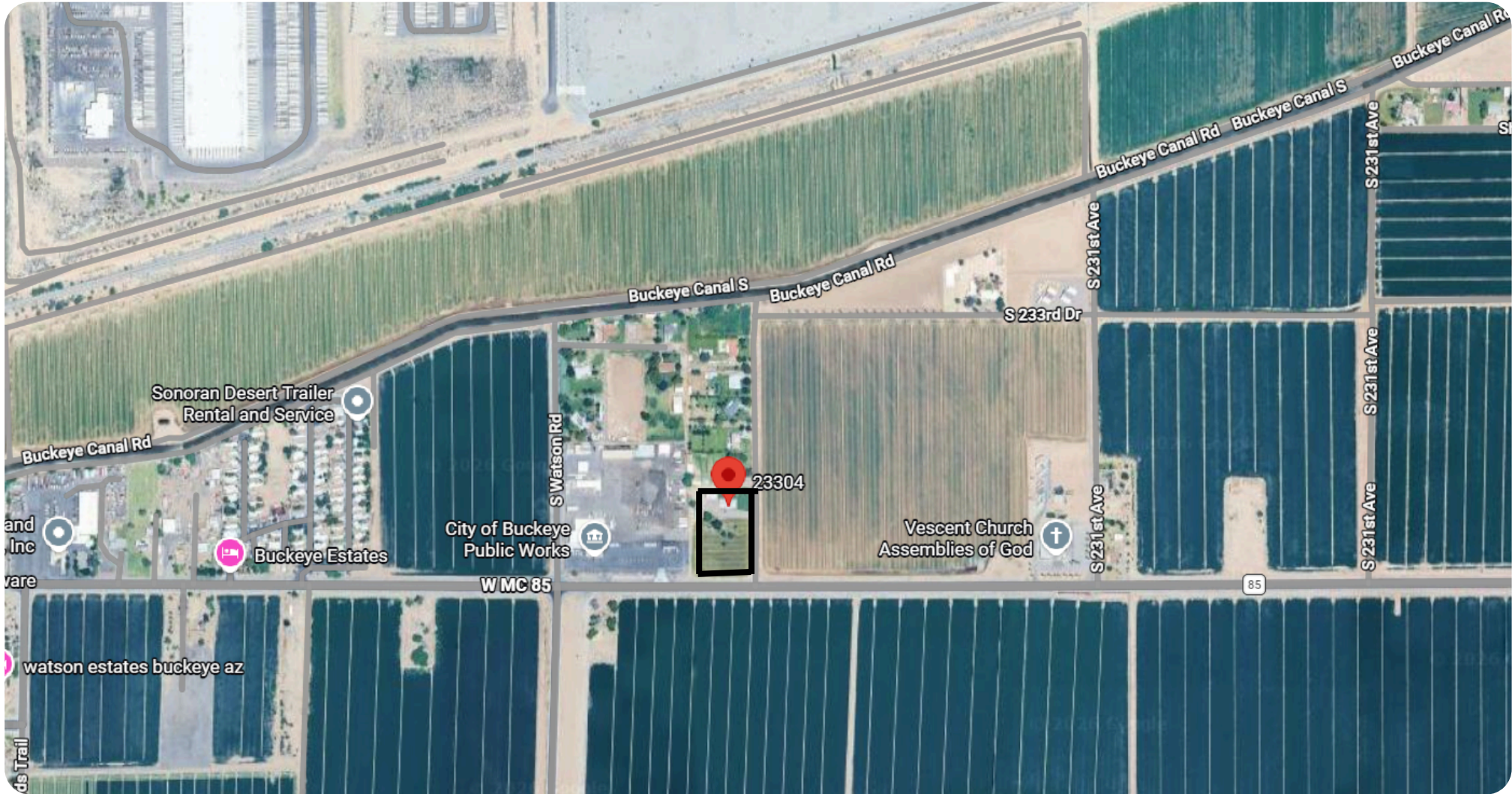




Ironheart Commercial
Closing Deals & Protecting Trust
10265 W Camelback Rd., Ste. 104
Phoenix, AZ 85017
brokered by AIRE

MC 85 Commercial Rezoning Opportunity

23304 W MC 85 Buckeye, AZ 85326
\$1,500,000



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Executive Summary

MC 85 Frontage With a Credible Commercial Rezoning Story

Ironheart Commercial Real Estate is pleased to present 23304 W MC 85 in Buckeye, Arizona, a +/- 3.29-acre property positioned as a commercial rezoning opportunity along the MC 85 corridor. The property is currently under Maricopa County jurisdiction and zoned RU-43 residential. The investment thesis is not based on the current residential use alone. The value driver is the potential transition of the site into a commercial use through annexation and rezoning, subject to buyer verification, municipal approvals, and applicable development requirements.

The site benefits from direct MC 85 frontage, proximity to the City of Buckeye boundary, a Buckeye General Plan land-use context supporting Business Commerce, and an immediately adjacent west property that is within Buckeye and zoned C-3 Regional Commercial.

Seller has received preliminary feedback from Arizona land-use counsel indicating that the site appears to be a feasible candidate for commercial rezoning based on the General Plan designation, MC 85 frontage, and adjacent C-3 zoning pattern.

This is a corridor-positioned, under-entitled property for a buyer who understands the spread between today's residential basis and tomorrow's commercial utility.



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Offering Snapshot

- **Property Address: 23304 W MC 85, Buckeye, AZ 85326**
- **APN: 504-45-018D**
- **Offering Type: Land / residential improvement sale with commercial rezoning opportunity**
- **List Price: \$1,500,000**
- **Parcel Size: +/- 3.29 acres / +/- 143,312 SF**
- **Price Per Acre: Approximately \$455,927**
- **Price Per SF of Land: Approximately \$10.47**
- **Current Jurisdiction: Maricopa County**
- **Current Zoning: RU-43 Residential With 43,000 SF Minimum**
- **Current Use: Owner-occupied residential / rural non-subdivision property**
- **Existing Improvements: +/- 1,664 SF residence and +/- 1,280 SF accessory structure**
- **Rezoning Thesis: Potential annexation into Buckeye and rezoning to C-3 or comparable commercial zoning, subject to approval**



Rezoning Thesis: Business Commerce Context + C-3 Adjacency

- The property is being offered as a potential commercial rezoning opportunity. Current zoning is residential, and no commercial entitlement is guaranteed.
- However, the site has a practical rezoning narrative:
- The property fronts MC 85, a major regional corridor.
- The property is adjacent to Buckeye's municipal boundary.
- The property immediately to the west is within the City of Buckeye.
- The west-adjacent property is zoned C-3 Regional Commercial.
- The west-adjacent property is assessed as city commercial property and includes automotive / maintenance-oriented improvements.
- Buckeye's Business Commerce land-use category supports commercial and employment-oriented development patterns.
- Preliminary feedback from Arizona land-use counsel indicates commercial rezoning appears feasible, subject to approvals.
- This is not a guaranteed entitlement. It is a credible entitlement candidate with the right land-use ingredients.



Immediate West Neighbor Validates the Commercial Pattern

The property immediately west of the subject parcel is a critical part of the story.

- **Adjacent west property:**
- **Address shown in public property records: 23454 W US Highway 80, Buckeye, AZ 85326**
- **APN: 504-45-002B**
- **Municipality: City of Buckeye**
- **Lot Size: +/- 4.804 acres / +/- 209,247 SF**
- **City Zoning: C-3 Regional Commercial**
- **Property Type: City Commercial Property**
- **Existing Improvements: Automotive center, material shelter, office building, and site improvements**
- **The subject property is not being marketed in a vacuum. It sits directly next to an established commercial-zoned property in Buckeye. That adjacent zoning pattern gives buyers a concrete reference point for their own annexation and rezoning due diligence.**





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Ironheart Commercial Real Estate is a Phoenix, Arizona-based commercial real estate team operating under AIRE, an Arizona-licensed real estate brokerage. Ironheart Commercial provides full-spectrum commercial real estate services, including investment sales, owner-user representation, leasing, and advisory services throughout Arizona.

As a dedicated commercial team within AIRE, Ironheart Commercial is built around disciplined execution, market knowledge, and accountability. The team combines transactional experience with a practical, data-informed approach to advising clients and executing commercial real estate assignments. Ironheart Commercial operates with a focus on clarity, responsiveness, and alignment with client objectives.

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