

CS KV PROPERTY

Buckeye, Maricopa County, Arizona

89± Acres | *Submit Offer on Portion or All*



*OFFERED
EXCLUSIVELY*

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BROKER

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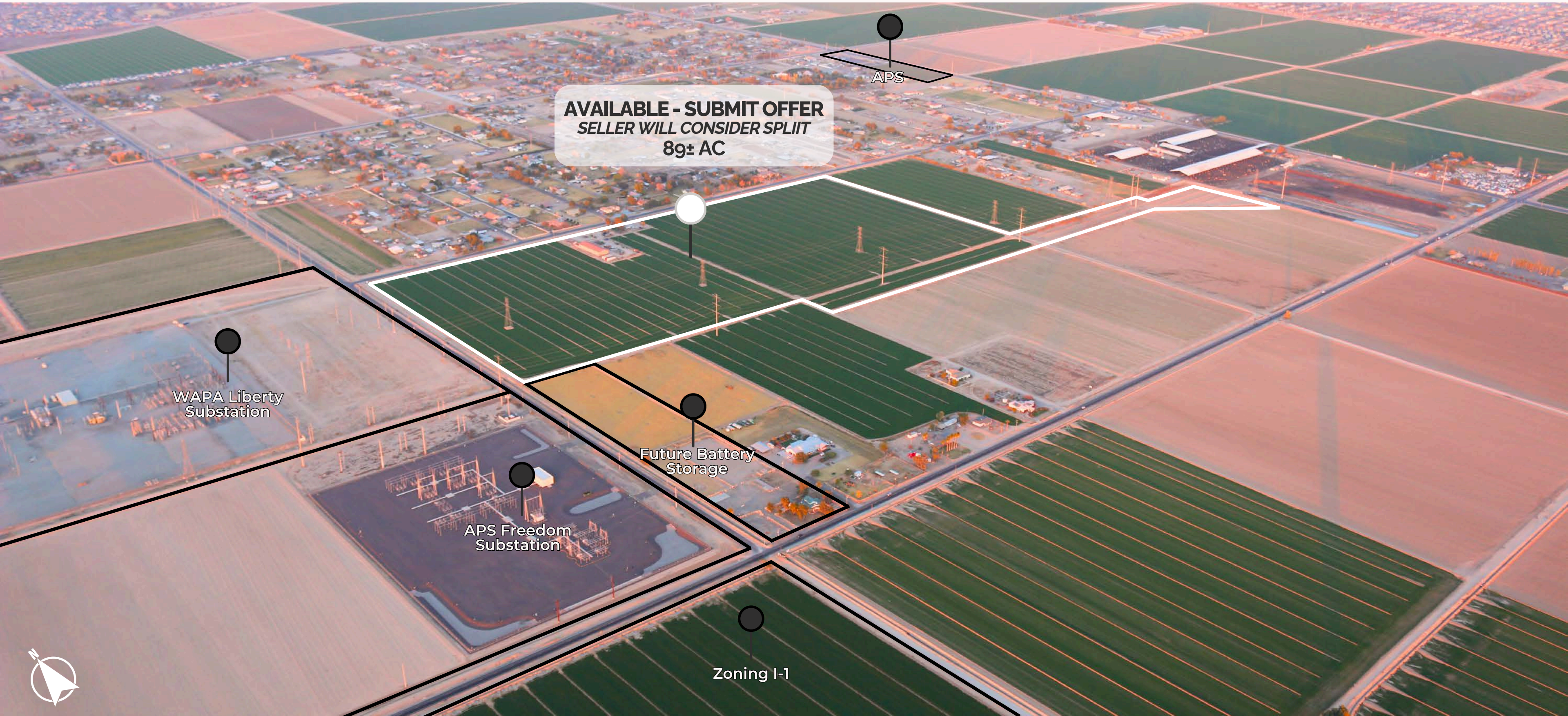
www.aridstateland.com

21151 West Highway 85
Buckeye, Arizona 85326



Area Map.

CS KV PROPERTY | BUCKEYE, ARIZONA





Property accessed via Dunlap Avenue, located east of Tuthill Road. Approximately five miles to the I-10 via Dunlap to Jackrabbit Trail or Verrado Way. Site lies east of WAPA Liberty Substation and northeast of APS Freedom Substation. Property traversed by 220V & 500V transmission lines. Recently cited BESS directly south. Site is currently and historically used as irrigated cropland, located in Roosevelt Irrigation District. Onsite farm headquarters includes 1,400 sq. ft. residence and metal shop. On site domestic well.





Fact Sheet.

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DEVELOPMENT INFLUENCE

- City of Buckeye - Southeast Planning Area

MARICOPA COUNTY APNs - 89.90± Deeded Acres - 6 Parcels

- 502-47-011
- 502-47-012
- 502-47-034A
- 502-47-021A
- 502-47-020L
- 502-47-020N

ZONING

- Zoned City of Buckeye PR (Historical Zoning)
 - Ag Use (Field Crops)

LOCATION

- WAPA Liberty Substation Adjacent to the West
- APS Freedom Substation Directly Southwest

PROPERTY INFO

- Transmission Lines 220 & 500 kV Traverse Property
- Utilities Include APS and Septic
- Shop Building & 1400 Sq Ft Residential

WATER

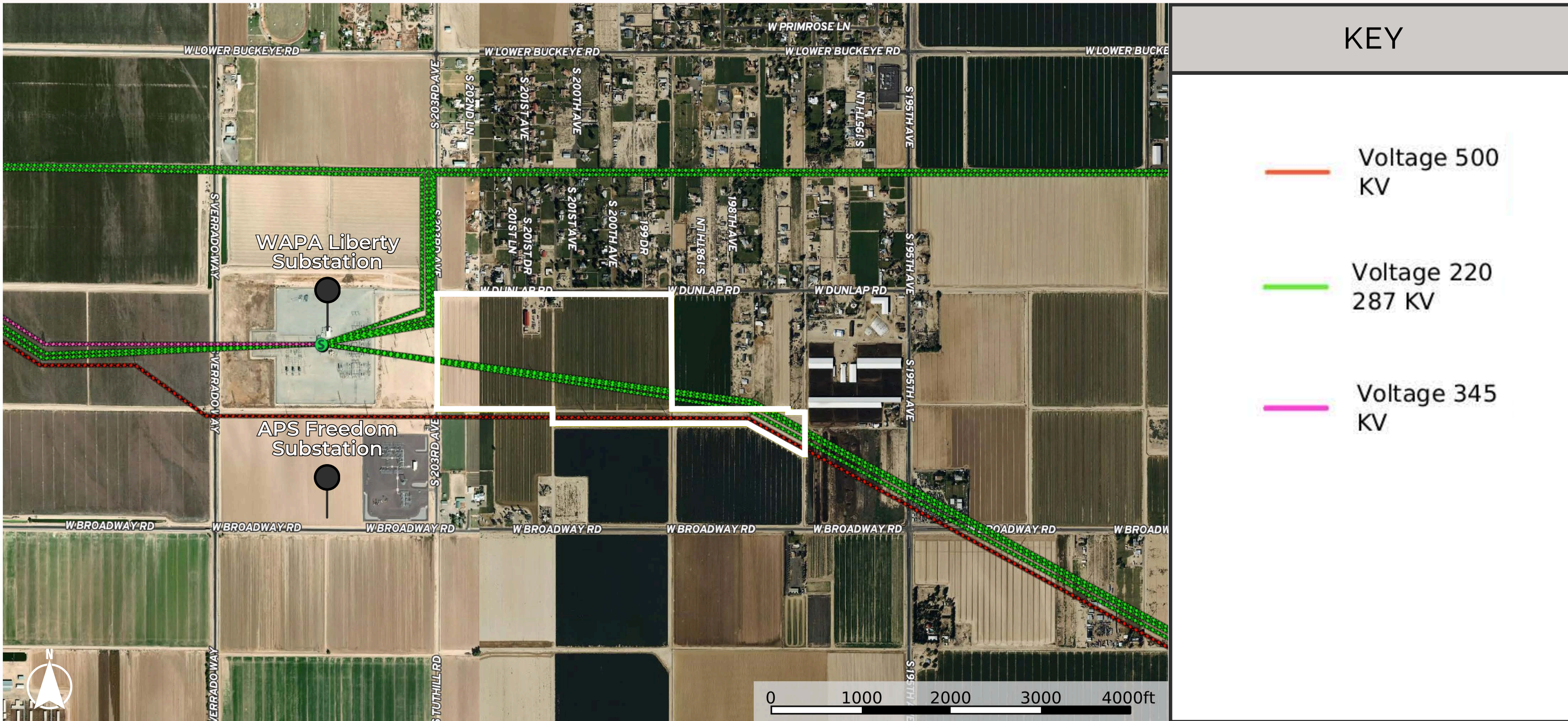
- Property Located Outside the 100-Year Floodplain
- Irrigation Ground Water Rights: 58-113078.0004
- Domestic Well Registration: #625914

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Infrastructure.

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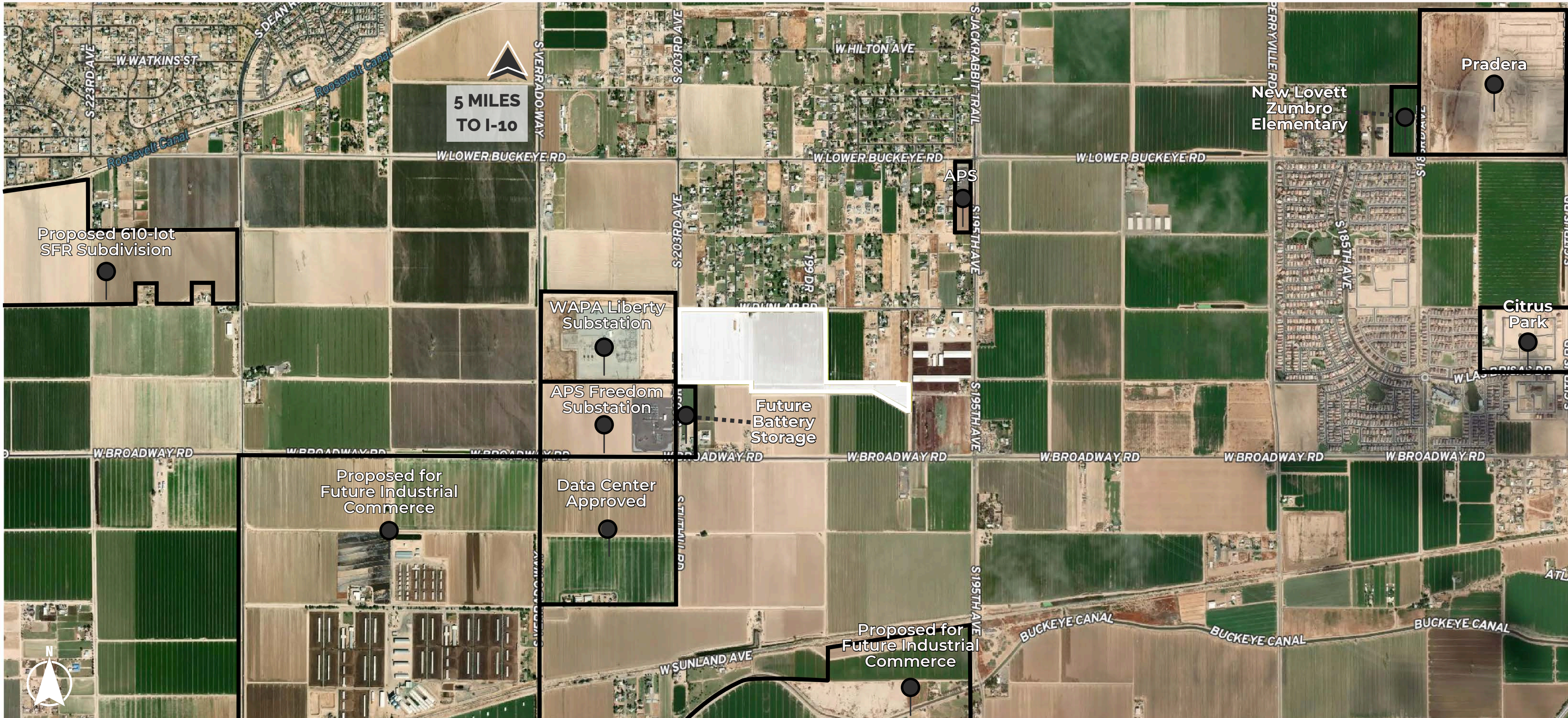
Financial Opportunities.

Buckeye, Arizona is currently the fastest-growing city in the United States, boasting a remarkable growth rate of approximately 28%. This rapid expansion positions Buckeye as a prime destination for energy, industrial, commercial, and business development. The surrounding area is earmarked for BESS, data storage facilities, and sustainable energy initiatives. Nearby property under rezoning approval for future employment centers and mixed residential/ commercial use. High demand for future energy expansion & transmission to meet the demands for data center and development for continued growth and innovation.



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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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