

(NWC) MILLER ROAD & BASELINE ROAD BUCKEYE, ARIZONA



DETAILS

- **SIZE:** 3.5 +/- acres
- **PRICE:** \$15.00 psf (\$2,286,900.00)
- **ASSESSOR'S PARCEL NUMBER:** 504-40-025H
- **ZONING:** Commercial Center, City of Buckeye

SCOTT TRUITT - DESIGNATED BROKER

✉ TRUITT@WESTERNLANDCO.NET

🌐 WWW.WESTERNLANDCO.NET

📞 O: 623-977-4900 M: 602-622-9099 F: 888-901-4243



HIGHLIGHTS

- **Hard corner!**
- **Zoning allows for storage, retail, gas, office, multifamily, and many other uses.**
- **Buckeye has been the fastest growing city for the past decade with a current population of 114,000. Visit www.growbuckeye.com for population and demographics.**
- **Average household income: \$113,647.00**
- **Median age: 34.5**

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BUCKEYE, ARIZONA



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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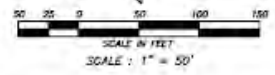


ALTA / N.S.P.S. LAND TITLE SURVEY

OF
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA.

LEGEND

PROPERTY CORNER	•	PIPE ABUTMENT	•
PROPERTY LINE	—	BRICK BALISE	•
WELL	⊙	BRICK CAP FLUSH	•
TELEPHONE MANHOLE	⊙	BRICK CAP IN MANSARD	•
POLE	⊙	CONCRETE	•
CONCRETE IN TRENCH	⊙	IRON	•
ELECTRIC CABINET	⊙	REBAR	•
STEEL MANHOLE	⊙	SEWER	•
FENCE	—	TRAIL	•
		QUADPOST	•



DESCRIPTION

A Parcel of land (A) in the Southeast quarter of Section 31, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 31;
THENCE North 90 degrees 00 minutes 00 seconds East, along the South line of said Southeast quarter 158.58 feet to the Northeast corner of Section 6, Township 1 South, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, from whence the Northeast corner of said Section 31 bears North 00 degrees 44 minutes 21 seconds West 5265.74 feet, also being the monument line of Miller Road;
THENCE North 00 degrees 44 minutes 21 seconds West, along said monument line 181.02 feet to the North line of the South 181.00 feet of said Southeast quarter;
THENCE South 90 degrees 00 minutes 00 seconds West, along said North line 40.00 feet to the POINT OF BEGINNING;
THENCE continuing South 90 degrees 00 minutes 00 seconds West, along said North line 387.03 feet to a point on the Easterly line of that certain property recorded in Document Number 2013-0283152;
THENCE North 00 degrees 44 minutes 21 seconds West, along said Easterly line 394.03 feet;
THENCE North 90 degrees 00 minutes 00 seconds East, along the Southerly line of of said property 285.79 feet to the Southeast corner of that certain property recorded in Document Number 2013-0283152;
THENCE North 90 degrees 00 minutes 00 seconds East, continuing along said South line 101.24 feet to the West line of the East 40.00 feet of said Southeast quarter, as recorded in Document Number 2013-0328150;
THENCE South 00 degrees 44 minutes 21 seconds East, along said West line 394.03 feet to the Point of Beginning.

REFERENCE DOCUMENTS

- 1) Boundary Survey recorded in Book 285, page 7, M.C.R.
- 2) Record of Survey recorded in Book 636 of Surveys, page 32, M.C.R.
- 3) Warranty Deed recorded in Doc. No. 1864-0504544.
- 4) Final Plat of Trout Park recorded in Book 584, page 26, M.C.R.

AREA = 3.5008 ACRES

CERTIFICATION

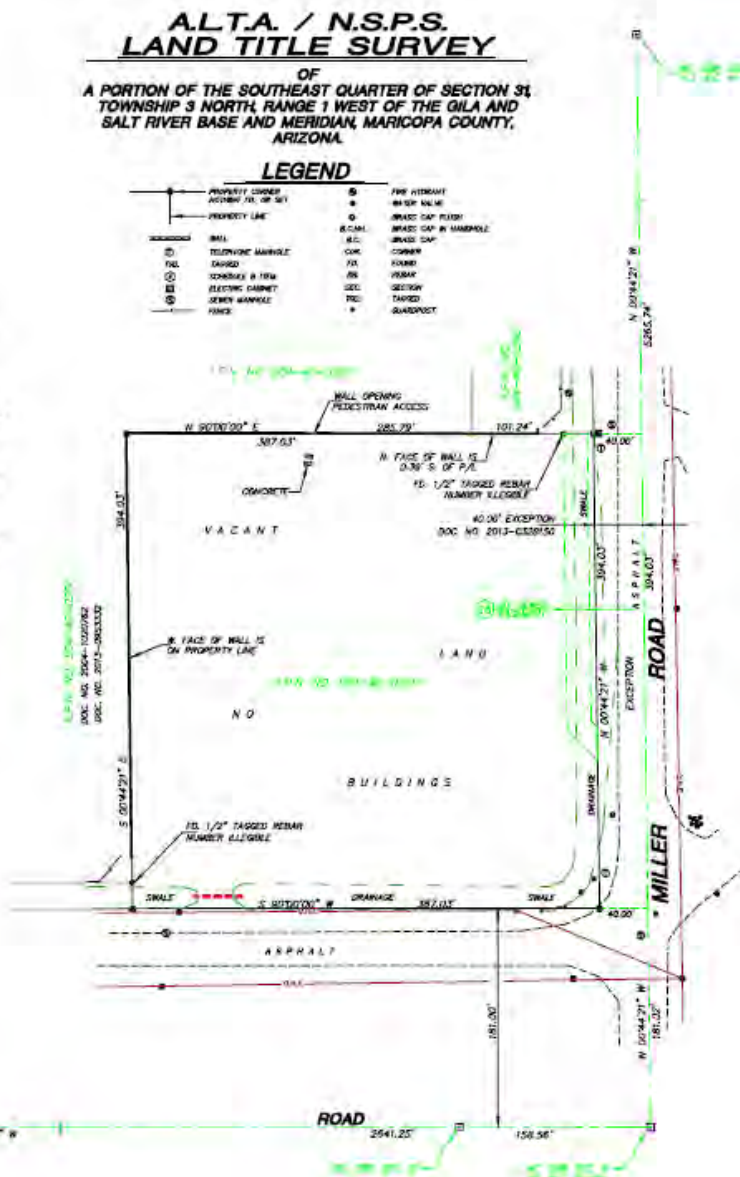
I, **Thomas Tilt** and **Escrow Company** (issuing agent for Stewart Title Guaranty Company and Arizona Land Consulting, LLC)
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/N.S.P.S. Land Title Surveys, jointly established and adopted by ALTA and N.S.P.S. and includes Items 1, 6, 11, (obscure evidence only) 16, 17, and 19 of Table A thereof.
The field work was completed on September 14, 2021.
Date of Plat or Map: September 17, 2021.
Randy S. DeBridg
R.L.S. 78214



- ### NOTES
- 1) The basis of bearing is the monument line of W. Roosevelt Street, also being the East-West mid-section line of Section 6, using a bearing of South 90 degrees 44 minutes 21 seconds East.
 - 2) All data information and the description shown is based on a Commitment for Title Insurance issued by Thomas Tilt and Escrow Agency, issuing agency for Stewart Title Guaranty Company File No. 1878142, dated June 21, 2021.
 - 3) The underground utilities that have been shown are based on physical evidence or records provided by the respective utility companies, without verification by the surveyor. Due to the uncontrollable, ever-changing nature and ambiguity in the aforementioned records, no guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. If the site is to be improved, the utilities and their locations shown on this survey should be verified by the designer. Typical notes on utility company records read "The utility locations shown on this map are approximate only and are not reliable for construction purposes. In addition, there may be facilities in existence and in recent construction that are not shown. Responsible records are for the bilateral use of the facility owner and are not intended to be relied on by others." Please call an underground utility locator or "BLUE STAKE" at 202-1100 for the precise location and extent of utilities in the area prior to any design and/or excavation.
 - 4) The Surveyor has made no attempt and has not obtained any information relating to, and has no knowledge of any, proposed right of ways, easements, or dedications that any municipality, individual or governmental agency may have made or may require.
 - 5) Use of the information contained in this ALTA/N.S.P.S. Land Title Survey for other than the specific purposes for which it was intended (Title Insurance matters) is forbidden unless expressly permitted in writing in advance by Southwestern States Surveying, Inc. Southwestern States Surveying, Inc. shall have no liability for any such unauthorized use of this information without their written consent.
 - 6) There are no buildings or striped parking spaces located on the "Subject Property".
 - 7) All bearings and distances shown are true (measured) unless noted otherwise.
 - 8) The description herein was written based on recorded documents provided in the title report. The description contained in the title report did not describe the "Subject Property" but described the property surrounding it. Therefore, the description has been re-written.

SCHEDULE 'B' ITEMS

- 13) An easement for electric lines and incidental purposes as recorded as (Booked 1280), page 266 of Official Records. (DOES NOT AFFECT SUBJECT PROPERTY - LIES BY THE SOUTH 1/4 CORNER)
- 14) An easement for Highway purposes, canals, laterals, ditches, and/or any utility line and incidental purposes recorded as (Booked 13299, Page 1306 and thereafter) Resolution of Partial Abandonment recorded as 1862-0819336, of Official Records. (AFFECTS SUBJECT PROPERTY - NOTHING TO PLAT)
- 15) An easement for utility lines and incidental purposes recorded as 2011-0110113, of Official Records. (AFFECTS SUBJECT PROPERTY - NOTHING TO PLAT)
- 16) All matters as set forth in Declaration of Covenants, Conditions and Restrictions for Blue Hills Regarding Membership in the Central Arizona Groundwater Replenishment District, recorded March 1, 2001 as 2001-0158148 of Official Records. (AFFECTS SUBJECT PROPERTY - NOTHING TO PLAT)
- 17) All matters as set forth in Agreement and Notice of Municipal Provider Reporting Requirements for Blue Hills regarding Membership in the Central Arizona Groundwater Replenishment District, recorded March 1, 2001 as 2001-0158149 of Official Records. (AFFECTS SUBJECT PROPERTY - NOTHING TO PLAT)
- 18) The terms, conditions and provisions contained in the document entitled Notice of Assessment Tax of Buckeye, Arizona Miller Road Improvement District recorded November 18, 2005 as 2005-1751302. (AFFECTS SUBJECT PROPERTY - NOTHING TO PLAT)



Southwestern States Surveying, Inc.
Professional Land Surveying License #3-069-977
1014 North Mill Avenue, Phoenix, Arizona 85014
Phone: (602) 933-7600 • www.southwestern.com

ALTA / N.S.P.S. LAND TITLE SURVEY

DATE	REVISION	SHEET #	OF #
		5-07	01
DATE: 9-17-21		JOB NO.: 210880	

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Map data by © 2023 Earthstar Geographics | City of Goodyear, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, and the U.S. Department of the Interior

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