

# DECA FARM

Buckeye, Maricopa County, Arizona  
103± Acres | *Submit All Offers*

SHAWN  
WOOD

LAND & DEVELOPMENT  
DESIGNATED BROKER

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21151 West Highway 85  
Buckeye, Arizona 85326

- 103.22± Acres - 7 Parcels
  - 504-45-017B
  - 504-45-002B
  - 504-46-035B
  - 504-46-036Q
  - 504-46-011
  - 504-46-012
  - 504-46-013
- 3 Domestic Wells (55-625913, 55-625910, 55-516214) & Groundwater Irrigation Rights (Roosevelt District - 58-113080.0001)
- Property is located inside the 100-year floodplain
- Address is located near SR 85 & Downtown Buckeye
- The property is currently zoned for Agricultural use. Falls within the City of Buckeye's General Plan Use: Employment, Downtown Incentive District A & B, and Activity Center.

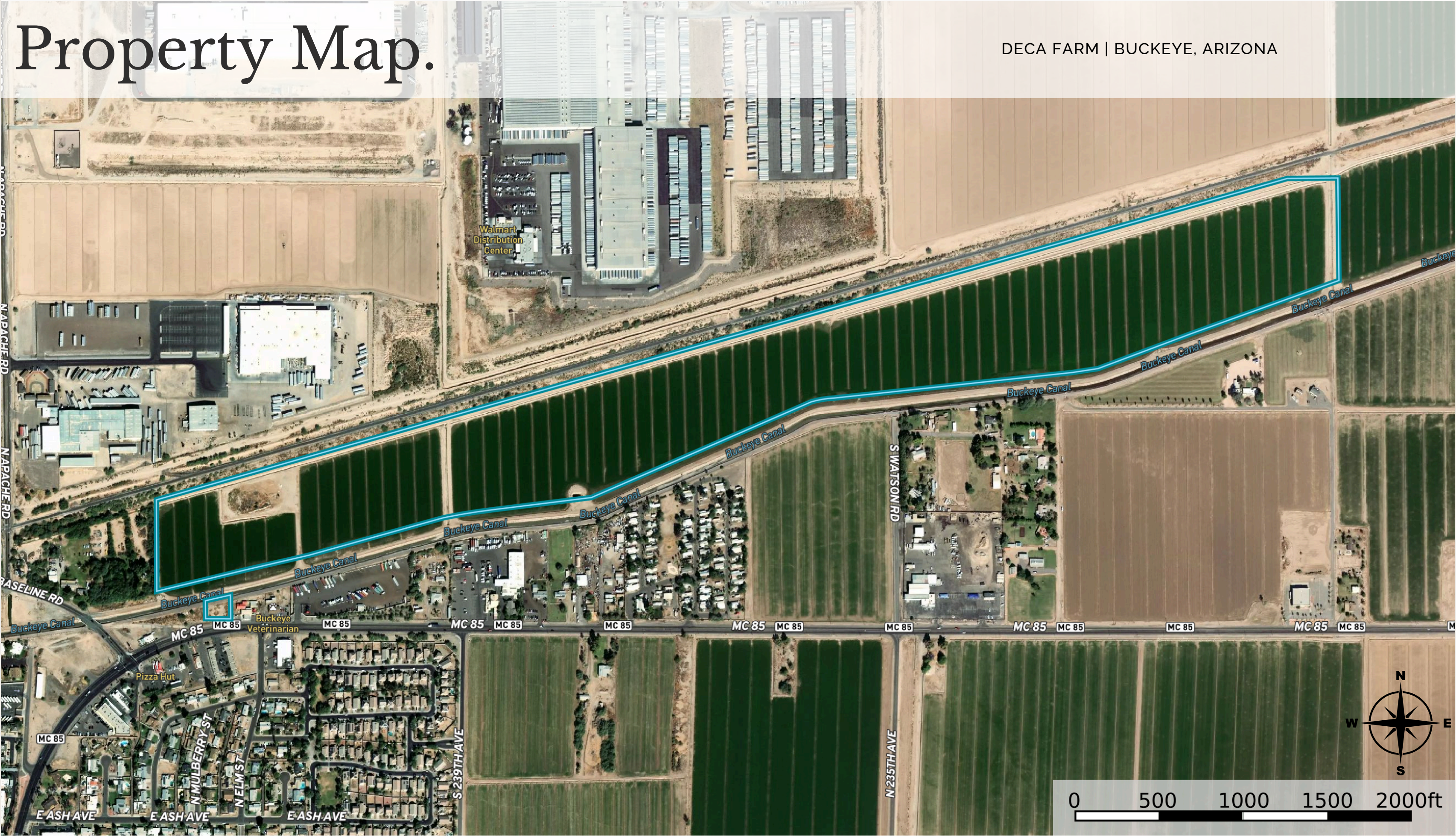


# Facts.

DECA FARM | BUCKEYE, ARIZONA

# Property Map.

DECA FARM | BUCKEYE, ARIZONA



# Area Map.

DECA FARM | BUCKEYE, ARIZONA



# Property Outline.

DECA FARM | BUCKEYE, ARIZONA

1/2





DECA FARM | BUCKEYE, ARIZONA

2/2



DECA FARM | BUCKEYE, ARIZONA

# Details.

The property is located within the City of Buckeye near the East Sunland Division, right of SR 85. The property may be accessed by turning West onto the North Buckeye Canal Road from Baseline Road or by turning East onto the North Buckeye Canal Road from Rainbow Road. The property spans along both the Union Pacific Rail Line and the Buckeye Canal. The parcels fall into flood zone A, which is within the 100-year flood plan.



DECA FARM | BUCKEYE, ARIZONA

# Financial Opportunities.

Buckeye, Arizona has been the fastest growing city in the United States. With a growth rate around 28%, Buckeye is the ideal location for industrial and manufacturing development. This is included within the City of Buckeye's General Plan Use. Within the property, there are future plans for zoning such as Employment, Activity Center, and Downtown Incentive Districts A & B. This includes mixed-use areas that provide, living, work, and play destinations, areas of development that focus on employment opportunities that will contribute to the overall local and regional economy such as warehouses, manufacturing facilities, & business parks.



PRICE  
*Submit All Offers*

# DECA FARM

OFFERED  
EXCLUSIVELY

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WOOD

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A SHOWING



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