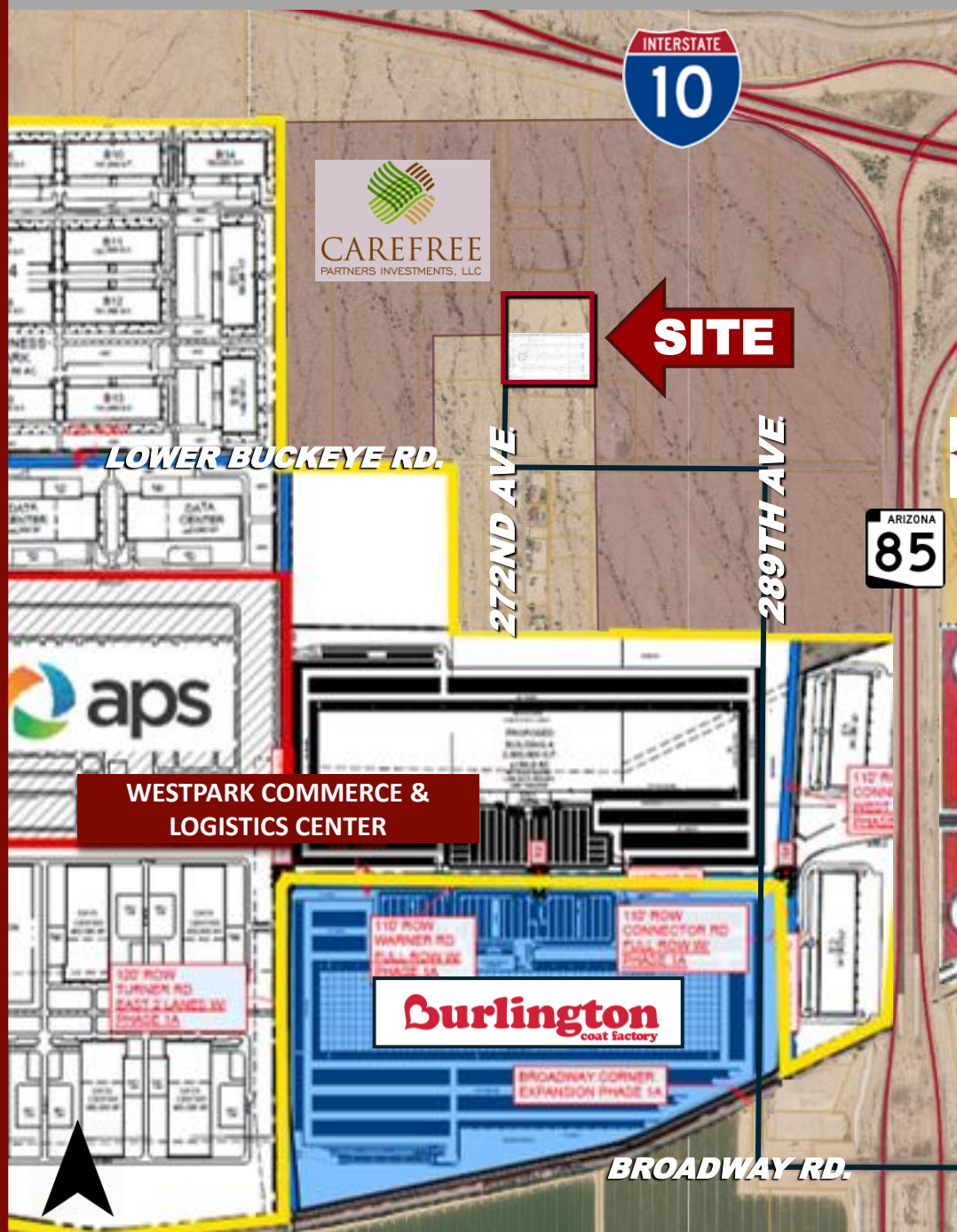


# STATE ROUTE 85 & LOWER BUCKEYE ROAD

BUCKEYE, ARIZONA



## DETAILS

- **SIZE:** 9.39+/- acres
- **PRICE:** \$2,454,000.00.
- **PARCEL NUMBERS:** 504-27-012Z and 504-24-784
- **COUNTY APPROVALS:** The property was previously approved for outdoor RV/Boat Storage through Maricopa County.

## HIGHLIGHTS

- Excellent opportunity to locate a business in **WESTPARK**.
- 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 125,000. Visit [www.growbuckeye.com](http://www.growbuckeye.com) for population and demographics.

SCOTT TRUITT - DESIGNATED BROKER

✉ [WWW.WESTERNLANDCO.NET](http://WWW.WESTERNLANDCO.NET)

🌐 [TRUITT@WESTERNLANDCO.NET](mailto:TRUITT@WESTERNLANDCO.NET)

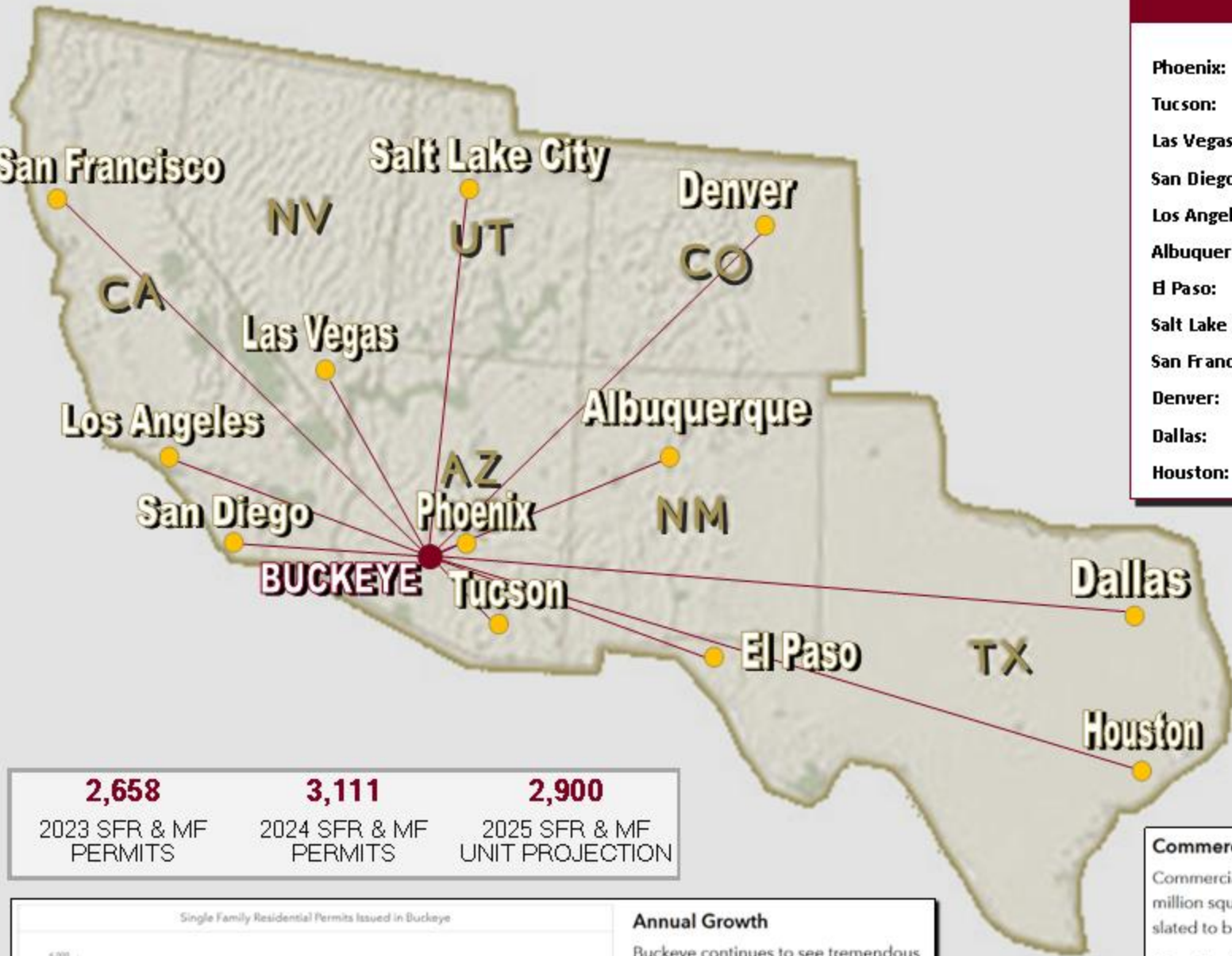
📞 O: 623-977-4900 M: 602-622-9099 F: 888-901-4243





**DISTANCE AND DRIVE TIME TO MAJOR CITIES**

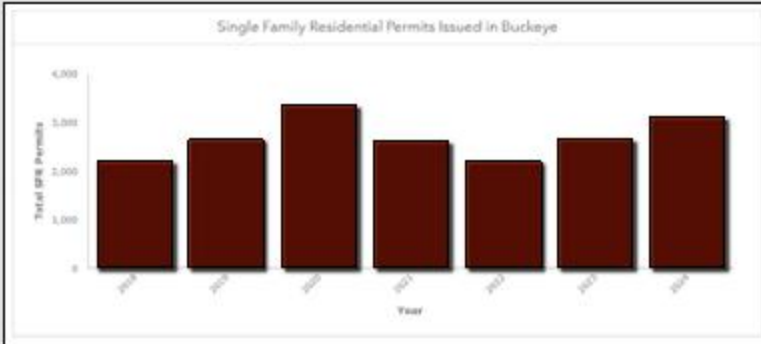
<b>Phoenix:</b>	35 miles / 45 minutes
<b>Tucson:</b>	156 miles / 2.26 hours
<b>Las Vegas:</b>	294 miles / 4.34 hours
<b>San Diego:</b>	320 miles / 4.48 hours
<b>Los Angeles:</b>	345 miles / 5.15 hours
<b>Albuquerque:</b>	458 miles / 7.20 hours
<b>El Paso:</b>	470 miles / 6.46 hours
<b>Salt Lake City: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



<b>2,658</b>	<b>3,111</b>	<b>2,900</b>
2023 SFR & MF PERMITS	2024 SFR & MF PERMITS	2025 SFR & MF UNIT PROJECTION

**1.3M SF**  
ACTIVE RETAIL AND SERVICE DEVELOPMENT IN Q1 2025

**7.5M SF**  
ACTIVE INDUSTRIAL DEVELOPMENT IN Q1 2025



**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

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.



# SCOTT TRUITT - DESIGNATED BROKER



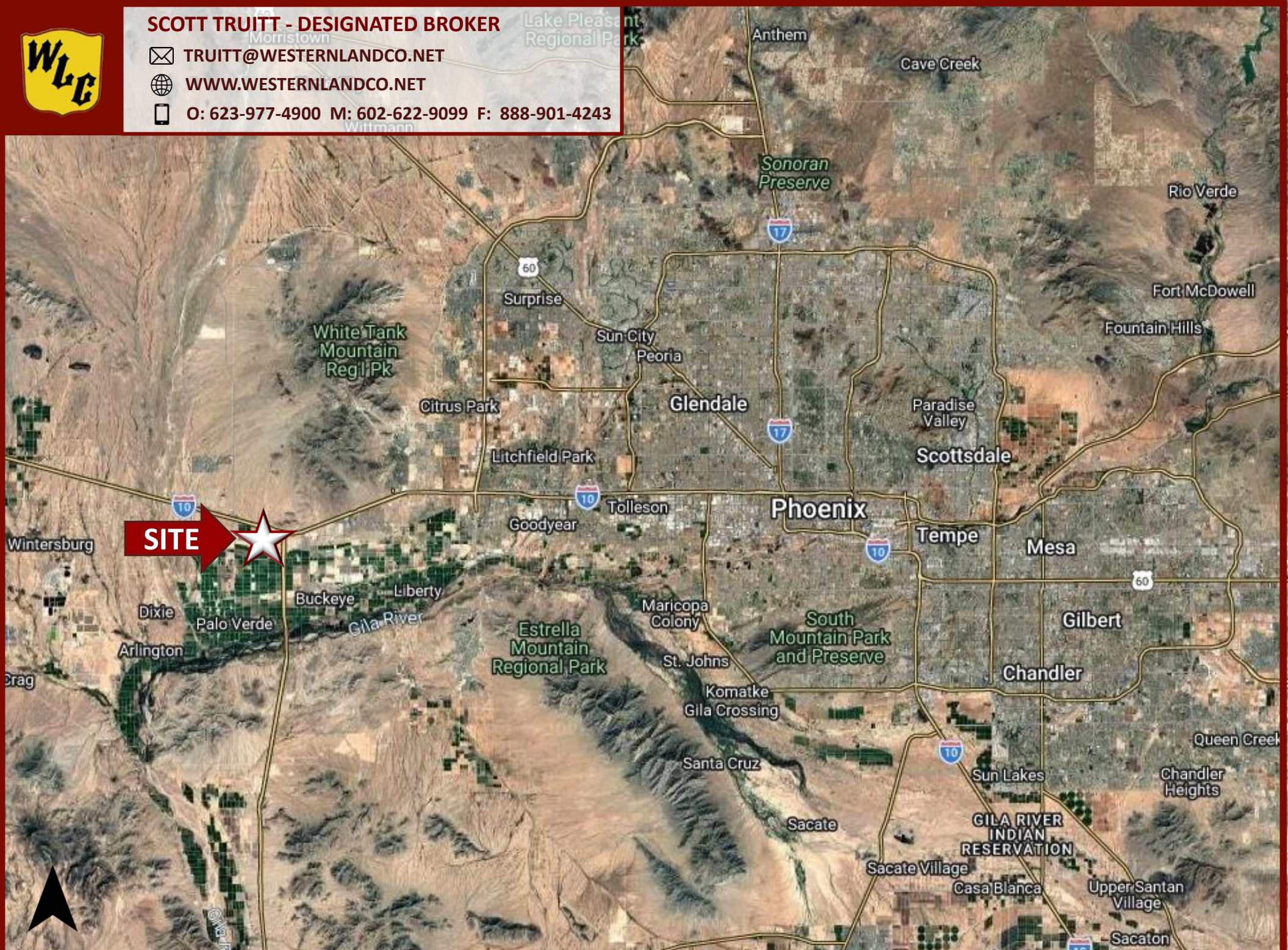
TRUITT@WESTERNLANDCO.NET



WWW.WESTERNLANDCO.NET



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



**SITE**

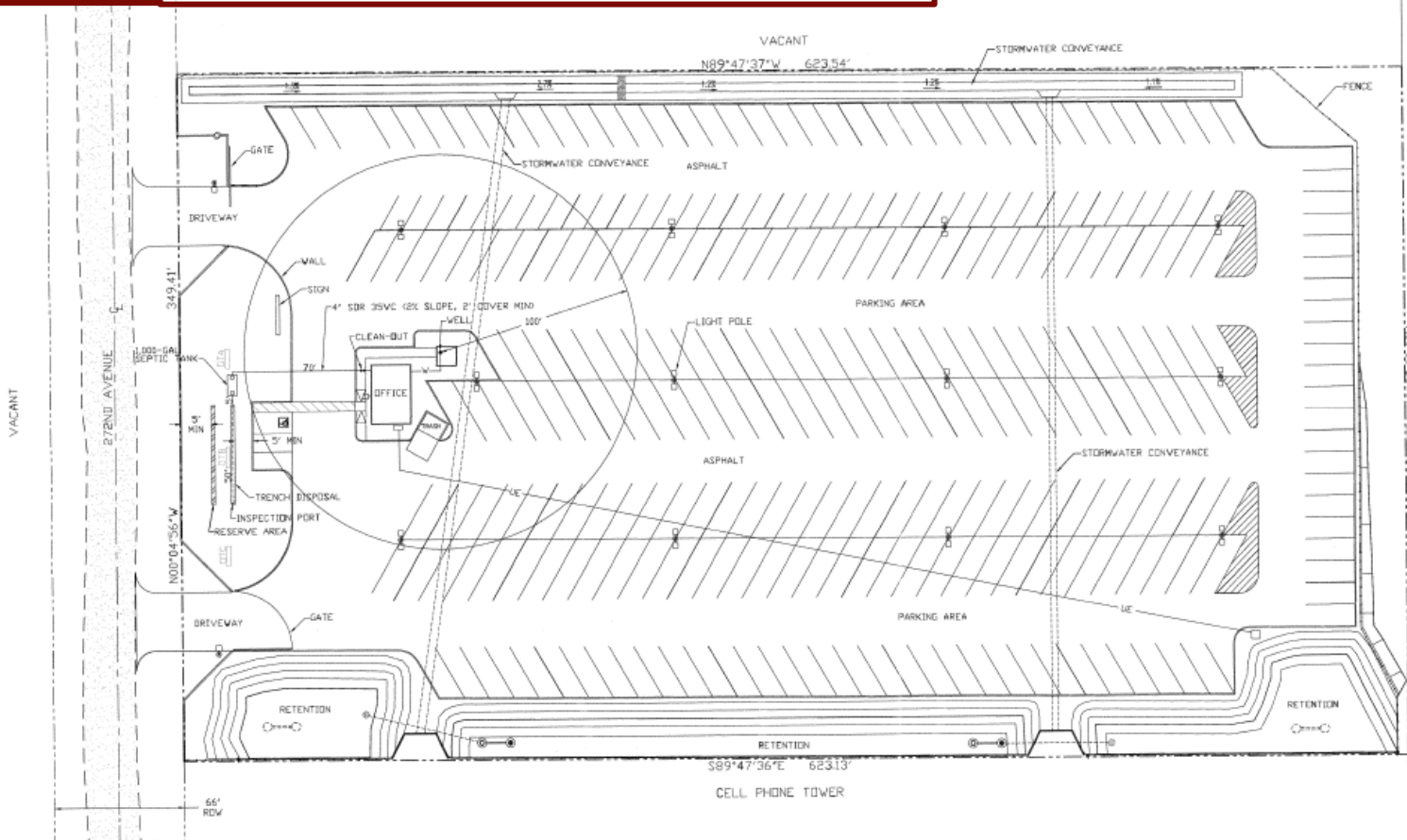


Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties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



# SCOTT TRUITT - DESIGNATED BROKER

✉ TRUITT@WESTERLANDCO.NET  
 🌐 WWW.WESTERLANDCO.NET  
 📞 O: 623-977-4900 M: 602-622-9099 F: 888-901-4243



VICINITY MAP (N.T.S.)  
 TAKE 110 W TO SR 85, GO S TO BROADWAY RD, GO W TO END, GO N ON 271ST AVE TO LOWER BUCKEYE RD, GO E TO 272ND AVE (NOT MARKED), LOOK FOR CELL PHONE TOWER, SITE IS NORTH OF TOWER

**OWNER:**  
 UPLAND RV & BOAT STORAGE, INC.  
 25108 W ILLINOIS STREET  
 BUCKEYE, ARIZONA 85306  
 CONTACT: KARL VON WOLFF  
 E-MAIL: karlvon@sprynet.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 504-87-0122  
 SRT. 2019039996 M.C.R.  
 SUBDIVISION = NA  
 ADDRESS = 2525 S 272ND AVENUE  
 T-1-N, R-4-W, SEC 14  
 LOT SIZE = 217,796 SF  
 DESIGN FLOW = 258 GPD

SEPTIC SYSTEM SITE PLAN  
 UPLAND RV & BOAT STORAGE, INC.  
 2525 S. 272ND AVENUE, BUCKEYE, ARIZONA 85326

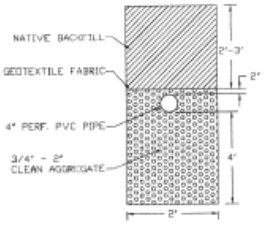
JENNY VITALE, P.E.  
 3321 N. NEBRASKA STREET  
 CHANDLER, ARIZONA 85225  
 PH: (602) 684-8857  
 E-MAIL: jvitale@cox.net

**AUTHORIZATION TO CONSTRUCT**  
 MARICOPA COUNTY ENVIRONMENTAL SVCS. DEPT.  
 ONSITE WASTEWATER SYSTEMS PROGRAM  
 BY: CE \_\_\_\_\_ DATE: 1/31/22  
 PERMIT #: OW-22-00048

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

**DESIGN PARAMETERS**  
 PUBLIC RESTROOMS = 1 RESTROOM  
 ADDITIONAL FEATURES = UTILITY SINK  
 DESIGN FLOW = 200 GPD + 50 GPD = 250 GPD  
 BAR = 0.60 GPD/SF  
 TRENCH CONFIGURATION = 2' WIDE x 4' EFFECTIVE  
 TRENCH REQUIRED = (250 GPD) / (0.60 GPD/SF) / (10 FT) = 42 LF MIN  
 \*50 LF 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 FIGURES WITHIN 100-FT OF PROPERTY BOUNDARY.



**ESTIMATED QUANTITIES**

1,000-GAL SEPTIC TANK	1 EA
24" ACCESS RISERS	2 EA
EFFLUENT FILTER	1 EA
4-PLACE D-BOX	1 EA
4" SDR35 PVC	80 LF
4" 90° ELBOW	1 EA
4" END CAPS	1 EA
4" PERF. PIPE	50 LF
GEOTEXTILE FABRIC	100 SF
LEACH ROCK	15 CY

263-1100

