



*OFFERED  
EXCLUSIVELY*

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21151 West Highway 85  
Buckeye, Arizona 85326

# SOUTH AIRPORT

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Buckeye, Maricopa County, Arizona

84.78± Acres | Submit Offer

# Details.



**T**his 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 <sup>3</sup>/<sub>4</sub> 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.

SOUTH AIRPORT | BUCKEYE, ARIZONA

## 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.

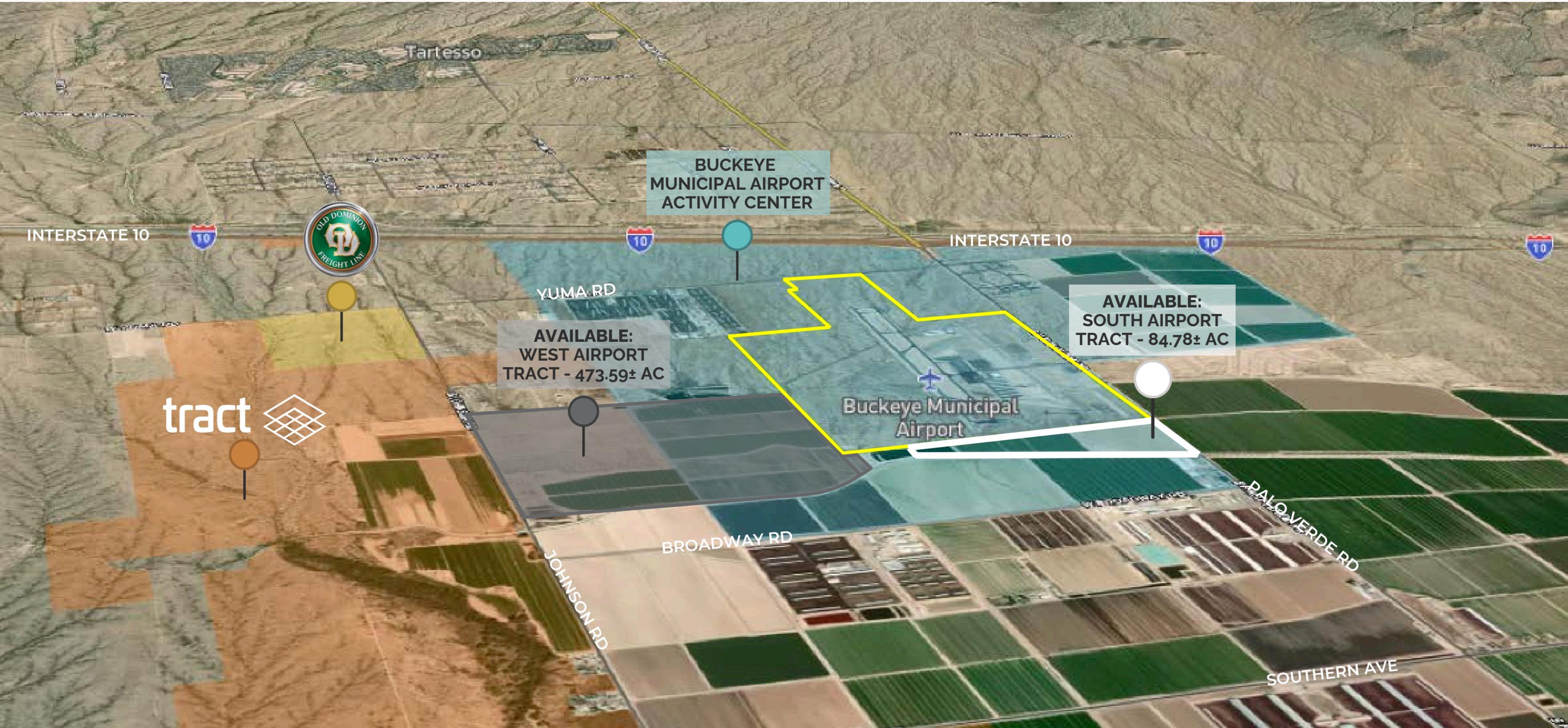
## FUTURE ROAD IMPROVEMENTS

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



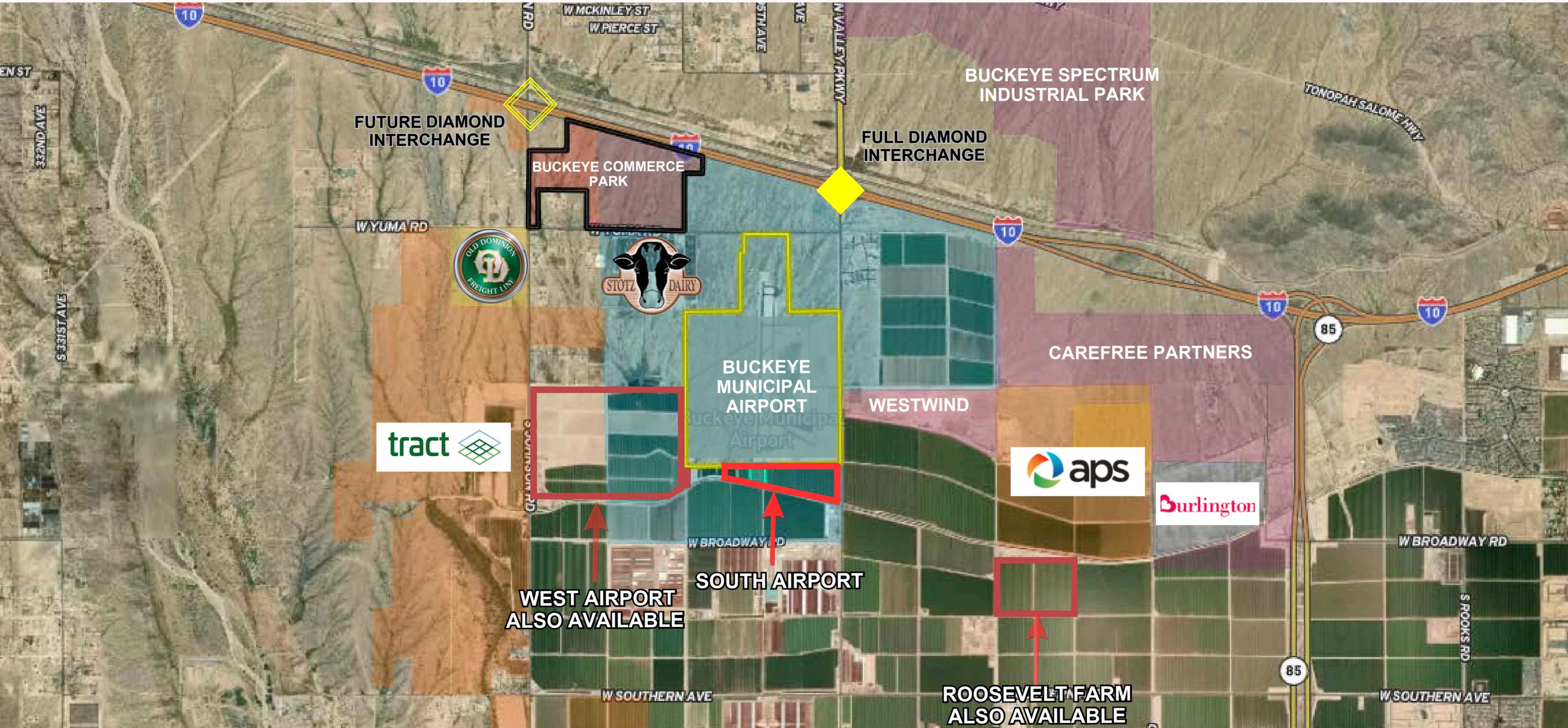
# Area Map.

SOUTH AIRPORT | BUCKEYE, ARIZONA



# Area Map.

SOUTH AIRPORT | BUCKEYE, ARIZONA



# SOUTH AIRPORT

BUCKEYE, ARIZONA | 84.78± ACRES | *SUBMIT OFFER* | OFFERED EXCLUSIVELY

BUCKEYE, ARIZONA

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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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