

STATE ROUTE 85 & LOWER BUCKEYE ROAD

BUCKEYE, ARIZONA



WESTWIND MPC

SITE



LOWER BUCKEYE RD

SILVER ROCK



WESTPARK

PRICE: Call for price.

PROPERTY SIZE: 9.39+/- acres

ASSESSOR'S PARCEL NUMBERS: 504-27-012Z and 504-27-784

COUNTY APPROVALS: The property was previously approved for outdoor RV/Boat Storage through Maricopa County.

HIGHLIGHTS:

- Excellent opportunity to locate a business in Buckeye.
- Great access off of State Route 85 and Broadway Road.
- Property is flat, very buildable, and does not have any floodplain.
- 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.

BROADWAY RD



WESTERN LAND

Company LLC

ADAM VALLES —SALES ASSOCIATE
VALLES@WESTERNLANDCO.NET
MOBILE: (480) 636-9987

8040 E MORGAN TRAIL #22
SCOTTSDALE, ARIZONA 85258
Fax: (888) 901-4243

WWW.WESTERLANDCO.NET

SCOTT TRUITT—PRINCIPAL
TRUITT@WESTERNLANDCO.NET
MOBILE: 602-622-9099

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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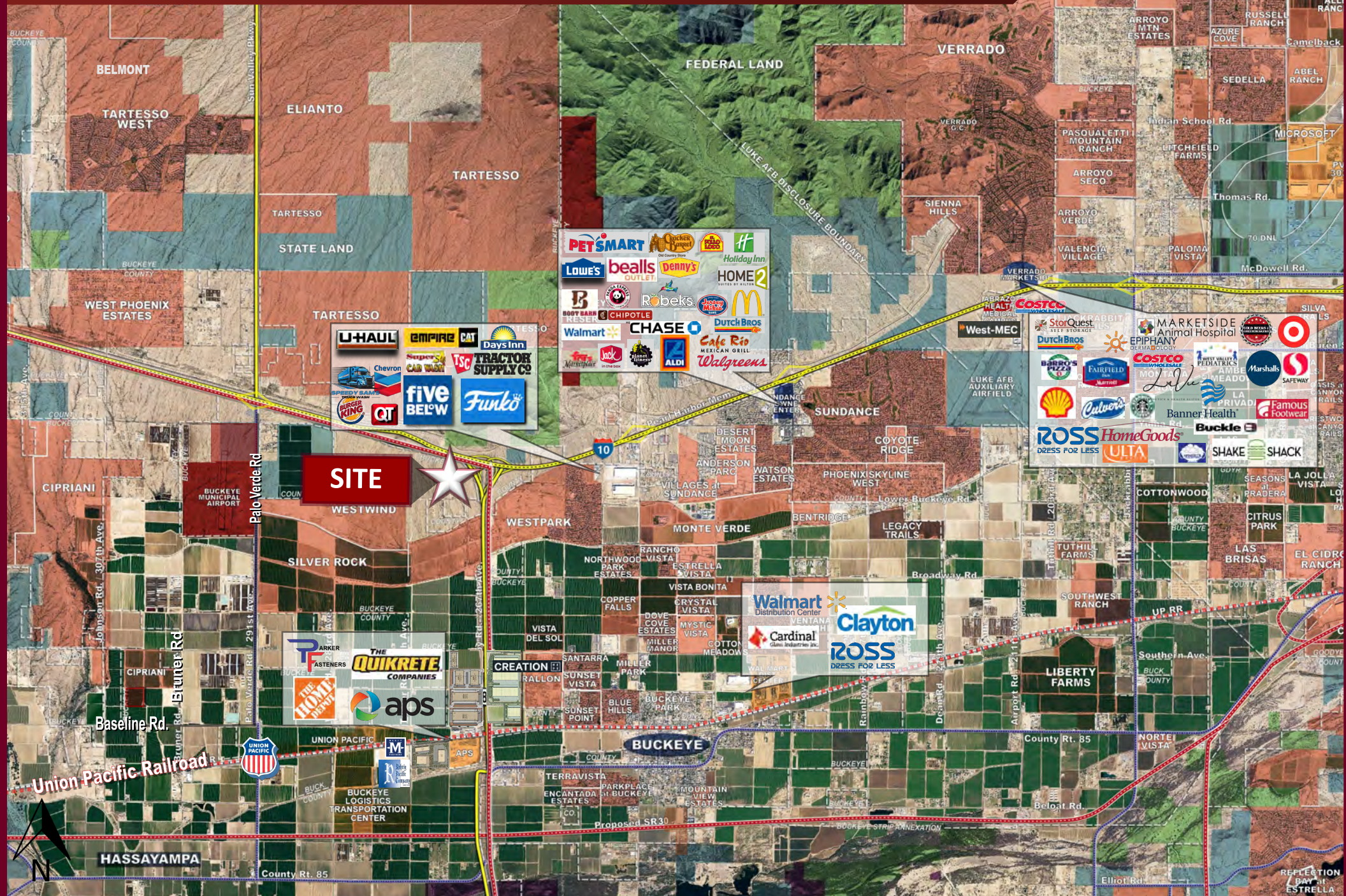
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(WNWC) STATE ROUTE 85 & LOWER BUCKEYE ROAD

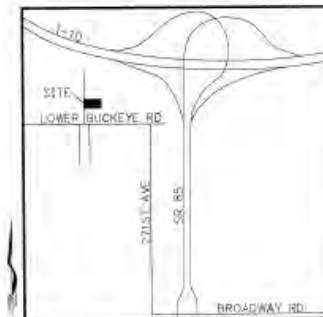
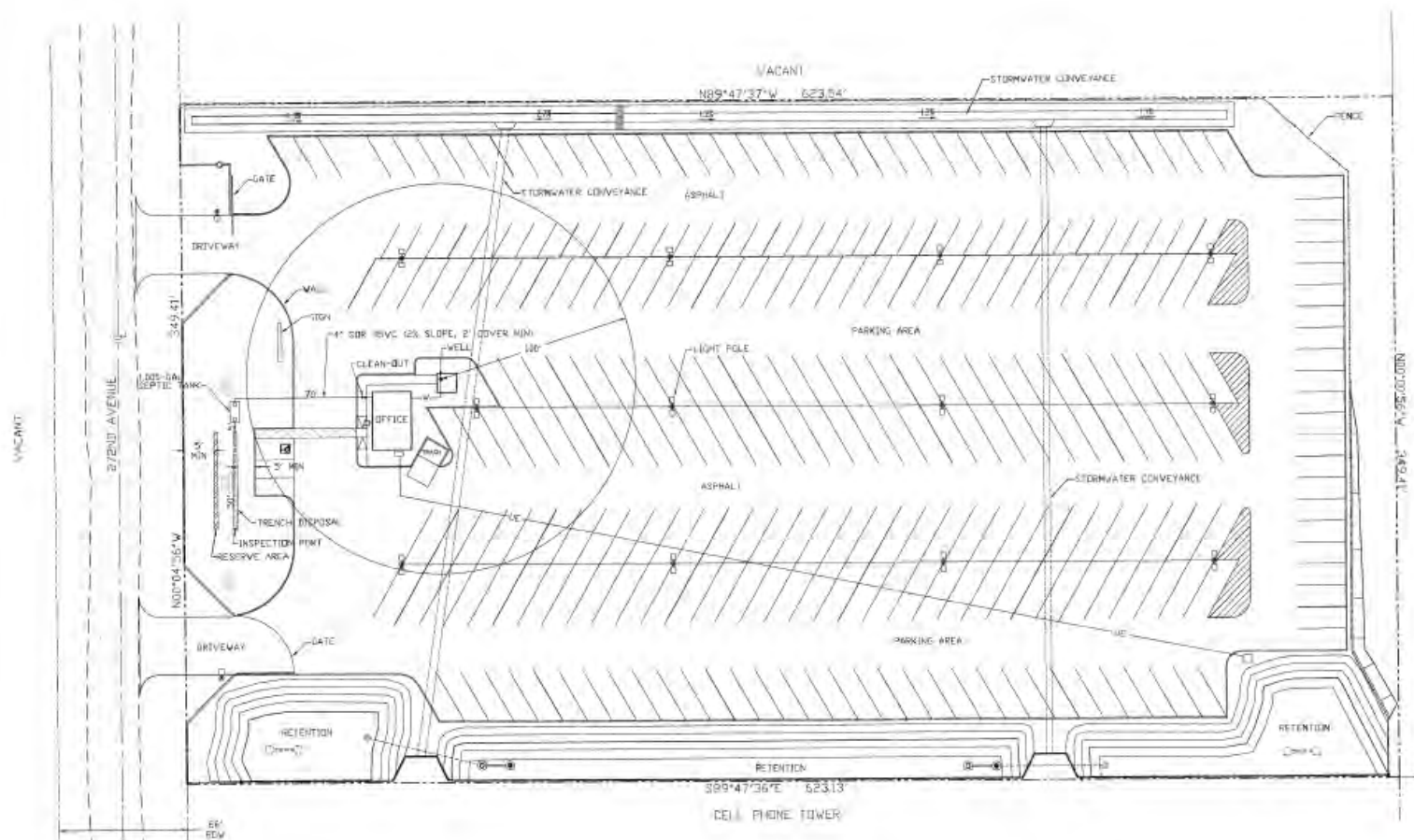
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VICINITY MAP (N.T.S.)

TAKE 100 W TO SR 85, GO S TO BROADWAY RD, GO W TO END, GO N ON 27TH AVE TO LOWER BUCKEYE RD, GO E TO 27TH AVE (NOT MARKED), LOOK FOR CELL PHONE TOWER. SITE IS NORTH OF TOWER.

OWNER

UPLAND RV & BOAT STORAGE, INC.
2508 W. ILLINOIS STREET
BUCKEYE, ARIZONA 85086

CONTACT: KARL VON VOIT
E-MAIL: karlvonvoit@msn.com

CIVIL ENGINEER

JENNY VITALE, P.E.
3321 N. NEBRASKA STREET
CHANDLER, ARIZONA 85225
PH: (602) 684-8857
E-MAIL: jvitale@cox.net

SITE DATA

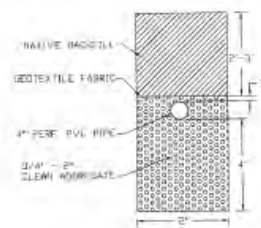
APN: 904-27-0122
SHT: 20190300006 V.E.S.
SUBDIVISION: NA
ADDRESS: 2525 S. 27TH AVENUE
T-1-N, B-8-W, SEC 14
LOT SIZE: 217,796 SF
DESIGN FLOW: 255 GPD

DESIGN PARAMETERS

PUBLIC RESTROOMS = 1 RESTROOM
ADDITIONAL FIXTURES = UTILITY SINK
DESIGN FLOW = 200 GPD + 100 GPD = (300 GPD)
SAR = 0.80 GPD/SF
TRENCH CONFIGURATION = 2' WIDE x 4' DEPTH
TRENCH REQUIRED = (300 GPD) / (10.00 GPD/SF) / (10 FT) = 3' x 4' MIN.
100 FT TO BE INSTALLED

NOTES:

- 1) LOCATIONS OF ALL STRUCTURES ARE APPROXIMATE.
- 2) PRIMARY DISPOSAL AREA ASSUMES TRENCH DISPOSAL.
- 3) SPECIAL CARE SHOULD BE TAKEN TO MEET ALL LOCAL, COUNTY, AND STATE REQUIREMENTS.
- 4) POTABLE WATER FOR SUBJECT PROPERTY PROVIDED BY PRIVATE WELL.
- 5) NO FIXTURES WITHIN 100-FT OF PROPERTY BOUNDARY.



TRENCH CROSS-SECTION (N.T.S.)

ESTIMATED QUANTITIES

1,000-GAL SEPTIC TANK: 1 EA
24" ACCESS RISERS: 2 EA
EFFLUENT FILTER: 1 EA
4" PLACED D-BOX: 1 EA
3" SDR15 PVC: 80 LF
4" RPT DUBON: 1 EA
4" END CAPS: 1 EA
4" RPT PIPE: 55 LF
GEOTEXTILE FABRIC: 100 SF
LEACH ROCK: 15 CY

AUTHORIZATION TO CONSTRUCT

HARICOPA COUNTY ENVIRONMENTAL SVCS. DEPT.
ON-SITE WASTEWATER SYSTEMS PROGRAM

BY: CE DATE: 1/31/22
PROJECT #: OW-22-00048

After this approval,
NO additional construction or
development that may impact
this OSWTF shall occur
without approval from MCESD.

