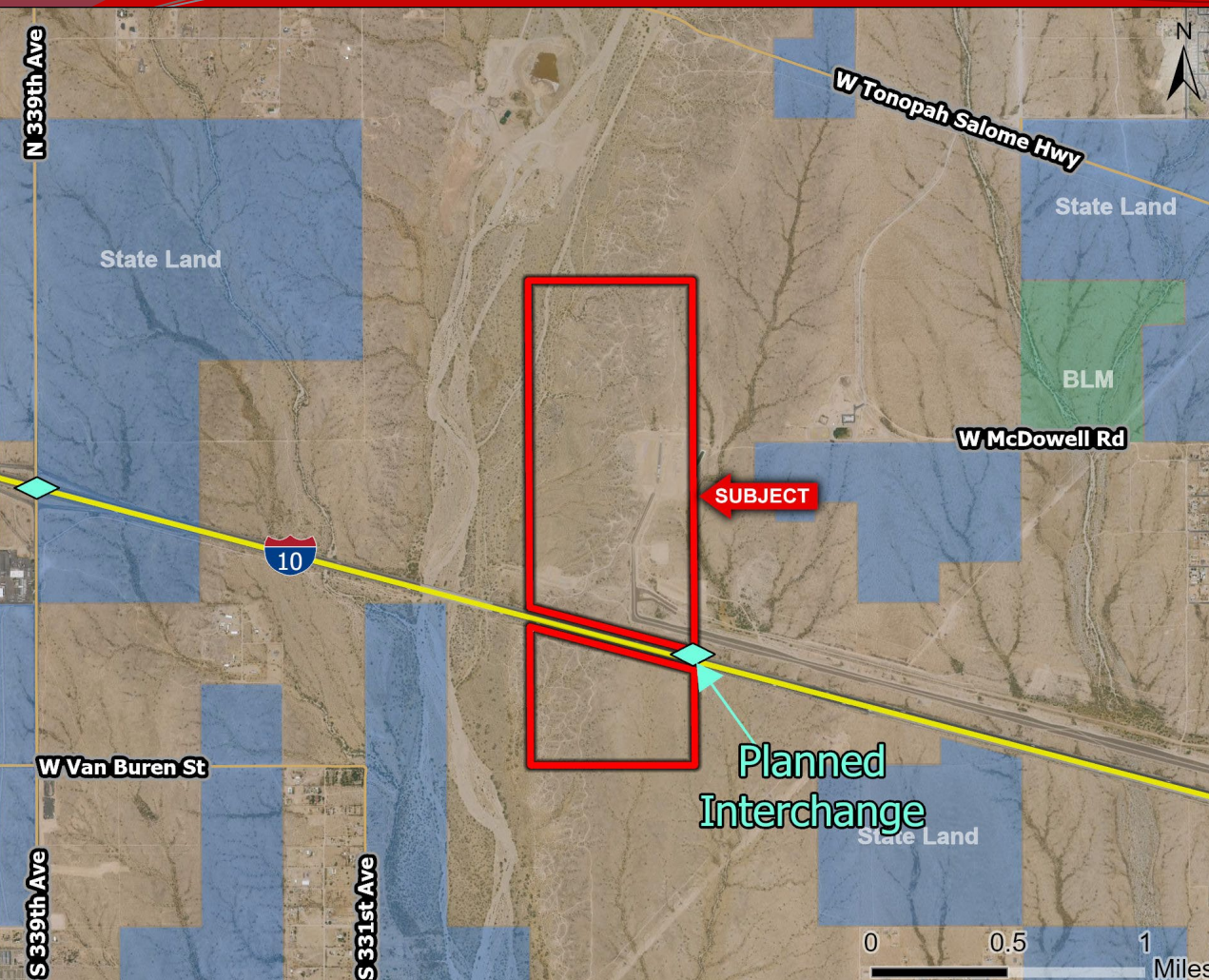




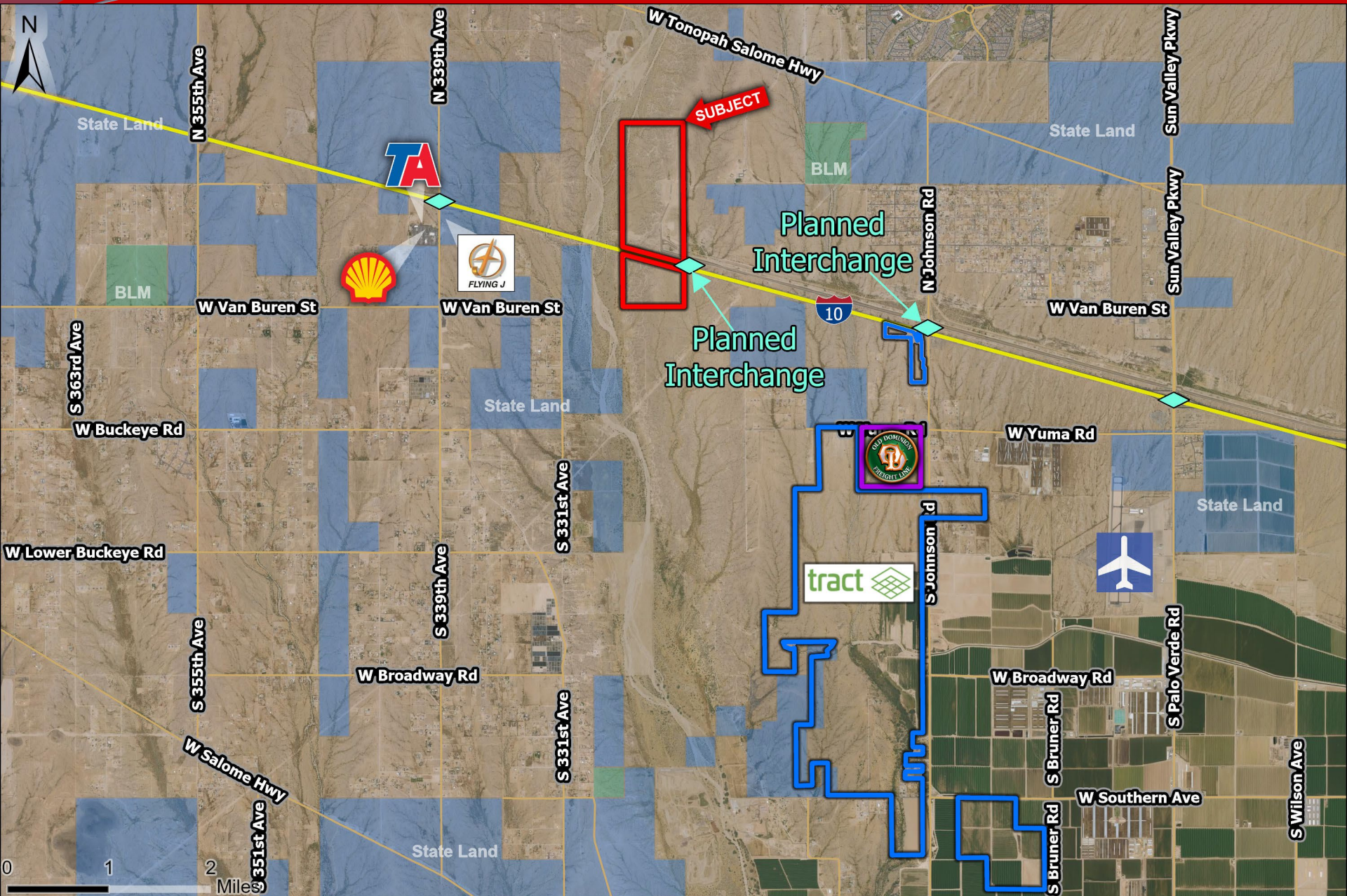
- **Size:** 401 NET Acres
- **Zoning:** MPC / RU-43
- **Taxes:** \$283.92 (2025)
- **Asking:** \$12,030,000 (\$30,000/acre)
- **Comments:**
 - ✓ Over ONE MILE of I-10 frontage; 2,740' on each side of the interstate, providing exceptional visibility.
 - ✓ Located at the 323rd Ave planned interchange, positioning the property as a major benefactor to future I-10 access.
 - ✓ Aggressively priced at \$30,000 per net acre (461 gross acres), making it one of the lowest-priced I-10 frontage opportunities in Buckeye—and potentially the entire Phoenix metro area.
 - ✓ Strong long-term commercial and industrial development potential, ideally positioned for logistics, distribution, employment, retail, travel services, or mixed-use development.
 - ✓ I-10 is one of Arizona's most heavily traveled transportation corridors, offering outstanding exposure within one of the fastest-growing regions in the country.

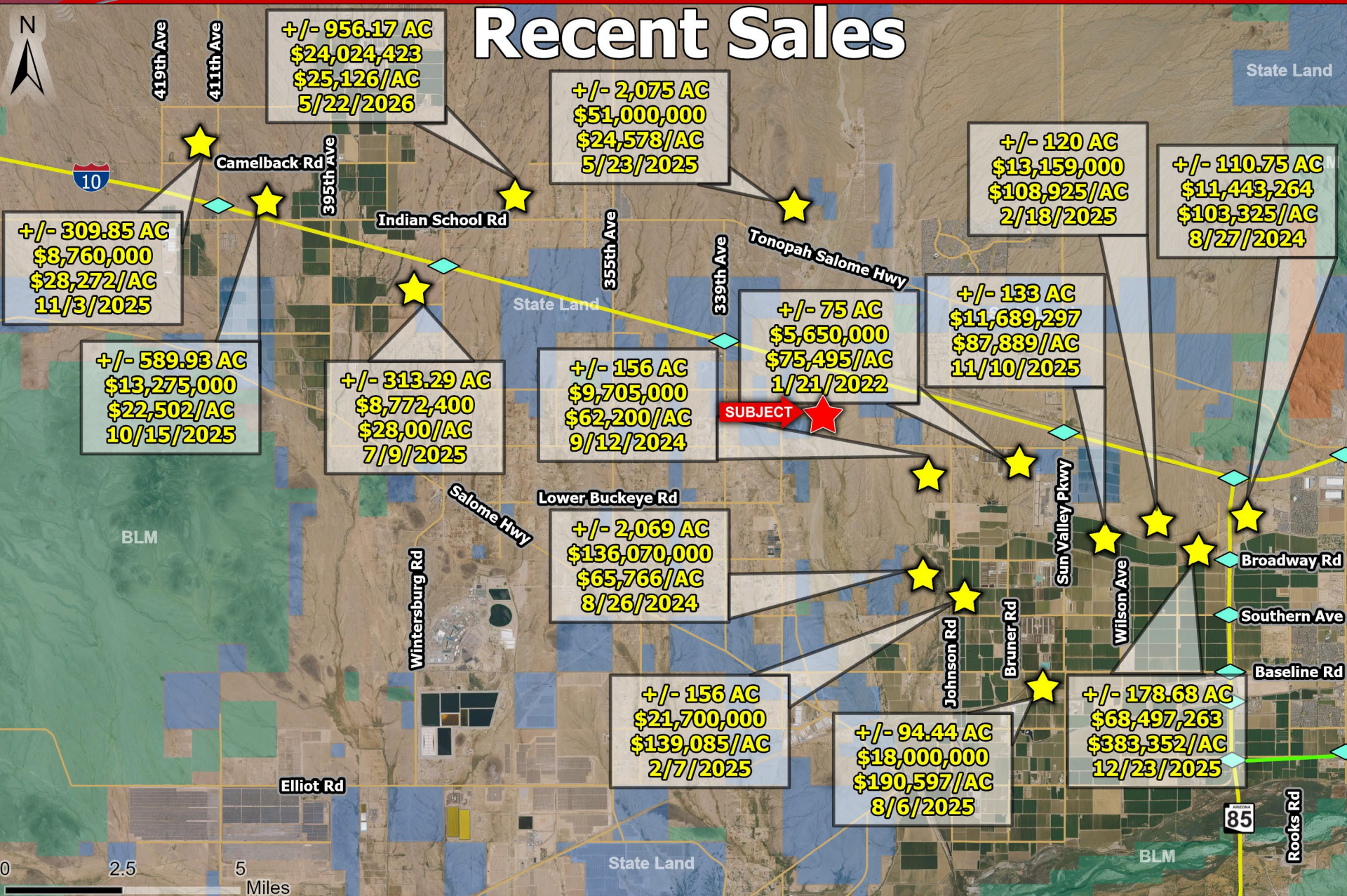
Great Investment Opportunity | Exclusively Available

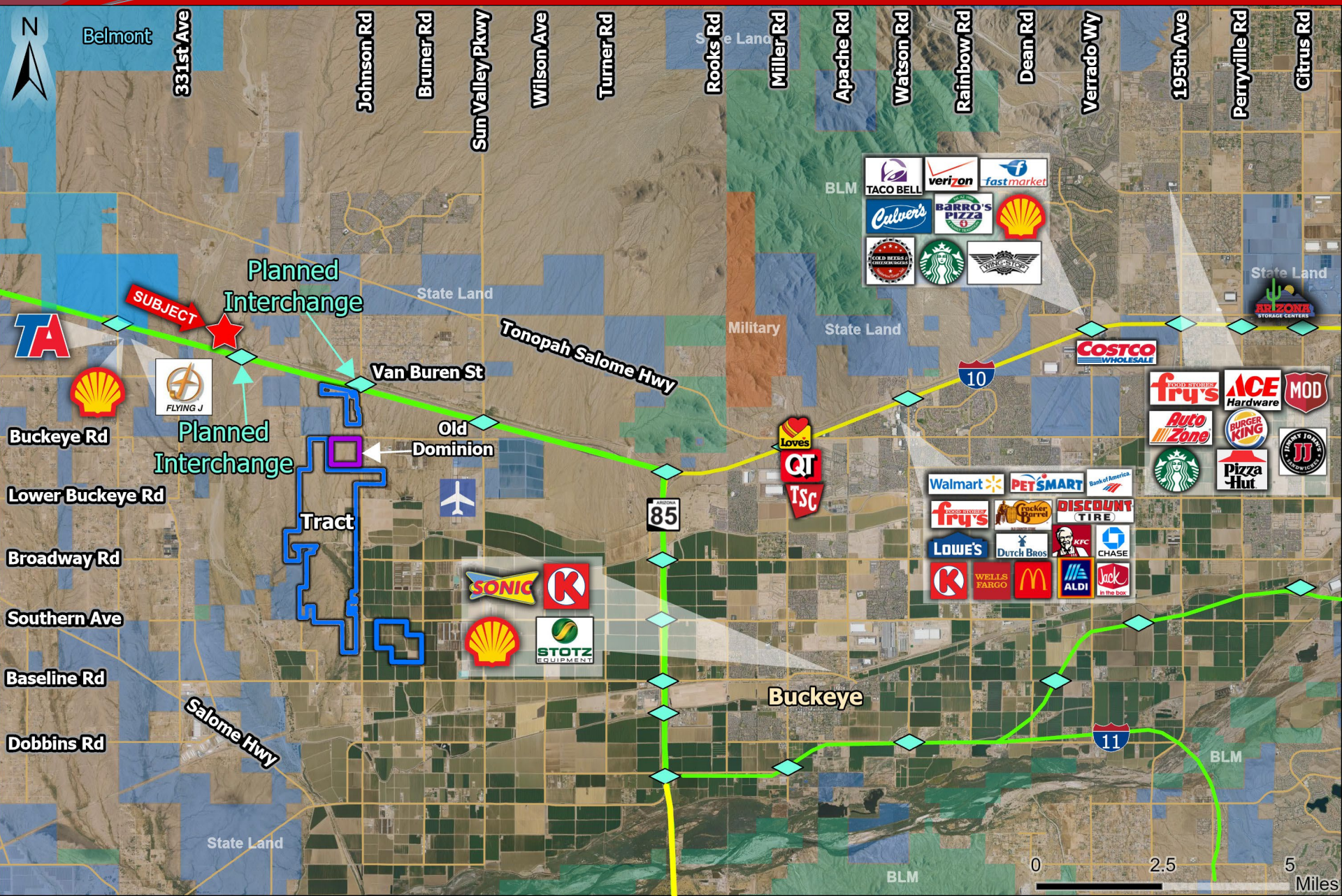
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

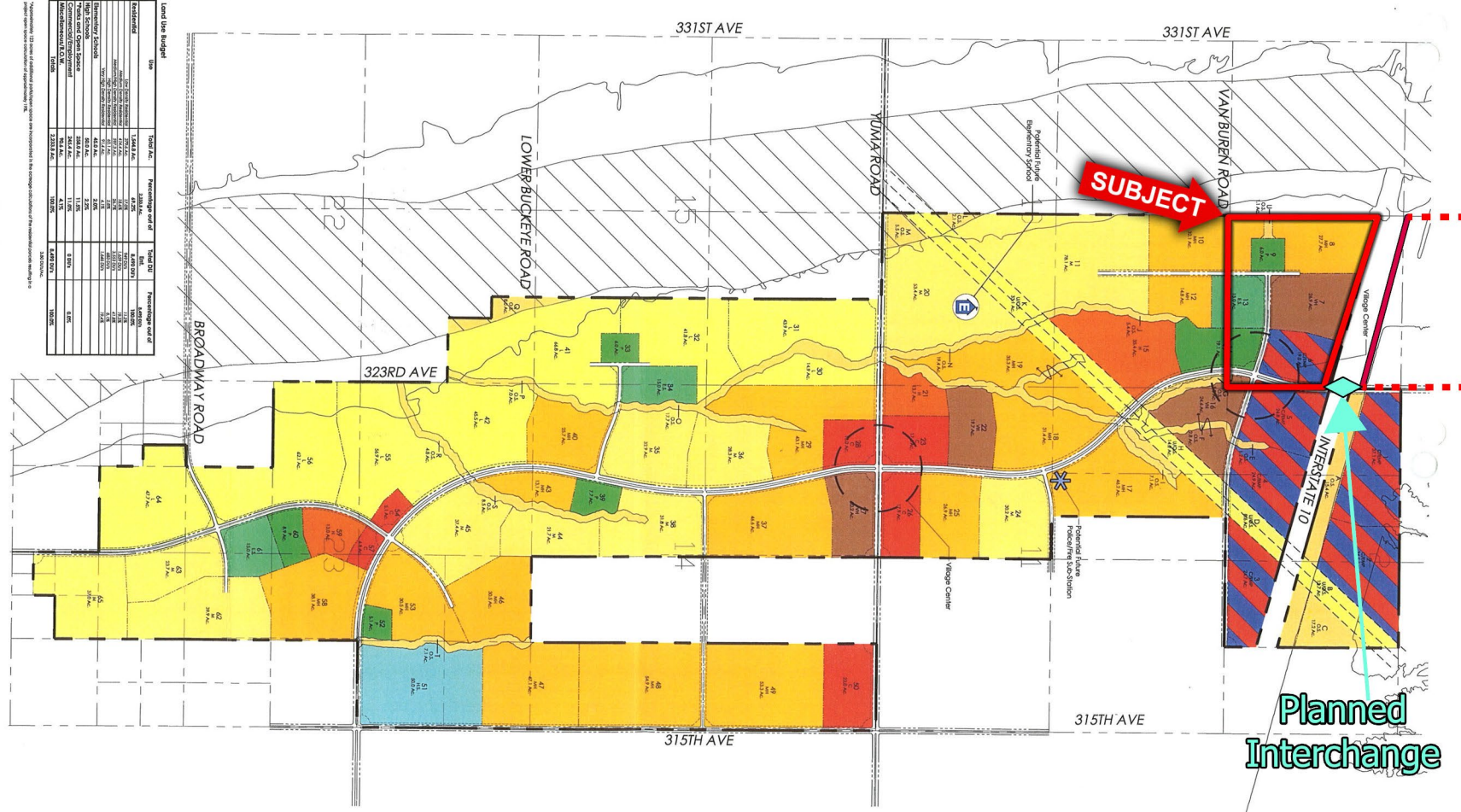
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

JOE WERNER
Direct: 602-385-0567
jwerner@insightland.com









Land Use Budget

Use	Total Ac.	Percentage of Total	Total Sq. Ft.	Percentage of Total
Residential	1,545.0 Ac.	38.1%	4,100,000 Sq. Ft.	38.1%
Commercial	1,000.0 Ac.	24.5%	2,600,000 Sq. Ft.	24.5%
Industrial	1,000.0 Ac.	24.5%	2,600,000 Sq. Ft.	24.5%
Community	1,000.0 Ac.	24.5%	2,600,000 Sq. Ft.	24.5%
Open Space	1,000.0 Ac.	24.5%	2,600,000 Sq. Ft.	24.5%
Public Use	1,000.0 Ac.	24.5%	2,600,000 Sq. Ft.	24.5%
Unimproved	1,000.0 Ac.	24.5%	2,600,000 Sq. Ft.	24.5%
Total	4,000.0 Ac.	100.0%	10,400,000 Sq. Ft.	100.0%

DESERT CREEK

BUCKEYE, ARIZONA

Land Use Map

DATE: October 25, 2003
BY: [Signature]
FOR: [Signature]

