

# ROOSEVELT FARM

Buckeye, Maricopa County, Arizona

107.24± Acres | Submit Offer



*OFFERED  
EXCLUSIVELY*

**SHAWN WOOD**

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21151 West Highway 85

Buckeye, Arizona 85326



# Details.

The 107.24+/- Acre Roosevelt Farm Property is located southeast of the Buckeye Municipal Airport ([Click here for link to Airport Plan.](#)) The current zoning is City of Buckeye Planned Community (PC). This property lies within the Master Planned Community designation of the City of Buckeye's General Plan.

The property lies in the heart of the West Buckeye planning area. Lying 1/4 mile north of paved Southern, with easy access to Interstate 10 via Palo Verde Road Interchange or Arizona Highway 85. Property is located in the Arizona Opportunity Zone and Foreign Trade Zone 277. This property has grandfathered groundwater irrigation rights & receives water from the Roosevelt Irrigation District.



# Fact Sheet.

## DEVELOPMENT INFLUENCE

- Located southeast of Buckeye Municipal Airport, west of City of Buckeye's Industrial Corridor
- Located in Arizona Opportunity Zone ([Click here for more info.](#))
- Located in Foreign Trade Zone No. 277 ([Click here for more info](#))

## ZONING

- City of Buckeye PC (Planned Community)
- City of Buckeye General Plan: Master Planned Community

## MARICOPA COUNTY APNs - 107.24 ± deeded acres

- 504-38-005D - 9.25± Acres + 504-38-002A - 102.24 ± Acres

## WATER

- Located within the Phoenix AMA, property includes ADWR Grandfathered Groundwater Irrigation Rights
- Roosevelt Irrigation District - Irrigation Right #: 58-102356.0004

## LOCATION & ACCESS

- Property is located 2 miles south of Interstate 10, lying west of Wilson Rd and 1/2 mile north of Southern Ave. Wilson Road connects directly to Southern Ave which connects with Arizona Highway 85 and Palo Verde Rd, connecting to Interstate 10.

## FUTURE ROAD IMPROVMENTS

- ADOT I-10 Expansion ([Click here for more info.](#))
- Interstate 11 ([Click here for more info.](#))

ROOSEVELT FARM | BUCKEYE, ARIZONA



# Area Map.

ROOSEVELT FARM | BUCKEYE, ARIZONA



# Area Map.

ROOSEVELT FARM | BUCKEYE, ARIZONA

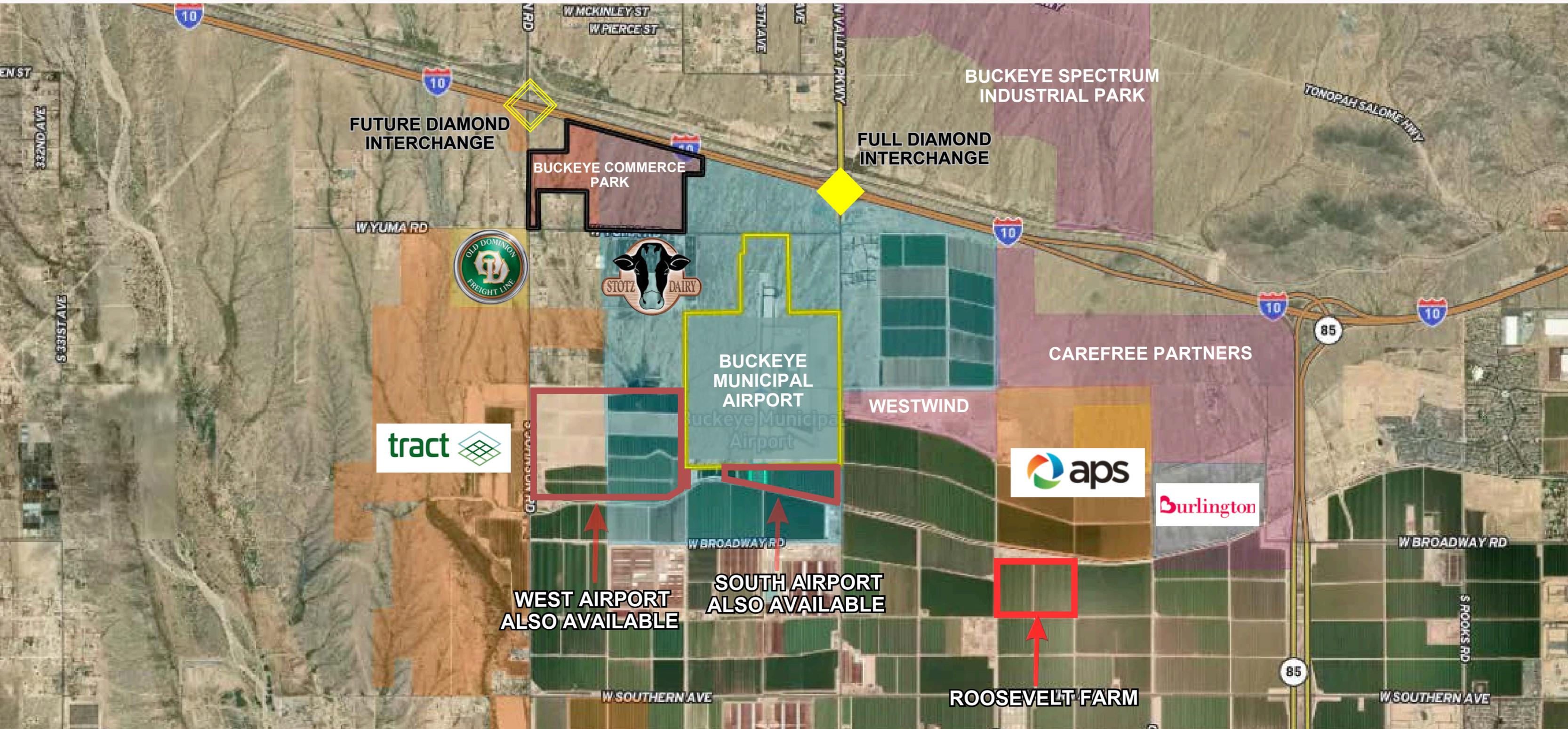


**INTERSTATE 10**

**1.40 MILES EAST  
TO AZ-85**

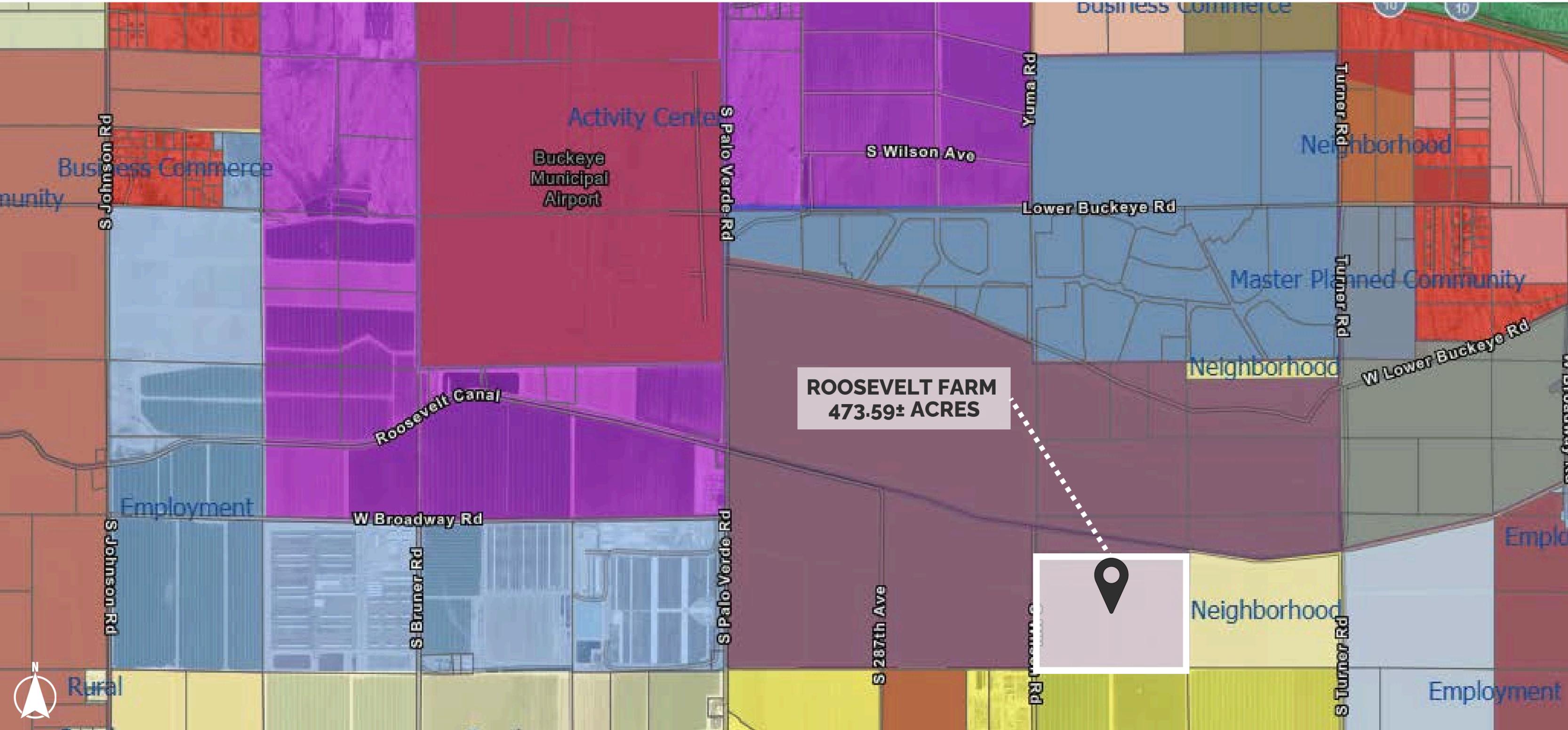
# Area Map.

ROOSEVELT FARM | BUCKEYE, ARIZONA



# General Plan Map.

ROOSEVELT FARM | BUCKEYE, ARIZONA



**ROOSEVELT FARM**  
**473.59± ACRES**



# ROOSEVELT FARM

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BUCKEYE, ARIZONA

SHAWN  
WOOD

LAND & DEVELOPMENT  
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CALL FOR MORE INFORMATION



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*Offer is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. This information was obtained from sources deemed to be reliable but is not guaranteed by the Brokers. Prospective buyers should check all the facts to their satisfaction.*

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