkwy State Land Cipriani Westwind



Land & Investments

Buckeye, AZ





Land & Investments

Buckeye, AZ



Buckeye, AZ

