

WEST AIRPORT

Buckeye, Maricopa County, Arizona
473.59± Acres | Submit Offer



*OFFERED
EXCLUSIVELY*

SHAWN WOOD

LAND ADVISOR
BROKER

(602) 290-7516

shawn@aridstate.com

(623) 386-7597

info@aridstate.com

www.aridstateland.com

21151 West Highway 85

Buckeye, Arizona 85326





WEST AIRPORT | BUCKEYE, ARIZONA

Details.



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

This property has easy access off of Interstate 10 with paved frontage along Johnson Road. There is a planned interchange at Johnson Road that will provide direct access to Interstate 10. The property is located in the Arizona Opportunity Zone, which is an ideal location for an industrial site and an excellent investment opportunity. This property has good water adequacy and includes 8 on-site wells as well as grandfathered groundwater irrigation rights.



Fact Sheet.

WEST 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
- Buckeye General Plan: Activity Center & Employment

MARICOPA COUNTY APNs - 473.59 ± deeded acres

- 504-30-017A - 156.81± Acres
- 504-30-030 - 79.76 ± Acres
- 504-30-029 - 3.22 ± Acres
- 504-30-013 - 40.00 ± Acres
- 504-30-014 - 40.00 ± Acres
- 504-30-011 - 40.00 ± Acres
- 504-30-012 - 40.00 ± Acres
- 504-30-010 - 40.00 ± Acres
- 504-30-015 - 37.00 ± Acres

WATER

- Located within the Phoenix AMA, this property includes 8 on-site wells and Grandfathered Groundwater Irrigation Rights.
- Well Registration #'s: 55-620369, 55-604630, 55-604629, 55-087695, 55-604639, 55-622917, 55-622918, 55-6229419
- Irrigation Right #'s: 58-102357.0001, 58-115861.0003

LOCATION & ACCESS

- Located south of Lower Buckeye Rd, east of Johnson Rd, and north of the Roosevelt Canal, just 1.75 miles south of Interstate 10. Future Johnson Rd Interchange.

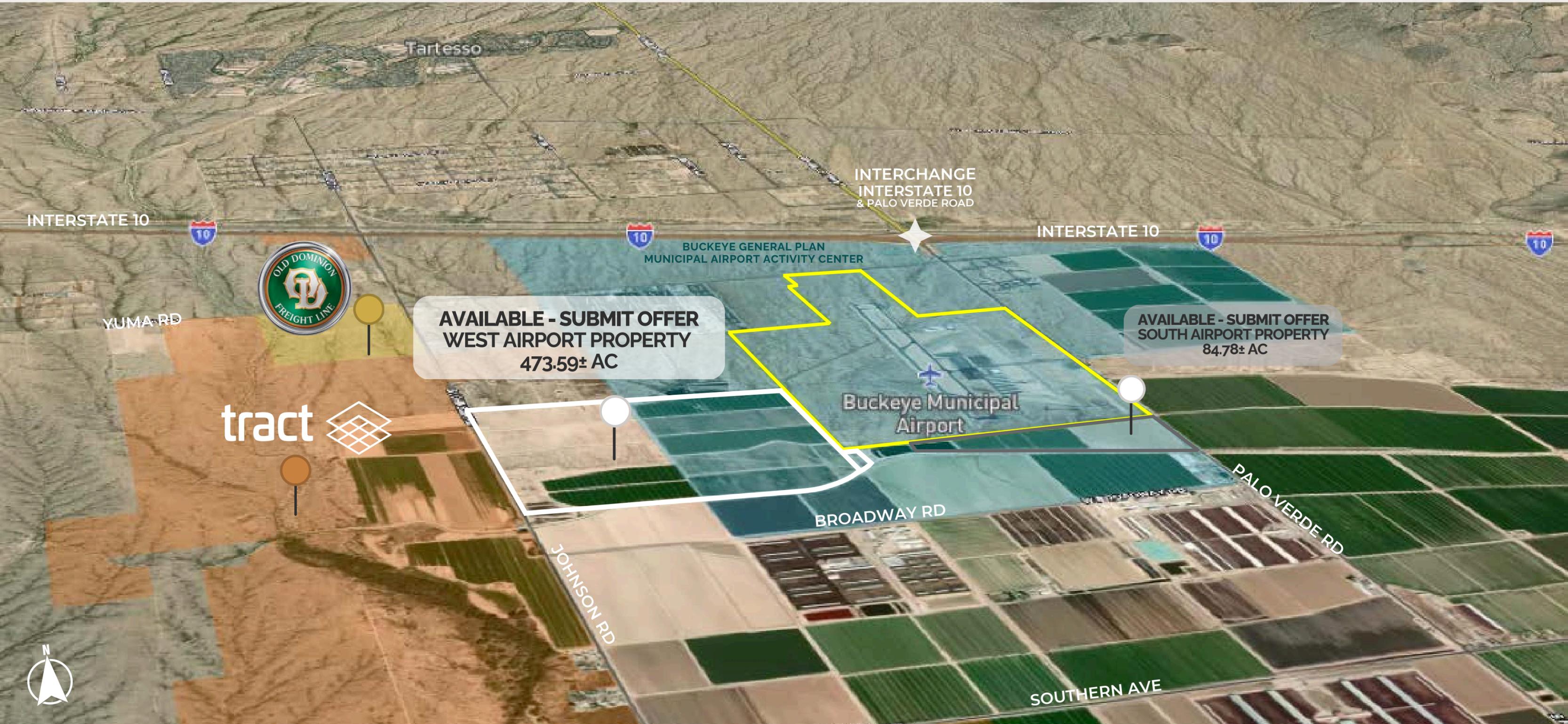
FUTURE ROAD IMPROVEMENTS

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



Area Map.

SOUTH AIRPORT | BUCKEYE, ARIZONA



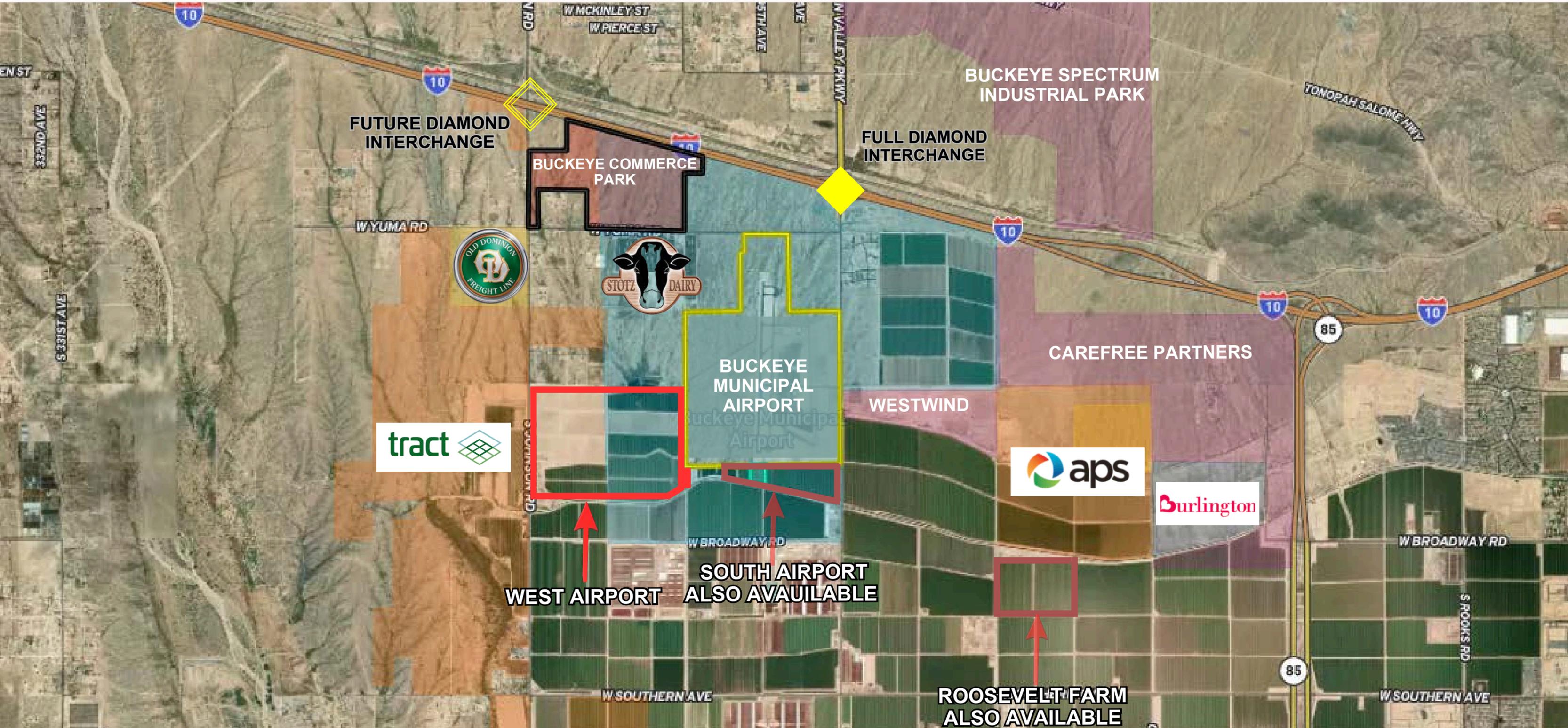
AVAILABLE - SUBMIT OFFER
WEST AIRPORT PROPERTY
473.59± AC

AVAILABLE - SUBMIT OFFER
SOUTH AIRPORT PROPERTY
84.78± AC



Area Map.

WEST AIRPORT | BUCKEYE, ARIZONA



FUTURE DIAMOND INTERCHANGE

BUCKEYE COMMERCE PARK

FULL DIAMOND INTERCHANGE

BUCKEYE SPECTRUM INDUSTRIAL PARK



BUCKEYE MUNICIPAL AIRPORT

WESTWIND

CAREFREE PARTNERS



WEST AIRPORT

SOUTH AIRPORT ALSO AVAILABLE

ROOSEVELT FARM ALSO AVAILABLE

WEST AIRPORT

BUCKEYE, ARIZONA | 473.59± ACRES | *SUBMIT OFFER* | OFFERED EXCLUSIVELY

BUCKEYE, ARIZONA

SHAWN
WOOD

LAND & DEVELOPMENT
ADVISOR & BROKER

(602) 290-7516

Shawn@aridstate.com

CALL FOR MORE INFORMATION



Office: (623) 386-7597
info@aridstate.com
21151 West Highway 85
Buckeye, Arizona 85326

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.

View additional
details and offerings
visit our web page at
[www.aridstate.com/
properties](http://www.aridstate.com/properties)



www.aridstateland.com