

(NWC) STATE ROUTE 85 & WOODS ROAD

BUCKEYE, ARIZONA



DETAILS

- **SIZE:** 15.9 +/- acres
- **PRICE:** \$750,000.00
- **ASSESSOR'S PARCEL NUMBERS:** 401-70-020 and 401-70-017A (portion)

SCOTT TRUITT - DESIGNATED BROKER

✉ TRUITT@WESTERNLANDCO.NET

🌐 WWW.WESTERNLANDCO.NET

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



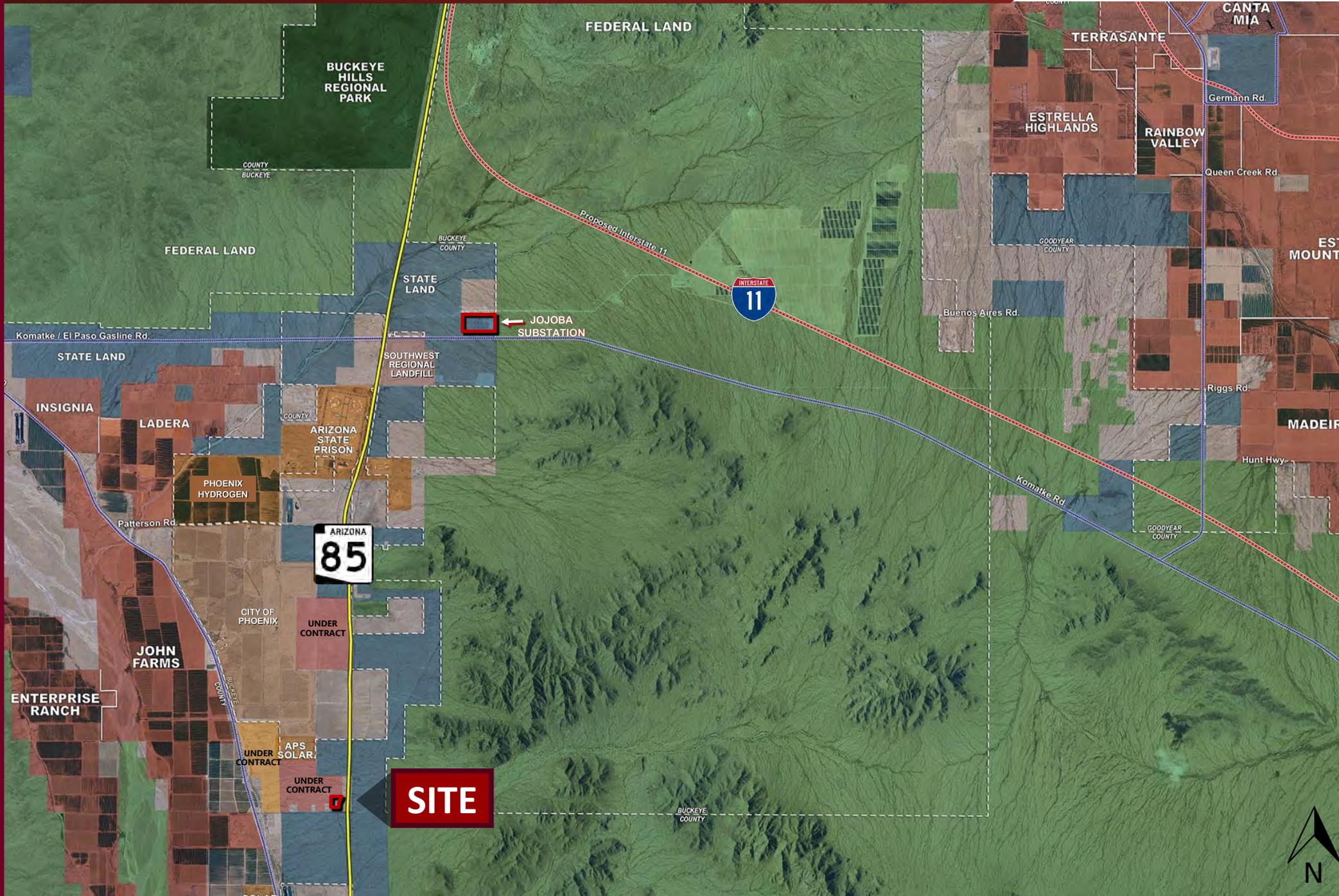
HIGHLIGHTS

- Well located off at the State Route 85 and Woods Road interchange.
- Ideal for uses such as travel center, industrial and/or other commercial uses.
- Buckeye has been the fastest growing city for the past decade with a current population of 120,000. Visit www.growbuckeye.com for population and demographics.
- Average household income: \$122,756.00
- Median age: 35.8

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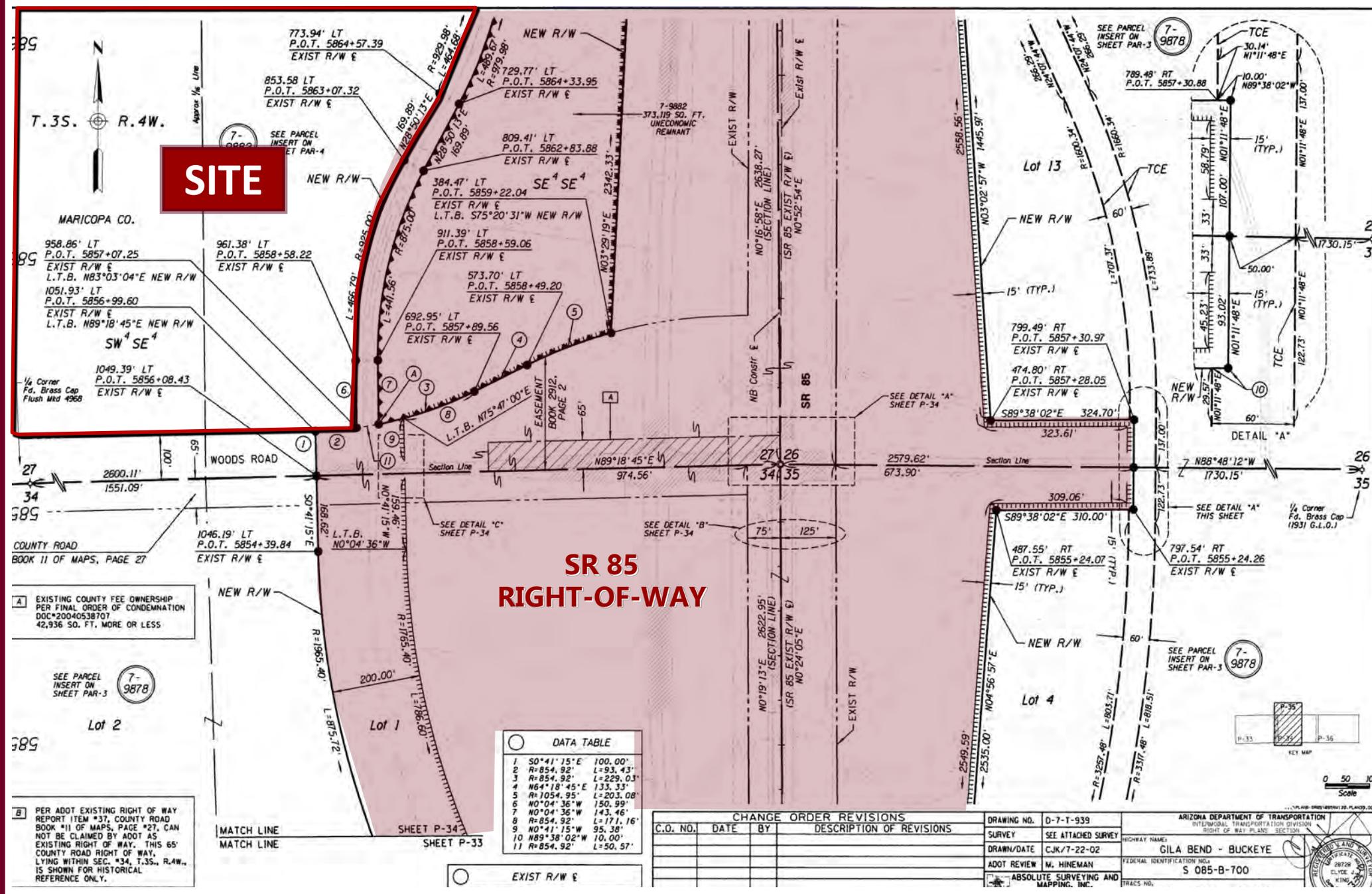
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CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	CHORD DISTANCE
C1	325.00'	464.67'	283.77'	S 14°31'03" W	459.85'
C2	325.00'	465.63'	283.74'	S 14°32'41" W	461.89'
C3	854.92'	614.69'	415.45'	N 80°10'51" E	513.59'
C4	854.92'	50.57'	323.21'	N 81°20'43" E	50.56'
C5	875.00'	441.60'	283.54'	N 14°32'43" E	435.93'
C6	275.50'	488.64'	283.77'	N 14°31'03" E	484.58'

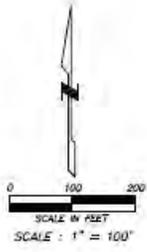
LINE	BEARING	DISTANCE
L1	N 28°49'23" E	188.84'
L2	N 00°05'17" W	120.97'
L3	N 00°41'37" W	35.00'
L4	N 00°05'17" W	143.44'
L5	N 28°49'23" E	188.84'
L6	N 89°43'23" W	330.00' (R)
L7	N 89°43'23" W	660.00' (R)
L8	N 00°16'37" E	150.00'
L9	N 89°43'23" W	289.37'

RESULTANT PARCEL 1
1,332,670 SQ FEET
30.594 ACRES

RESULTANT PARCEL 2
694,731 SQ FEET
15.949 ACRES

LEGEND

- BOUNDARY LINE
- CENTER LINE OF MONUMENT LINE
- ⊙ INDICATES BOUNDARY CORNER
- ⊙ NOTHING FOUND OR SET
- ⊙ FOUND 3" ARIZONA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY DIVISION ALUMINUM CAP FLUSH
- ⊙ FOUND 1" BENT IRON PIPE WITH NO IDENTIFICATION
- ⊙ FOUND 5/8" REBAR WITH BRASS TAG STAMPED "4WRS"
- ⊙ FOUND 5/8" REBAR WITH BRASS TAG STAMPED "4WRS"
- ⊙ CALCULATED POSITION NO MONUMENT FOUND OR SET
- ⊙ INDICATES SECTION MONUMENT (FOUND AS NOTED)
- STREET SIGN
- A.P.N. ASSESSORS PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDS
- R/W RIGHT OF WAY
- BK BOOK
- DWT DOCKET
- PG PAGE
- (TR) TYPICAL
- (R) RECORD PER PARENT DESCRIPTION
- (M) MEASURED



-FOR REVIEW NOT FOR CONSTRUCTION OR RECORDING

LOT LINE ADJUSTMENT
NWC SR 85 & WOODS ROAD
BUCKEYE, AZ 85326

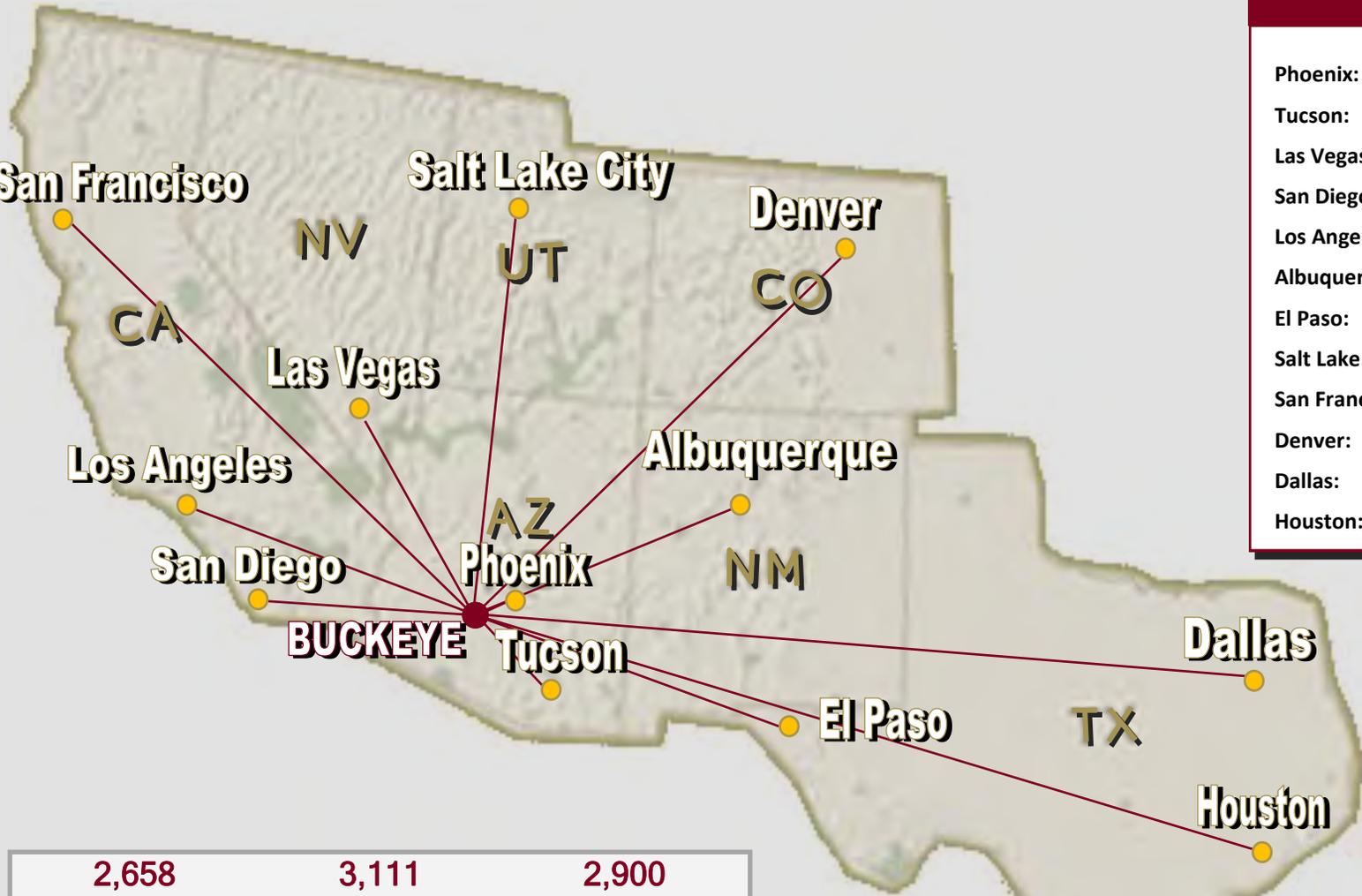
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DISTANCE AND DRIVE TIME TO MAJOR CITIES

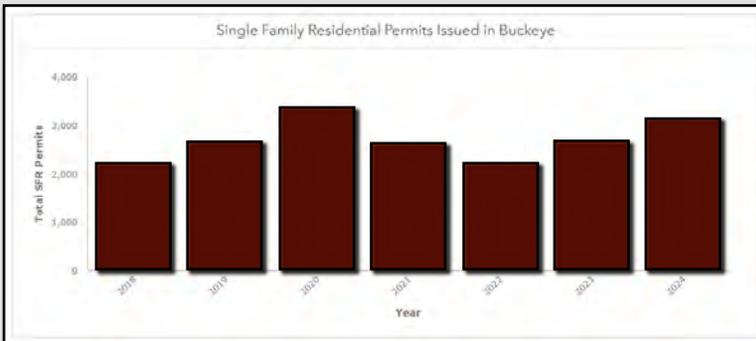
Phoenix:	35 miles / 45 minutes
Tucson:	156 miles / 2.26 hours
Las Vegas:	294 miles / 4.34 hours
San Diego:	320 miles / 4.48 hours
Los Angeles:	345 miles / 5.15 hours
Albuquerque:	458 miles / 7.20 hours
El Paso:	470 miles / 6.46 hours
Salt Lake City:	714 miles / 10.32 hours
San Francisco:	746 miles / 10.45 hours
Denver:	853 miles / 13.31 hours
Dallas:	1,105 miles / 15 hours
Houston:	1,216 miles / 17 hours



1.3M SF
ACTIVE RETAIL AND SERVICE DEVELOPMENT IN Q1 2025

7.5M SF
ACTIVE INDUSTRIAL DEVELOPMENT IN Q1 2025

2,658	3,111	2,900
2023 SFR & MF PERMITS	2024 SFR & MF PERMITS	2025 SFR & MF UNIT PROJECTION



Annual Growth
Buckeye continues to see tremendous residential growth throughout the community. The city is projecting 2,900+ SFR & Multi-family units in 2025, which equates to approximately 8,300 new residents added to the community.
(population project based on 3.2 people/SF DU & 2 people/MF DU)

Commercial Activity
Commercial activity in Buckeye is rising, with approximately 9 million square feet of commercial development underway or slated to begin in 2025.

The Pipeline
Buckeye's expansive 640 square miles promise a future brimming with opportunities. There is currently 8.8 million square feet of development activity underway. This includes developments from various sectors, positioning Buckeye as a dynamic hub for innovation and growth.

- Speculative Industrial Buildings
- Healthcare Campus
- Retail and Services
- Downtown Redevelopment

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