



FOR SALE

**37+ ACRES OF PRIME DEVELOPMENT
OFFERED AT \$2.8 MILLION
BUCKEYE, ARIZONA**

STRUCTURES

Gin Building:
14,432 SF Metal I-Beam

Office Building:
2,232 SF Slump Block

Large Storage Building:
5,280 SF pole barn, metal
siding

Utility Building:
1,736 SF metal building

PROPERTY LOCATION

25516 W. Southern Avenue, Buckeye, Arizona 85326

APN# 504-40-010A & 504-40-011A

SITE DESCRIPTION

37.83 Acres of level ground, 1,253' of paved frontage on Southern Avenue. Located on a Maricopa County island within the rapidly developing city of Buckeye. Currently developed to Valencia Cotton Gin & office. Sale includes land & buildings only. Ginning & operating equipment not included.

**SUBMIT ALL
OFFERS**

**SHOWN BY
APPOINTMENT ONLY**

EXCLUSIVE REPRESENTATION BY:

Arid State Land & Ag Associates, LLC
Shawn T. Wood, Designated Broker
21151 W. HWY 85 | C: 602.290.7516
Buckeye, AZ 85326 | O: 623.386.7597
shawn@westagvest.com

All information contained in this Marketing Brochure & Offering and any subsequent information provided is deemed reliable but not guaranteed by Seller(s) or Broker. All information should be verified by prospective purchasers, receiving party and recipients and their representatives. Viewing of the property is by appointment through Arid State Land & Ag Associates with representatives or owners only.

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PRIME LOCATION FOR DEVELOPMENT

- ◆ Established SFR Communities within 1/4 mile.
- ◆ Adjacent Planned SFR Communities.
- ◆ Walgreens 1/4 mile to east.
- ◆ 3.5 miles to Interstate 10.
- ◆ APS Substation to West.
- ◆ All services within a 10 mile radius.



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PROPERTY FEATURES

Zoning: Maricopa County RU-43

General Plan: City of Buckeye -Neighborhood

Taxes: 2018- \$9,638.62

Electric: ED-8 Roosevelt Irrigation District

Sanitation: Septic present

City of Buckeye system 1/4 mile to the east

Water: on-site well

City of Buckeye water line on southern boundary

Flood Zone: 100% Flood Zone X

Soils: 100% Class II, primarily sandy loams

Frontage: 1,252' Paved frontage Southern Ave.

WATER

Located with the Phoenix AMA

One on-site well #55-626791 provides domestic
and industrial water use.

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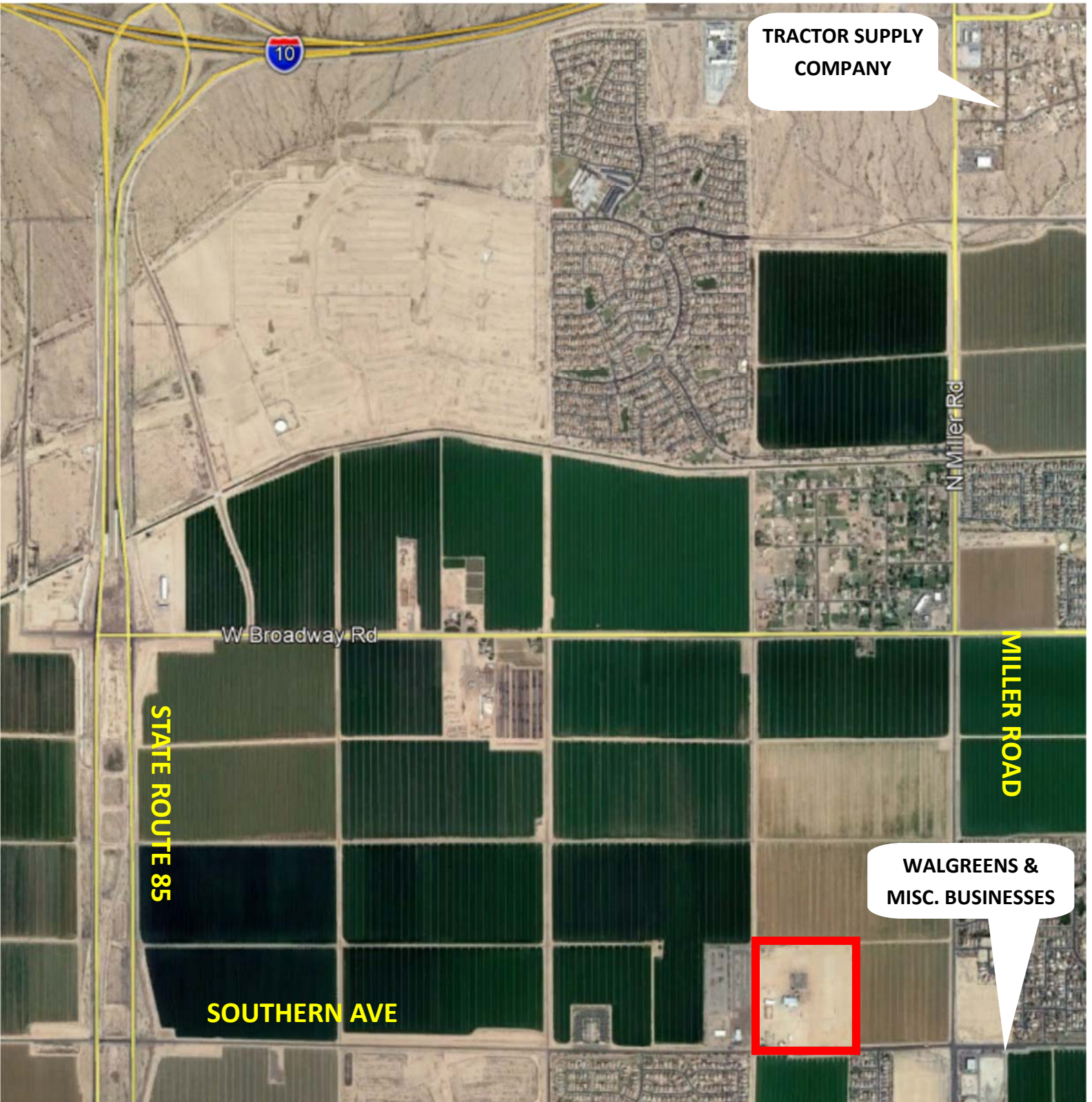
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AREA LOCATION MAP

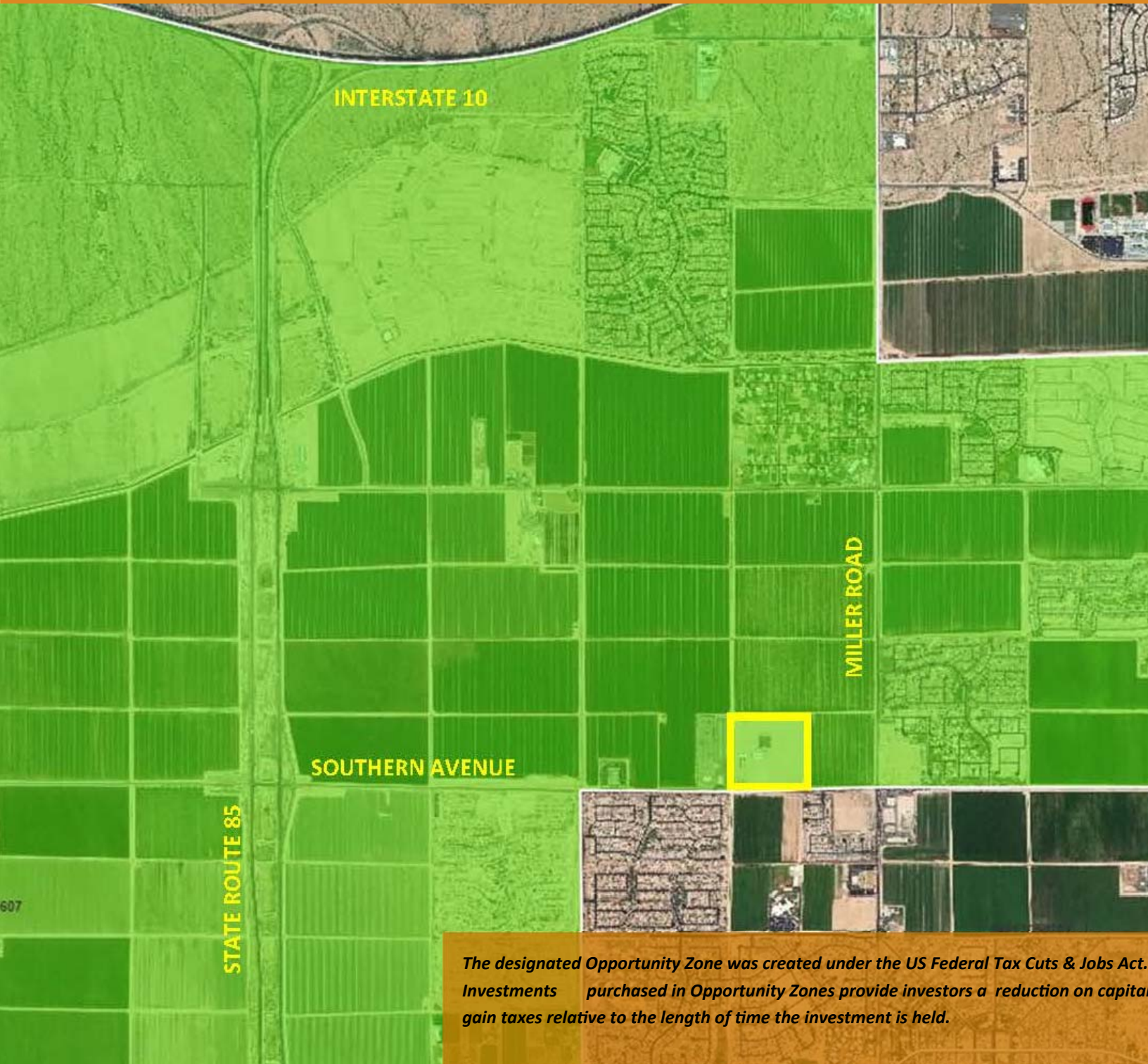


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OPPORTUNITY ZONE INVESTMENT



The designated Opportunity Zone was created under the US Federal Tax Cuts & Jobs Act. Investments purchased in Opportunity Zones provide investors a reduction on capital gain taxes relative to the length of time the investment is held.

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REAL ESTATE SERVICES BASED ON INTEGRITY, TRUST & QUALITY

**Arid State Land & Ag Associates offers a diverse background
of agriculture and business experience to help our clients
buy and sell farms, ranches and investment properties.**



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