

311TH AVENUE & McDOWELL ROAD

BUCKEYE, ARIZONA

BLM

State Land

Johnson Rd.

McDowell Rd.

Lynwood St.

Bellview St.

Latham St.

Portland St.

Roosevelt St.

311th Ave.

WEST PHOENIX
ESTATES



PRICE: \$1,525,000.00

PROPERTY SIZE: 70 +/- acres/52 lots

TAXES: \$5,766.38 (2021)

PARCEL NUMBER(S): Upon request

ZONING: R1-35

UTILITIES: Power - APS
Phone - CenturyLink
Water - City of Buckeye

HIGHLIGHTS:

- 52 (35,000 sqft +) lots
- Water service to the site.
- Paved road access.
- 1/4 mile from Tartesso Master Plan.
- 3 miles from Belmont Master Plan.
- Buckeye has been the fastest growing city for the past decade with a current population of 107,000. Visit www.growbuckeye.com for population and demographics.



SCOTT TRUITT - DESIGNATED BROKER
8040 E MORGAN TRAIL, SUITE 22
SCOTTSDALE, AZ 85258

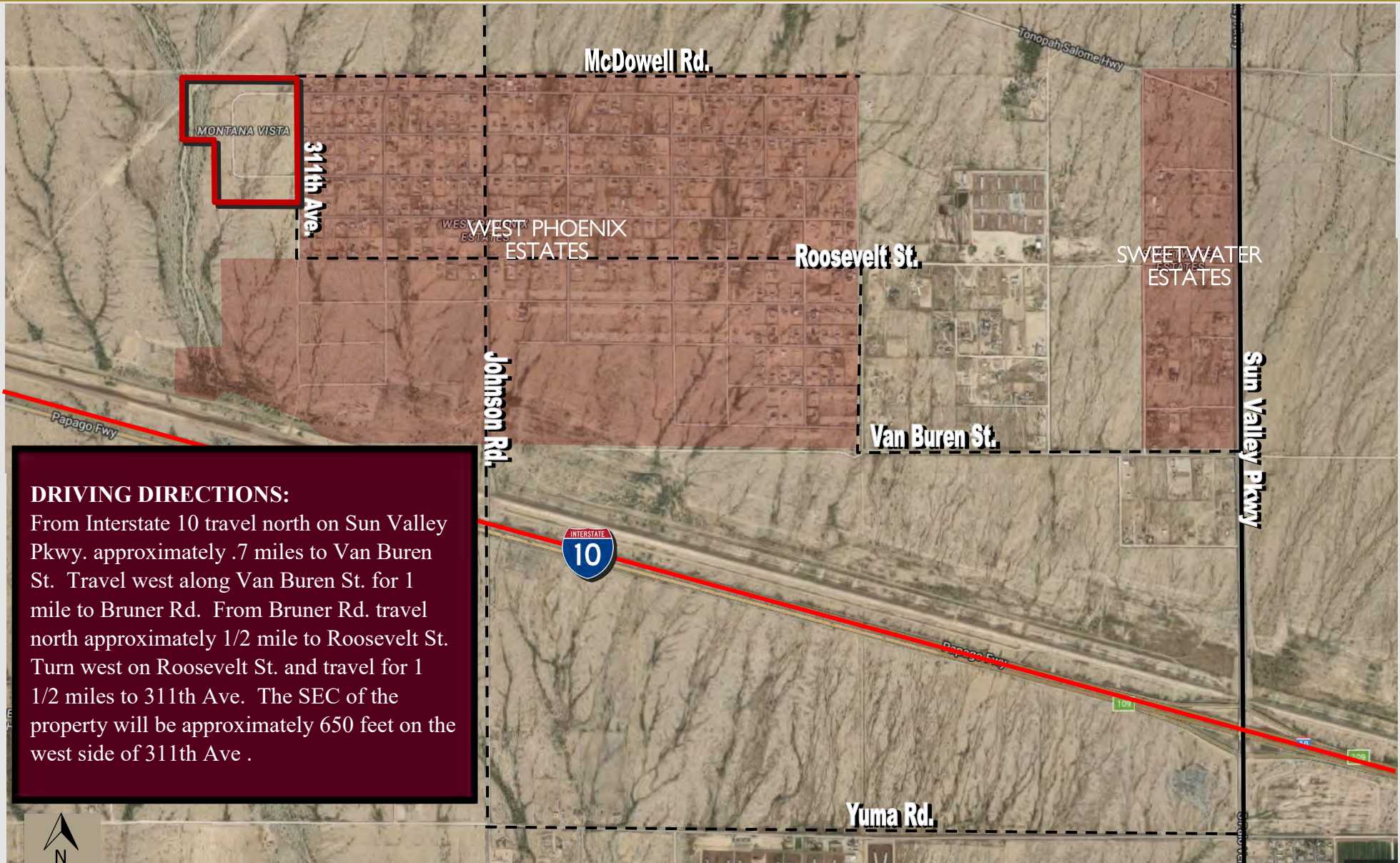
OFFICE: 623-977-4900
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FAX: 888-901-4243

TRUITT@WESTERNLANDCO.NET

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.

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DRIVING DIRECTIONS:

From Interstate 10 travel north on Sun Valley Pkwy. approximately .7 miles to Van Buren St. Travel west along Van Buren St. for 1 mile to Bruner Rd. From Bruner Rd. travel north approximately 1/2 mile to Roosevelt St. Turn west on Roosevelt St. and travel for 1 1/2 miles to 311th Ave. The SEC of the property will be approximately 650 feet on the west side of 311th Ave .



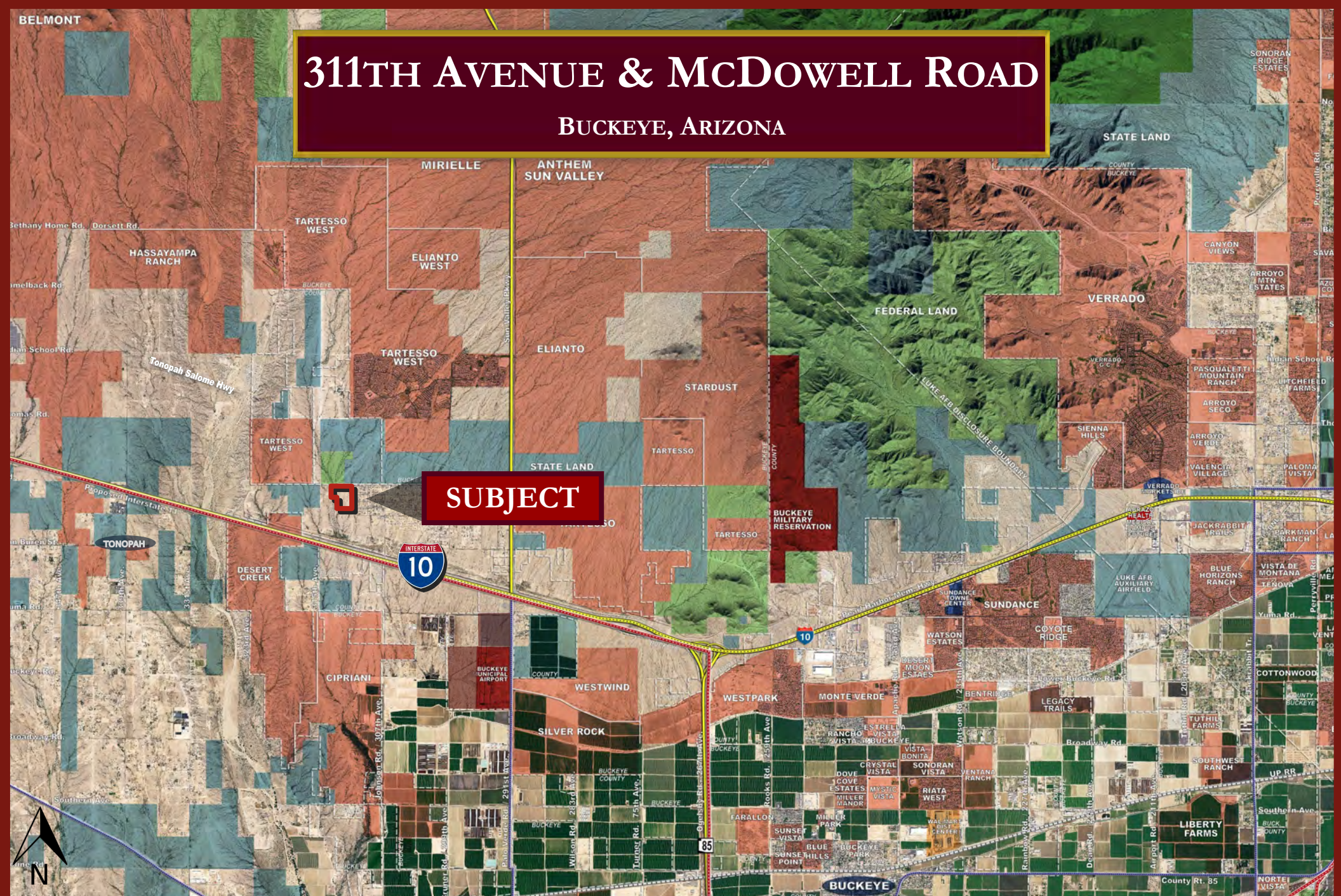
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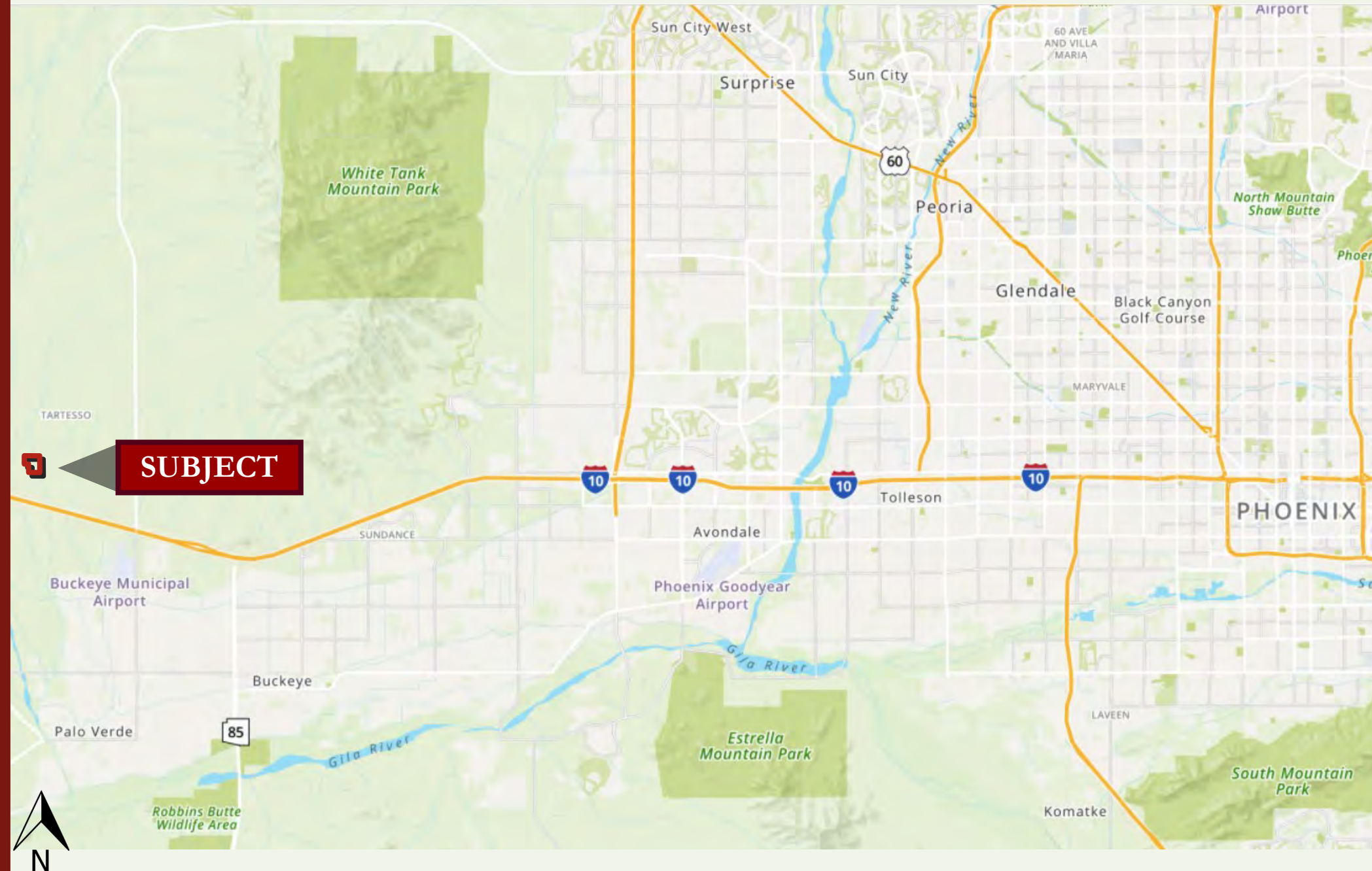


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