

CS KV PROPERTY

Buckeye, Maricopa County, Arizona

89± Acres | *Submit All Offers*

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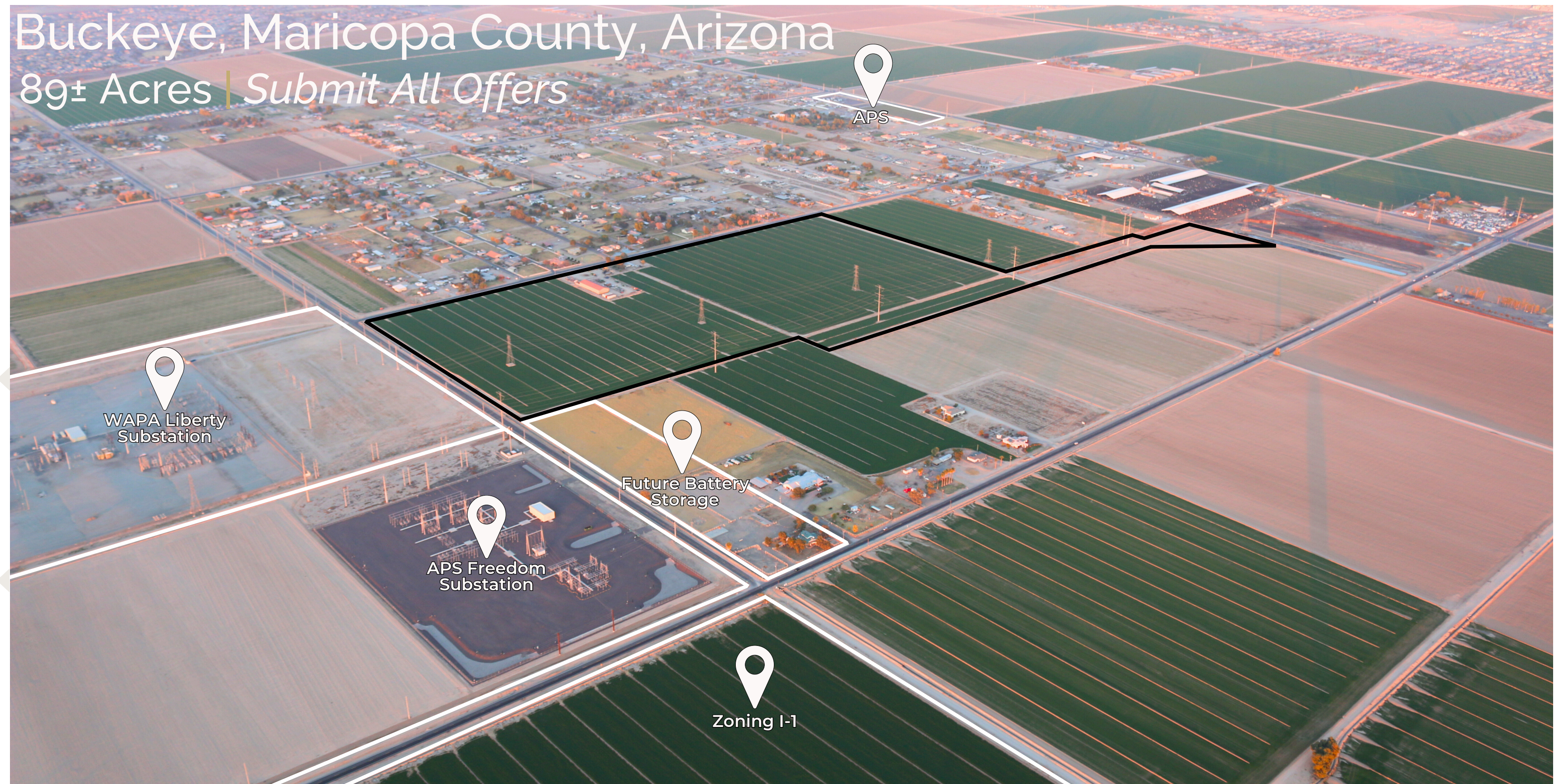
Buckeye, Arizona 85326

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- City of Buckeye - Southeast Planning Area
- 89.90± Acres - 6 Parcels
 - 502-47-011
 - 502-47-012
 - 502-47-034A
 - 502-47-021A
 - 502-47-020L
 - 502-47-020N
- Zoned City of Buckeye PR (Historical Zoning)
 - Ag Use (Field Crops)
- WAPA Liberty Substation Adjacent to the West
- APS Freedom Substation Directly Southwest
- Two Transmission Lines 220 & 500 kV Traverse Property
- Utilities Include APS and Septic
- Property Located Outside the 100-Year Floodplain
- Water Rights:
 - Irrigation Ground Water Rights: 58-113078.0004
 - Domestic Well Registration: #625914
- Shop Building & 1400 Sq Ft Residential
- Submit Offers on Portion or All

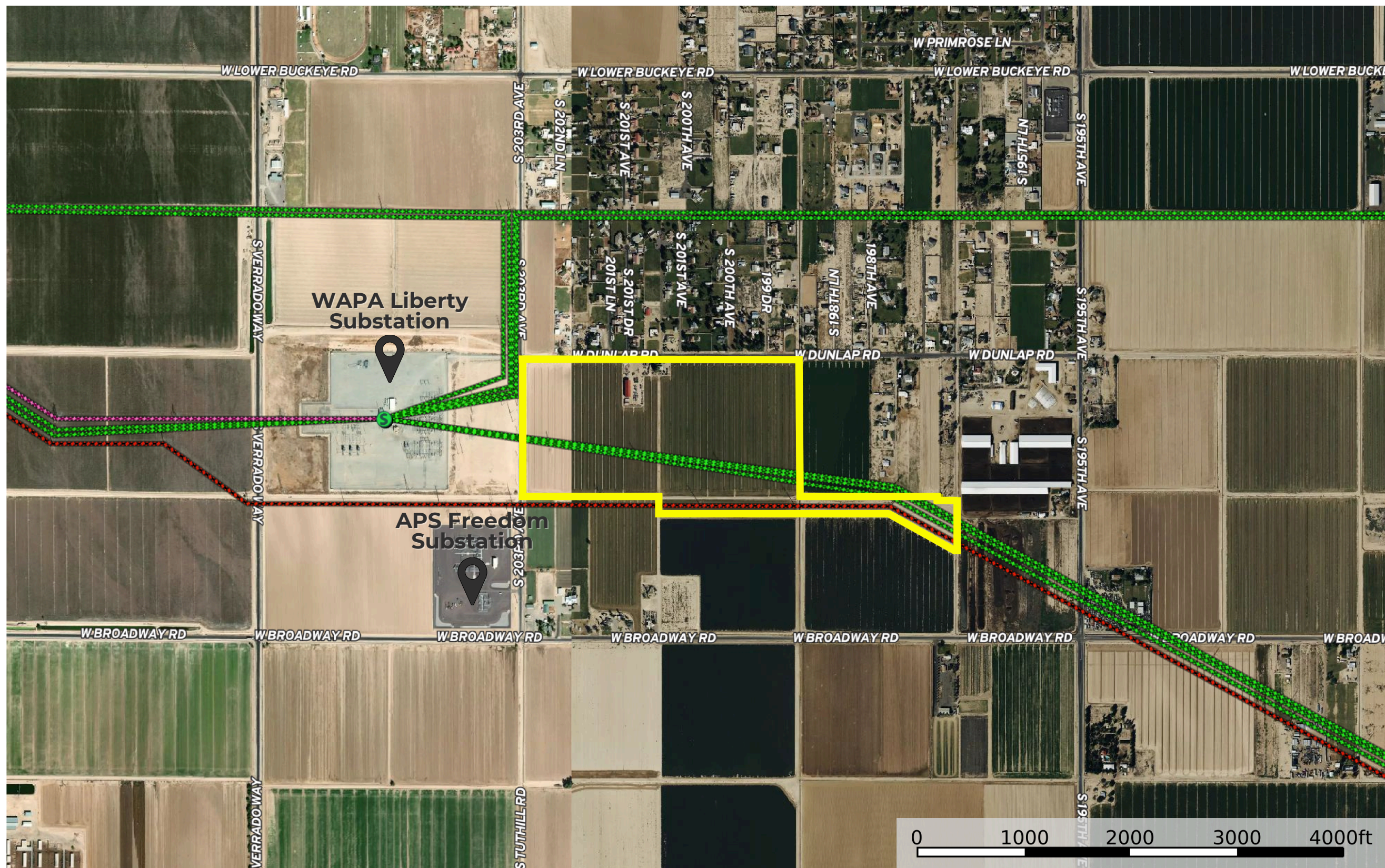


Salient Information.

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Infrastructure.

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KEY

Voltage 500
KV

Voltage 220
287 KV

Voltage 345
KV

WAPA Liberty Substation

APS Freedom Substation

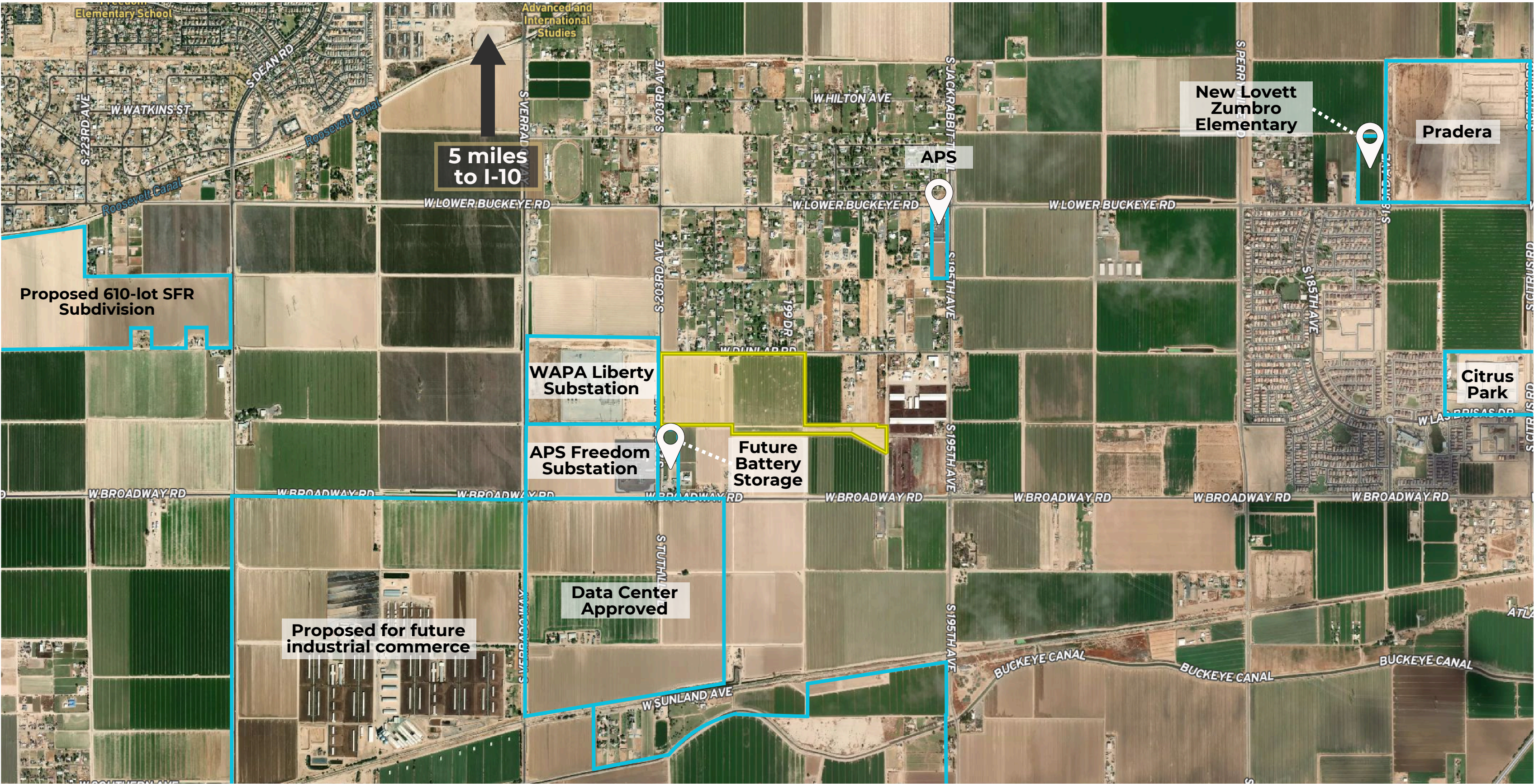
0 1000 2000 3000 4000ft

TH

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Area Map.

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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 already earmarked for projects such as battery production, data storage facilities, and sustainable energy initiatives. Recently, the City of Buckeye approved the rezoning of 2,500 acres to support future employment centers and mixed residential/commercial use, paving the way for continued growth and innovation.





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Details.

The property can be accessed East of Tuthill Road and South of Dunlap Avenue. It is located about 5 miles to the I-10 via Jackrabbit Trail or Verrado Way. 58.50± acre parcel. The property is at 20119 W Dunlap Rd, Buckeye, Arizona 85326. The land has one registered well and sits within the Roosevelt Irrigation District. On the tract, there are two kV Transmission lines one at 220 voltage and the other at 500 voltage, both leading to the WAPA Liberty Substation. Also located on the property's North side, is a 1400 sq. ft residence and shop.

