

For Sale - Opportunity Zone Land

+/-34 Acres

# Southern Ave & Wilson Ave

Buckeye, AZ



**Rod Beach**  
Principal  
rbeach@cresa.com  
602.690.7050



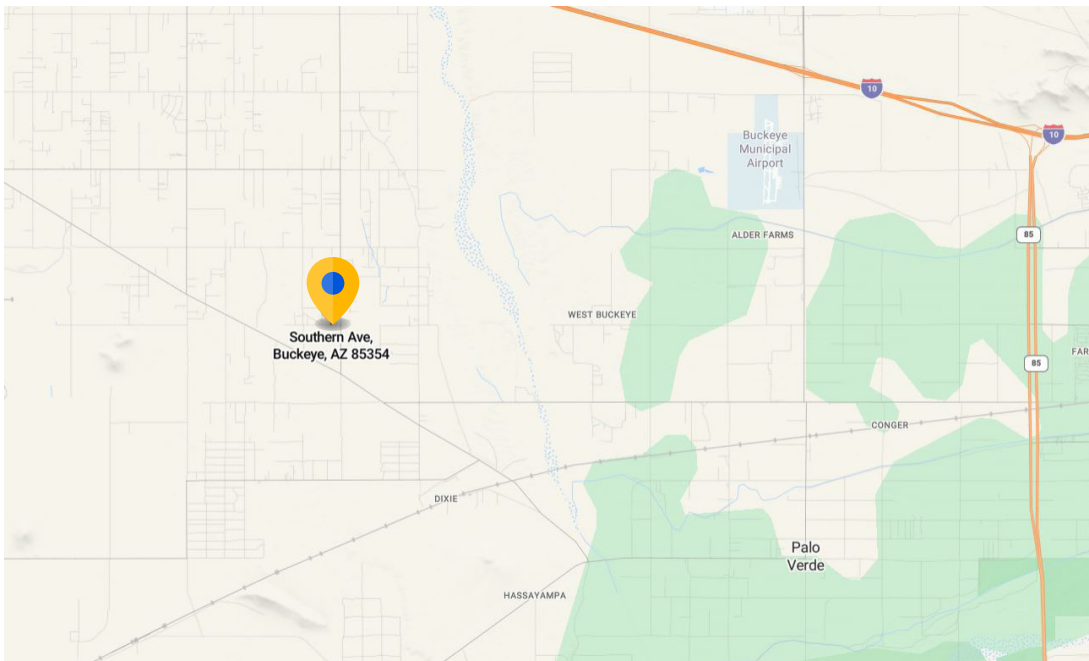
**Jason Malcolm**  
Principal  
jmalcom@cresa.com  
480.326.4579

cresa



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#### Land Features

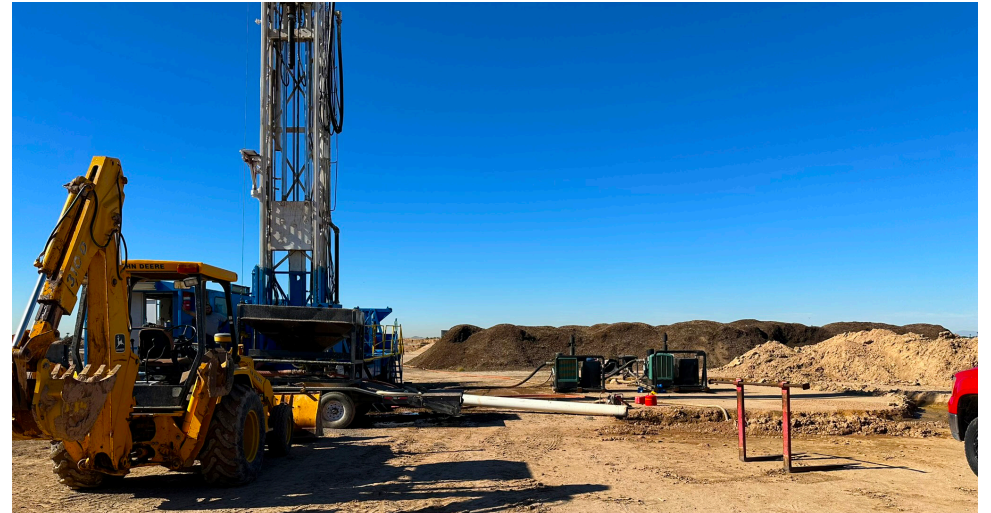
<b>Location</b>	N/NWC of Southern Ave & Wilson Ave 2 Miles West of Route 85
<b>Parcel</b>	504-38-012H, 504-38-012J
<b>Area Size</b>	+/-34 Acres / 1,481,040 SF
<b>Submarket</b>	Southwest Outlying
<b>County</b>	Maricopa
<b>Zoning</b>	RU-43
<b>Sales Price</b>	\$3,150,000 (\$2.127/SF)
<b>2022 Taxes</b>	\$29,350 Annually

#### Notes

- New well was drilled in 2023 at a depth of 900' - Well requires a pump to be operational.  
Type I irrigation grandfathered right No. 58-102732.0011 (61.59 Acre feet per yr.)  
Type I non-irrigation grandfathered right No. 58-102732.0007 (62.63 Acre feet per yr.)
- The property was previously used as a dairy and is currently being used as a nursery.
- The property lies within an Opportunity Zone.

#### Nursery Specs

- Currently property is being utilized as a wholesale nursery
- 12 green houses located on site
- Large inventory of plants and trees





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