



- **Size:** 1.48 Acres – 64,687 SQ.FT.
- **Zoning:** GC (General Commerce)
- **Utilities:** APS (THREE-PHASE POWER AVAILABLE), Water – City of Buckeye, Sewer – Septic.
- **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.

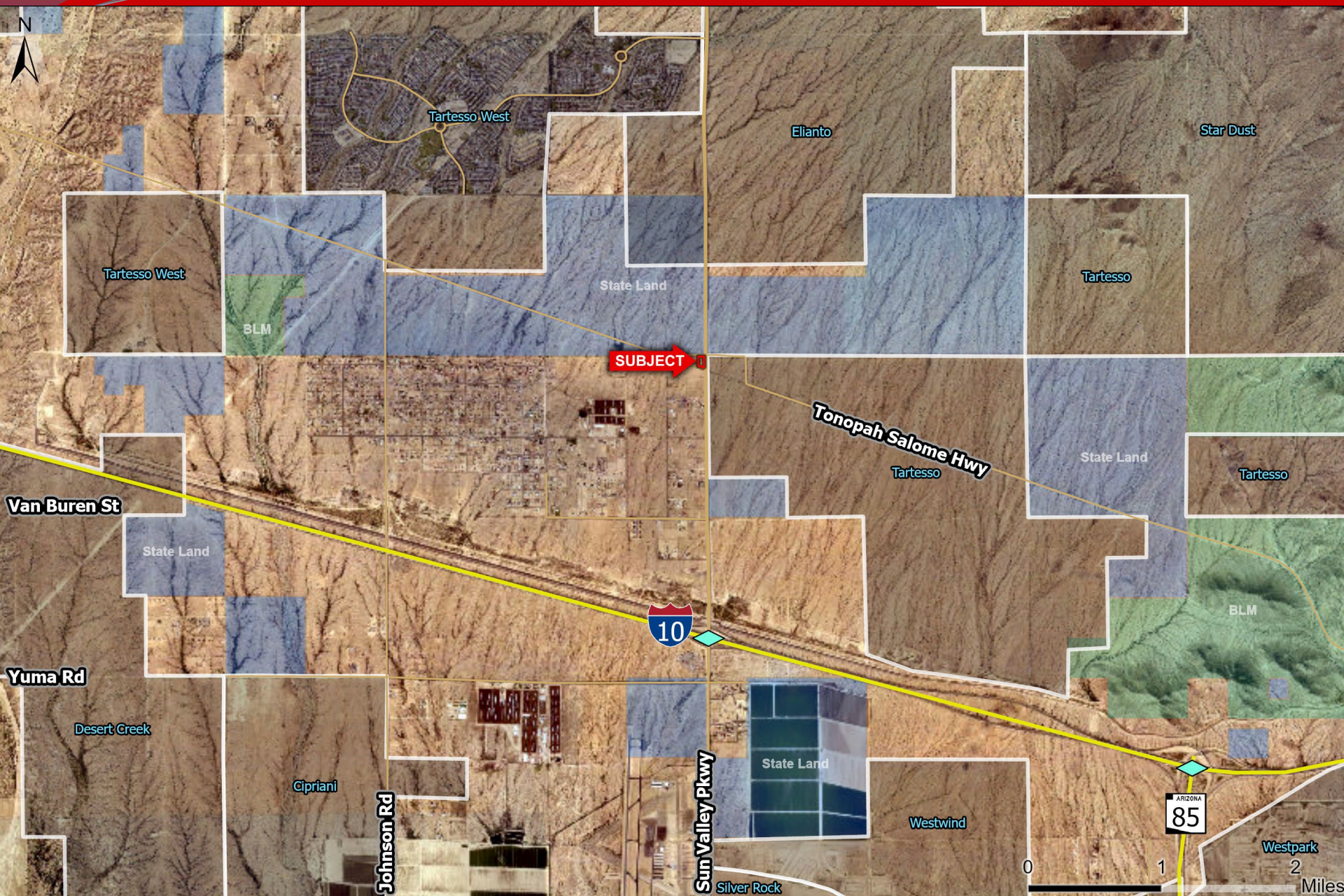
**Great Investment Opportunity | Exclusively Available**

**Insight Land & Investments**  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
602.385.1535  
[www.insightland.com](http://www.insightland.com)

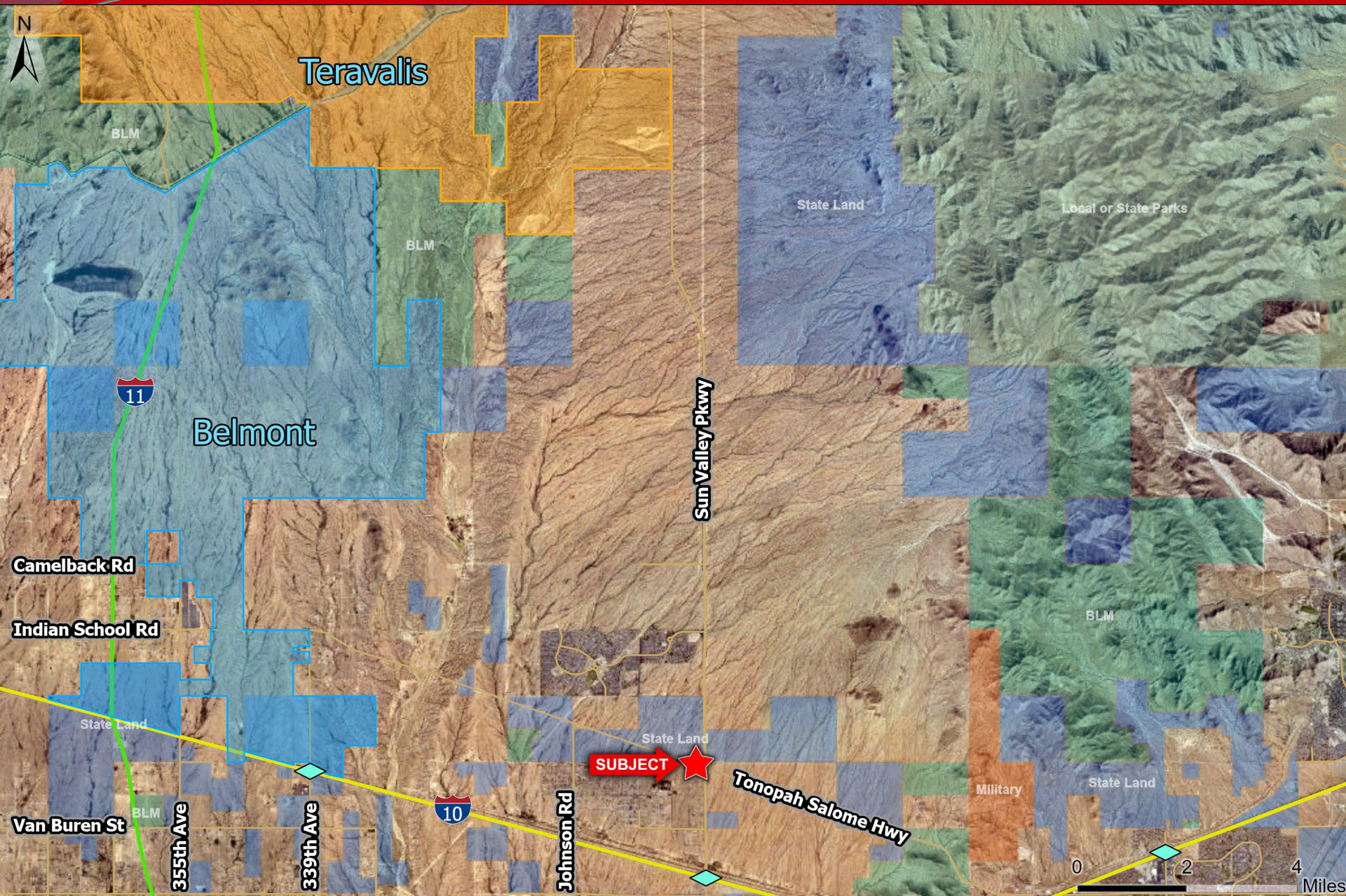
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

**JOE WERNER**  
**Direct: 602-385-0567**  
[jwerner@insightland.com](mailto:jwerner@insightland.com)













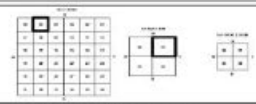
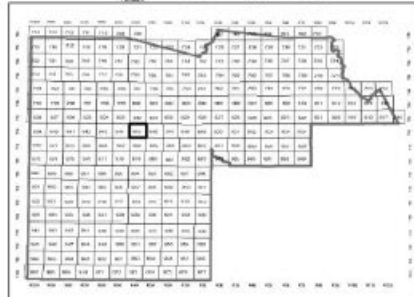


**MARICOPA COUNTY**  
STATE OF ARIZONA

PT. SECTION 5 T01N R04W

**845 - 05 - 01 - 00**

TOWNSHIP 1 NORTH RANGE 4 WEST SECTION 5



Parcels updated within this map



**MARICOPA COUNTY**  
**ASSESSOR'S OFFICE**  
301 W. Jefferson Street  
Phoenix, AZ 85003  
Date: 08/30/2014

<http://www.assessor.maricopa.gov/assessor/>



**LEGEND:** Parcels Sections Centerlines  
Subdivisions Section Corners

Disclaimer - Indemnification

CAUTION: USERS SHOULD INDEPENDENTLY RESEARCH AND VERIFY INFORMATION WITHIN THIS DATASET OR MAP BEFORE RELYING ON IT.

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