

PV GC PROPERTY

GENERAL COMMERCE OPPORTUNITY

4.11± Acres | \$1,775,000

West Buckeye, Maricopa County, Arizona



*OFFERED
EXCLUSIVELY*

**SHAWN
WOOD**

DESIGNATED
BROKER

(602) 290-7516

shawn@aridstate.com

**Arid State Land & Ag
Associates, LLC**

(623) 386-7597

21151 West Highway 85
Buckeye, Arizona 85326

info@aridstate.com
www.aridstateland.com





PV GC PROPERTY | WEST BUCKEYE

Details.

A 4.11± acre site located in the west Buckeye planning area of Palo Verde, in Maricopa County, Arizona. Located just 3.6 miles south of Interstate 10 and 3.3 miles west of State Route 85.

Zoned General Commerce, the property sits within Buckeye's expanding employment and development corridor. Per the Buckeye Planning & Zoning Ordinance, a few permissible uses include Convenience Storage, Truck Repair Stop & Shop, Vehicle & RV Sales/Service, Vehicle Storage and Warehouse. General Commerce may be converted to Industrial Mixed Use. Buyer to verify permitted uses with the City of Buckeye. The property is fully fenced, spanning two parcels with an on-site domestic well.

Site features a 2,400 SF fully enclosed shop. The 3 bay metal shop is insulated with cooling, including 2 restrooms and a loft for additional storage. The property also includes a 2,631 SF 4 bedroom, 3.5 bath custom built single-family residence.



Fact Sheet.



ZONING

- The property is zoned General Commerce (GC) - City of Buckeye

MARICOPA COUNTY PARCEL NUMBER(S)

4.11± Deeded Acres

- 504-38-021B: 2.70± acres
- 504-38-022K: 1.51± acres

WATER

- Property is served by one domestic well
- ADWR Well #55-612570
- Well Production: Up to 35 GPM
- Located within the Phoenix AMA

LOCATION & ACCESS

- Frontage & access on Palo Verde Road
- 3.6 miles South of Interstate 10
- 3.3 miles west of State Route 85
- City of Buckeye Jurisdiction
- Western Buckeye - Palo Verde area, Maricopa County, Arizona

IMPROVEMENTS

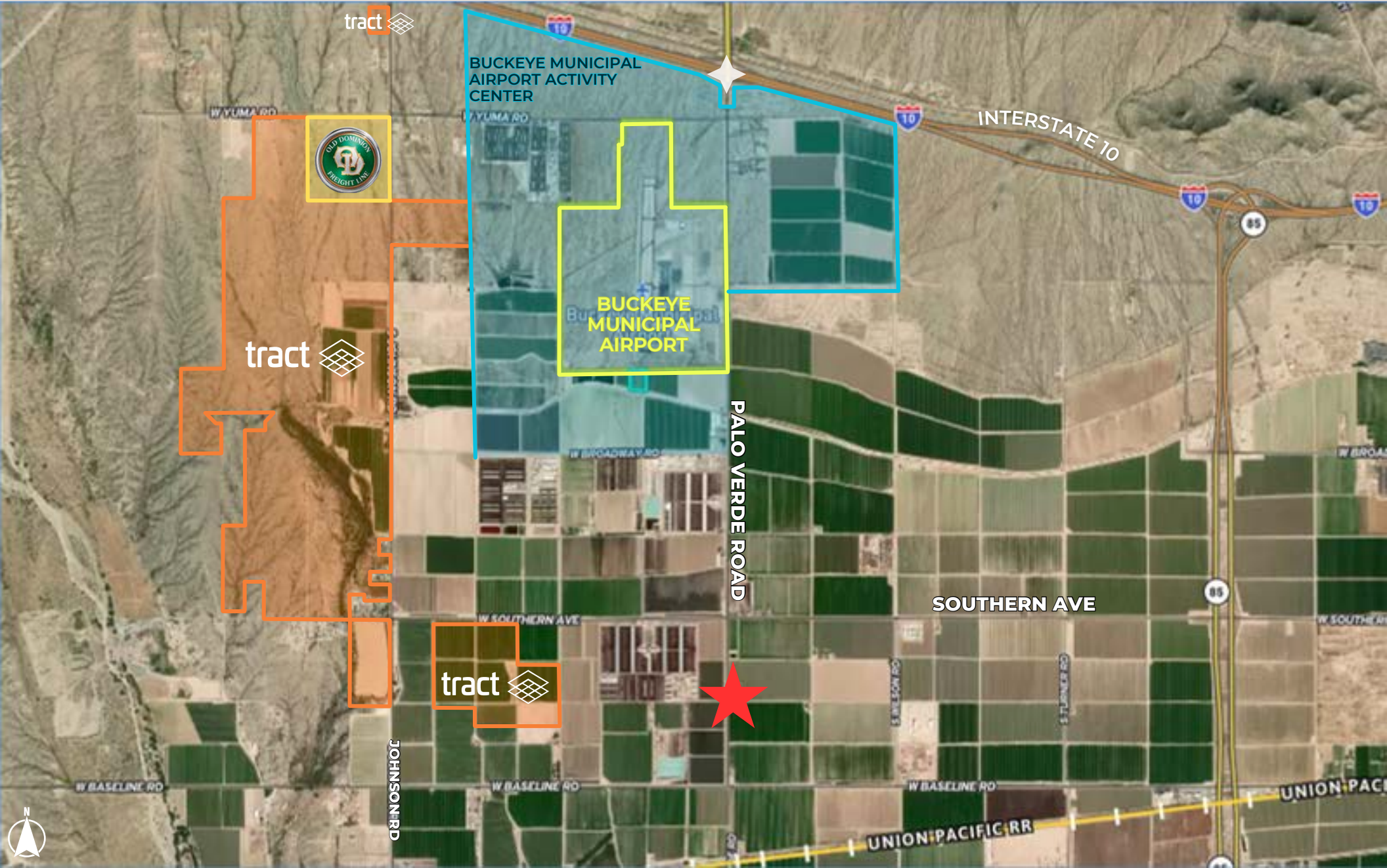
- 2,400 SF Enclosed Shop
- 2,631 SF Single Family Residence
- Perimeter Fencing

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.



Area Map.

PV GC PROPERTY | WEST BUCKEYE



Site Map.

PV GC PROPERTY | WEST BUCKEYE



Shop.

PV GC PROPERTY | WEST BUCKEYE



ARID STATE LAND & AG ASSOCIATES | SHAWN WOOD - BROKER

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.

Residence.

PV GC PROPERTY | WEST BUCKEYE



PV GC PROPERTY

WEST BUCKEYE, ARIZONA | 4.11± ACRES | \$1,775,000 | OFFERED EXCLUSIVELY

CALL FOR MORE INFORMATION

SHAWN WOOD

DESIGNATED BROKER

(602) 290-7516 | Shawn@aridstate.com

*BUYER PROOF OF FUNDS OR PREQUALIFICATION
REQUIRED TO SCHEDULE SHOWING*

**PORTION OF PROPERTY IS SUBJECT TO FIRST RIGHT OF REFUSAL,
ALLOW 4 DAYS FOR SELLER'S RESPONSE*



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 & offerings on our web page at www.aridstate.com/properties



www.aridstateland.com