



*OFFERED
EXCLUSIVELY*

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21151 West Highway 85
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SOUTH AIRPORT

Buckeye, Maricopa County, Arizona

84.78± Acres | Submit Offer

SOUTH AIRPORT | BUCKEYE, ARIZONA

Details.



This investment property is located south of the Buckeye Municipal Airport. The current zoning is Maricopa County RU-43. Per the City of Buckeye General Plan, the property lies within the Buckeye Municipal Airport Activity Center, which is expected to be a hub for future development. ([Click here for link to Airport Plan.](#))

The property lies 1 $\frac{3}{4}$ miles south of Interstate 10, with direct access from paved Palo Verde Road. The property is located in an Arizona Opportunity Zone, an excellent investment or future end user opportunity. The tract is currently utilized as irrigated cropland with grandfathered groundwater irrigation rights a valuable interim agriculture use.



Fact Sheet.

DEVELOPMENT INFLUENCE

- Located within Buckeye Municipal Airport Activity Center
- Located in Arizona Opportunity Zone ([Click here for more info](#)).
- Located in Foreign Trade Zone No. 277 ([Click here for more info](#))

ZONING

- Maricopa County RU-43
- City of Buckeye General Plan: Activity Center

MARICOPA COUNTY APNs - 84.78 ± deeded acres

- 504-30-024A - 11.54± Acres
- 504-30-024B - 7.64 ± Acres
- 504-30-022A - 65.60 ± Acres

WATER

- Located within the Phoenix AMA
- ADWR Grandfathered Irrigated Groundwater Irrigation Rights
- IGWR #'s: 58-102361.003, 58-102361.0004

LOCATION & ACCESS

- Located south of the Buckeye Municipal Airport, frontage on Palo Verde Road, 1 ¾ miles south of Interstate 10. This property has direct access to Interstate 10 from paved Palo Verde Road.

FUTURE ROAD IMPROVMENTS

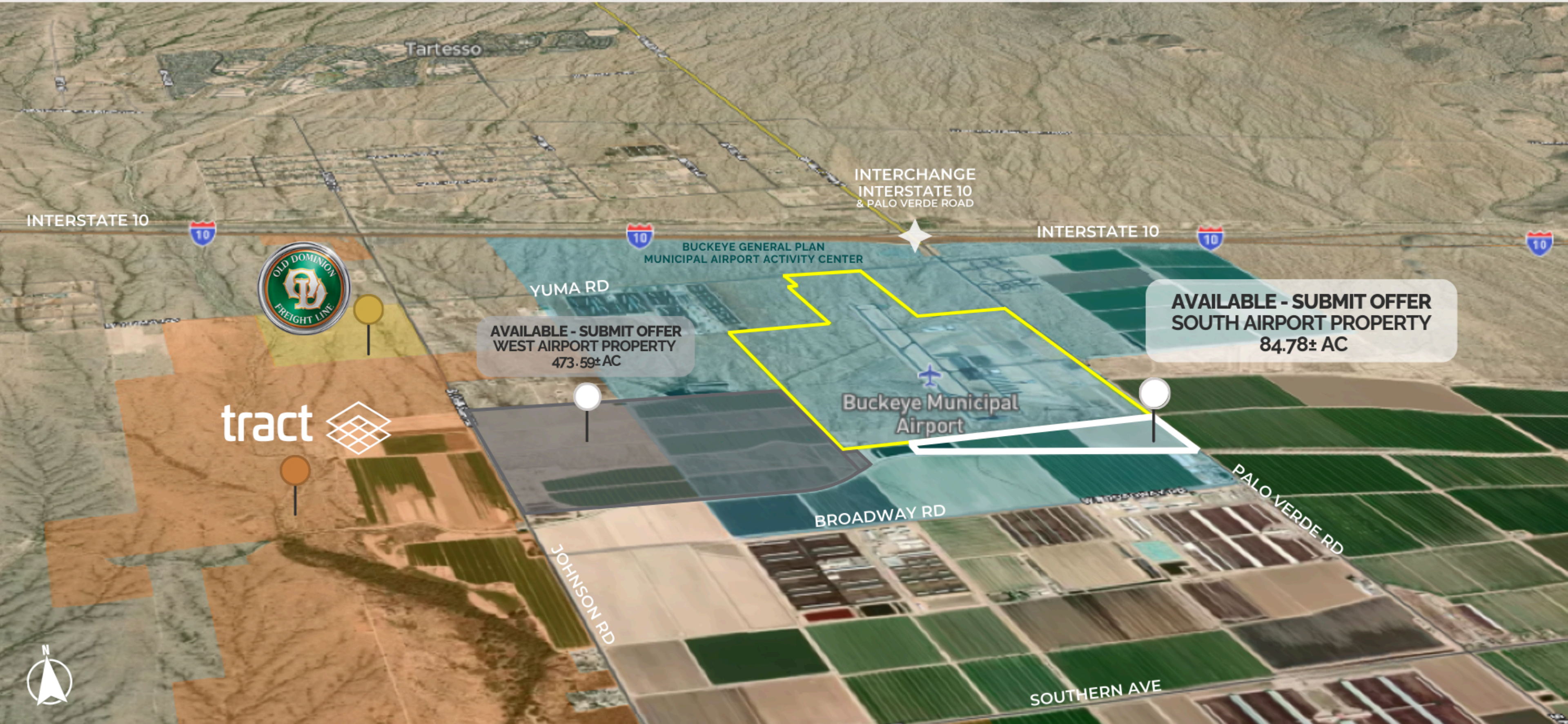
- ADOT I-10 Expansion ([Click here for more info](#)).
- Interstate 11 ([Click here for more info](#)).

SOUTH AIRPORT | BUCKEYE, ARIZONA



Area Map.

SOUTH AIRPORT | BUCKEYE, ARIZONA



SOUTH AIRPORT

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BUCKEYE, ARIZONA

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CALL FOR MORE INFORMATION



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