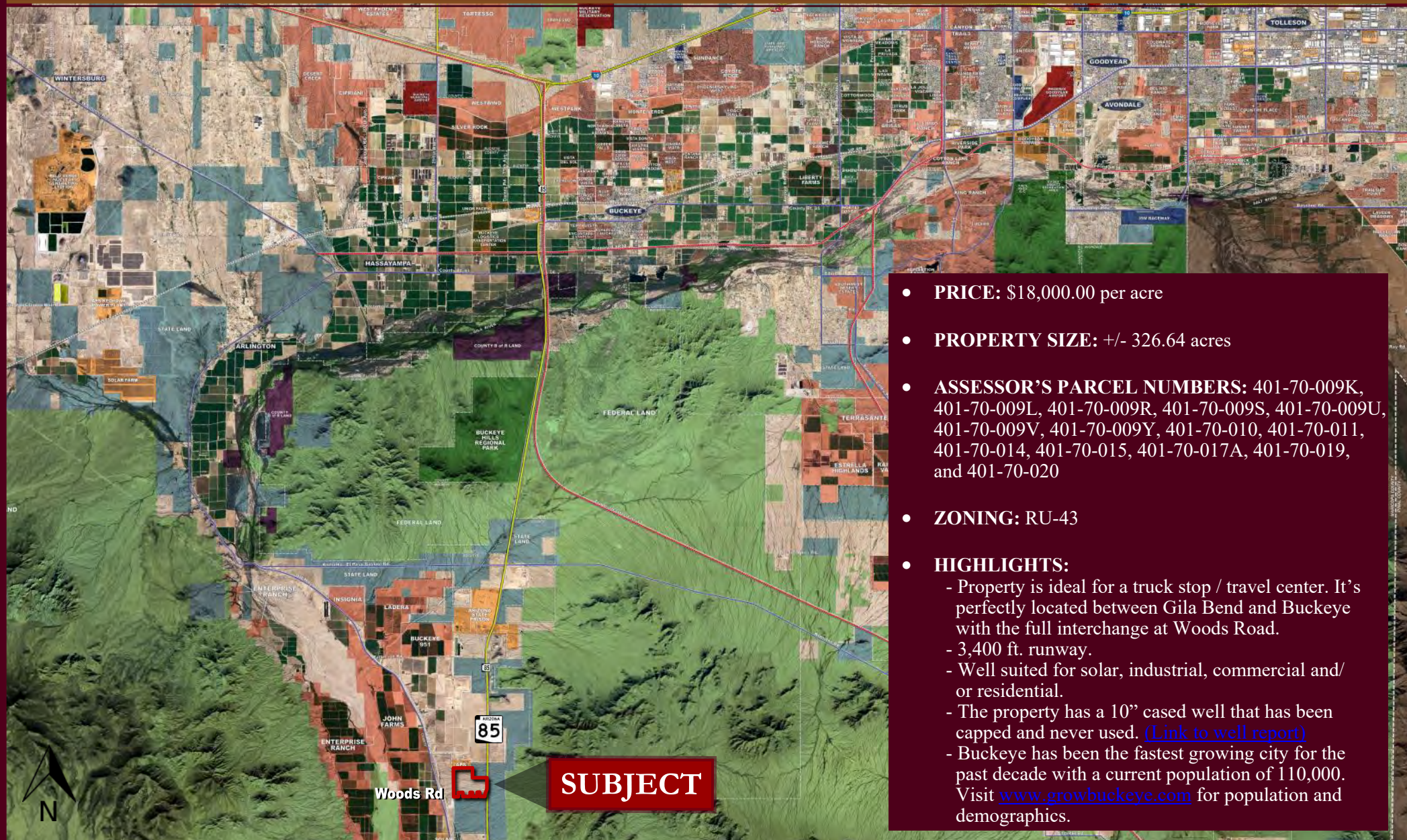


STATE ROUTE 85 & WOODS ROAD



- **PRICE:** \$18,000.00 per acre
- **PROPERTY SIZE:** +/- 326.64 acres
- **ASSESSOR'S PARCEL NUMBERS:** 401-70-009K, 401-70-009L, 401-70-009R, 401-70-009S, 401-70-009U, 401-70-009V, 401-70-009Y, 401-70-010, 401-70-011, 401-70-014, 401-70-015, 401-70-017A, 401-70-019, and 401-70-020
- **ZONING:** RU-43
- **HIGHLIGHTS:**
 - Property is ideal for a truck stop / travel center. It's perfectly located between Gila Bend and Buckeye with the full interchange at Woods Road.
 - 3,400 ft. runway.
 - Well suited for solar, industrial, commercial and/or residential.
 - The property has a 10" cased well that has been capped and never used. ([Link to well report](#))
 - Buckeye has been the fastest growing city for the past decade with a current population of 110,000. Visit www.growbuckeye.com for population and demographics.

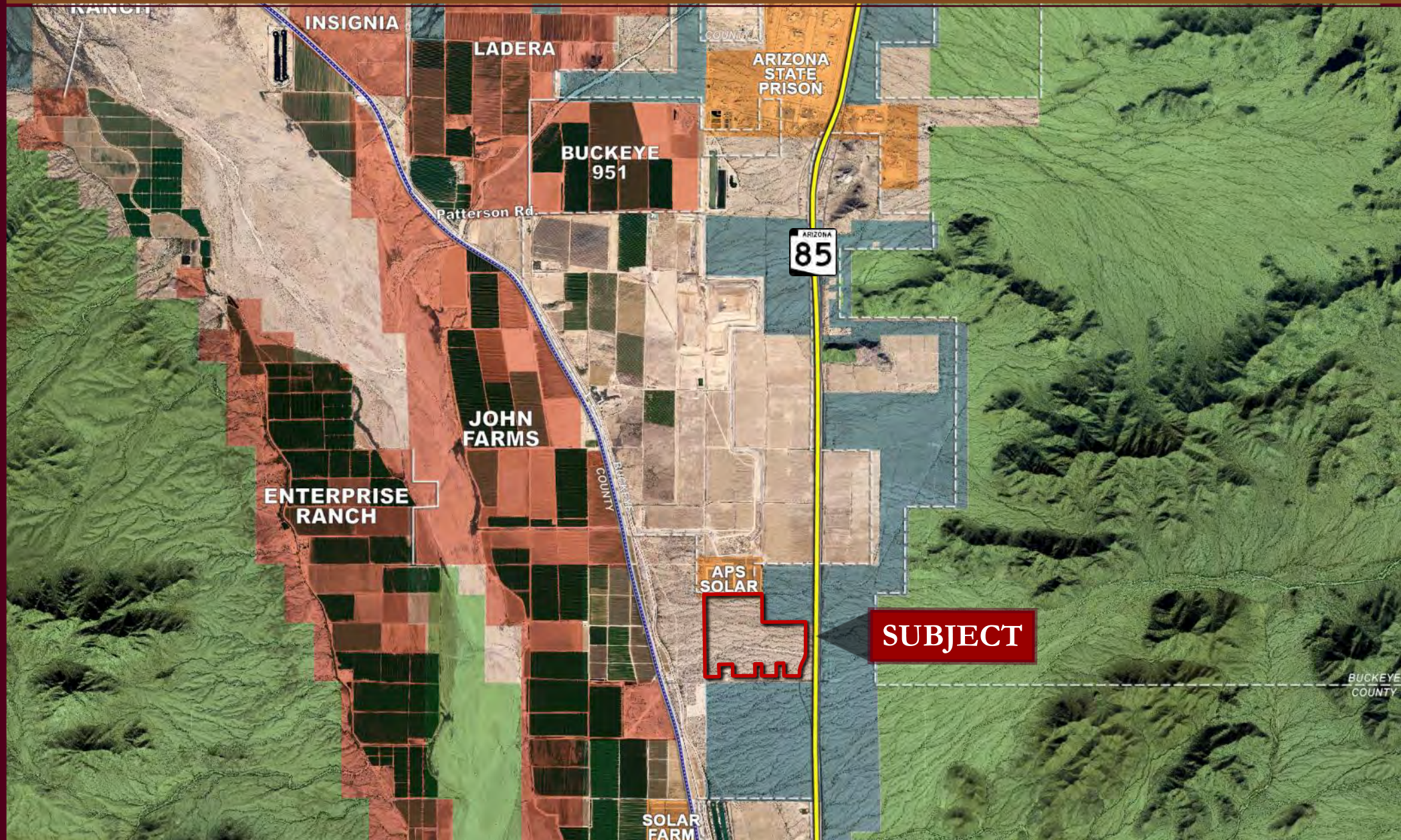


SCOTT TRUITT - DESIGNATED BROKER
8040 E MORGAN TRAIL, SUITE 22
SCOTTSDALE, ARIZONA 85258

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STATE
LAND



SUBJECT

RUNWAY
↓

W Woods Rd

W Woods Rd

AZ-RR

S 08-SN P10 S
08-SN US-80

S 0101 US-80

S 0101 US-80

S



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DISTANCE AND DRIVE TIME TO MAJOR CITIES



Phoenix:	35 miles / 45 minutes
Tucson:	156 miles / 2.26 hours
Las Vegas:	294 miles / 4.34 hours
San Diego:	320 miles / 4.48 hours
Los Angeles:	345 miles / 5.15 hours
Albuquerque:	458 miles / 7.20 hours
El Paso:	470 miles / 6.46 hours
Salt Lake City:	714 miles / 10.32 hours
San Francisco:	746 miles / 10.45 hours
Denver:	853 miles / 13.31 hours
Dallas:	1100 miles / 15 hours
Houston:	1209 miles / 16.5 hours



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