

**9.43± ACRES
NORTHEAST CORNER
LOWER BUCKEYE AND AIRPORT ROAD**



[1] SW corner looking N

Offered for sale exclusively by

Shawn Wood

Headquarters West, Ltd.

Agent representing family members

810 N 2nd Street

Phoenix, AZ 85004-2016

Tel: 602-258-1647, Fax: 602-340-0927, Cell: 602-290-7516

Email: info@headquarterswest.com

Web: <http://www.headquarterswest.com>

Disclaimer: This information was obtained from sources deemed to be reliable but is not guaranteed by the Broker. Prospective buyers should check all the facts to their satisfaction. The property is subject to prior sale, price change, or withdrawal.

Quick Info

Location	Northeast Corner Paved Airport & Paved Lower Buckeye
Size	9.43± Assessor Acres
Access	350' paved Lower Buckeye, 1192' paved Airport, 345' gravel Watkins
Current Zoning	Maricopa – R 43
General Plan	Town of Buckeye – Rural Residential
Flood Hazard	100% Zone X – Outside of the 100-year flood plain
Utilities	Arizona Public Service, Septic, White Citrus Water Company Service Area
Water	Roosevelt Irrigation District
Easements	Roadway, electric, telephone typical. RID Lateral on west border.
Improvements	Irrigation ditch, irrigation leveling, no buildings.
Taxes	Year 2004 - \$305.00
Comments	Property has commercial investment and residential development potential, currently irrigated bermuda.

Location

The 9.43± acres are located on the northeast corner of Lower Buckeye Road and Airport Road, approximately 2 miles south of the Verrado and I-10 Interchange. The property lies within 2-6 miles of the Verrado and Sundance Residential Communities that are in the Town of Buckeye.

Access and Frontage

The property has approximately 350' of paved access from Lower Buckeye Road on the south border, and approximately 1192' of paved frontage from paved Airport Road on the west border. Current access to Interstate 10 from the property is ¾ mile north on Airport, 1.5 miles east on Yuma, 2 miles north on Jackrabbit to I-10. The property is located 2.5 miles south of the Verrado and Interstate 10 interchange, which is planned to continue south, connecting Airport to Interstate 10.

Description

The offered property includes 9.43± tax roll acres of land. The land is located in Maricopa County and zoned R-43.

Current use of property is irrigated field crop, located in the Roosevelt Irrigation District. Current surrounding land uses within 1 mile include rural residential to the north, south, east and west and irrigated field crop to the west and south. Land uses within 2 miles include a mix of cropland, planned community development, planned residential and rural residential.

- The property is designated as Rural Residential in the Town of Buckeye General Plan. The property is located in the White Tank Citrus Plat.
- The property has commercial potential, as Airport Road is expected to have prime access to Interstate 10 once the interchange is complete.

Price

\$750,000

Terms

Cash

Photographs



[2] SW Corner looking E



[3] SW Corner looking N



[4] NE Corner looking S



[5] NE Corner looking W



[6] SE Corner looking W

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Aerial Photo

Source: Maricopa County Assessor

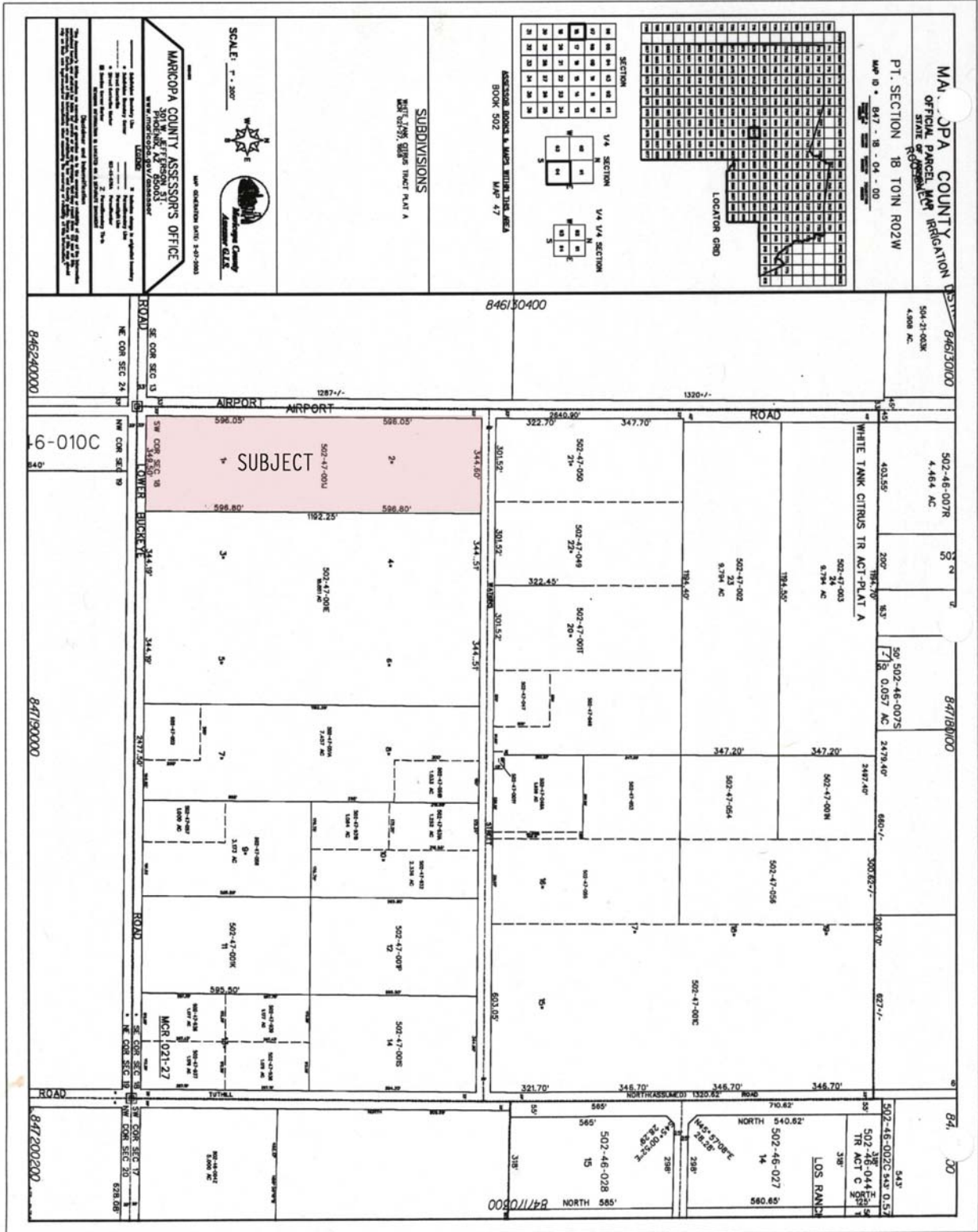


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Platt Map

Source: Maricopa County Assessor

Maricopa, AZ 2003-2004 - 847180400, Sheet: 1 of 1



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