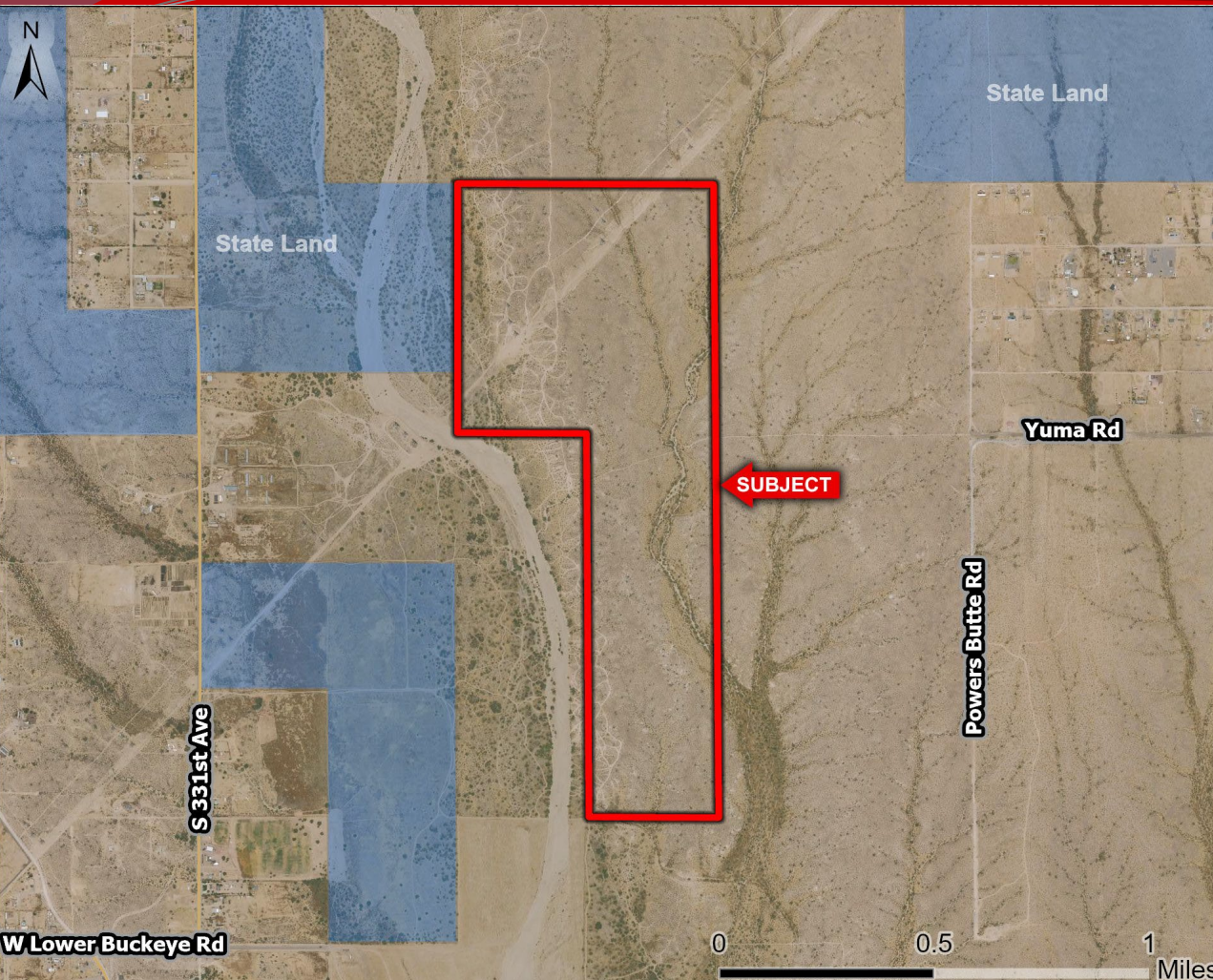




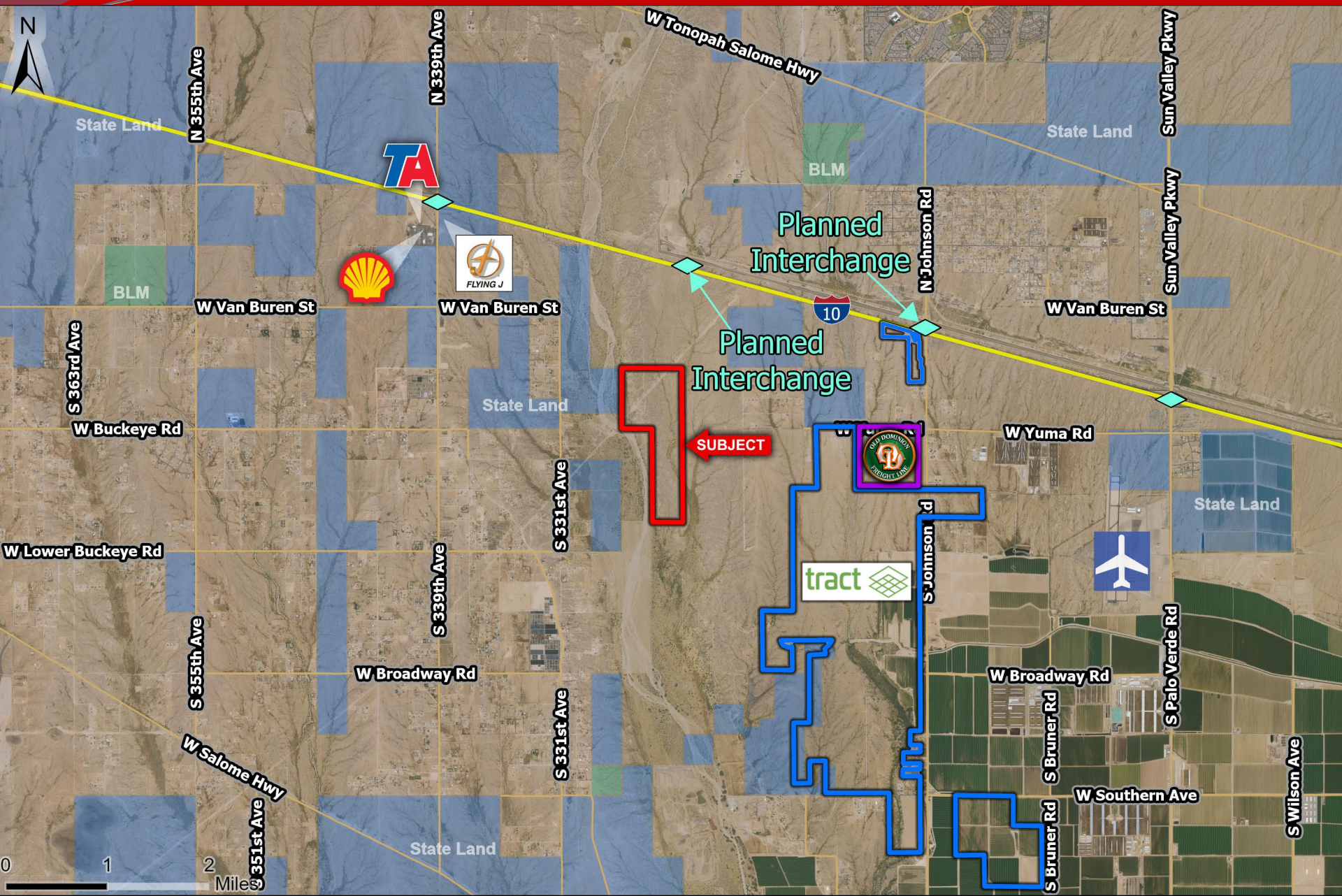
- **Size:** 280 Acres
- **Zoning:** Master Planned Community
- **Taxes:** \$188.28 (2025)
- **Asking:** \$5,320,000 (\$19,000/acre)
- **Comments:**
 - ✓ One of the lowest price per acre available properties in all of Buckeye.
 - ✓ Rare opportunity for low basis land with strong upside potential in one of the nation's fastest growing regions.
 - ✓ Located in close proximity to some of Buckeye's largest projects, including Tract's 2,019-acre Buckeye Technology Park, and Old Dominion's 160-acre logistics facility.
 - ✓ Great 1031 option to position yourself in front of future infrastructure and development.

Great Investment Opportunity | Exclusively Available

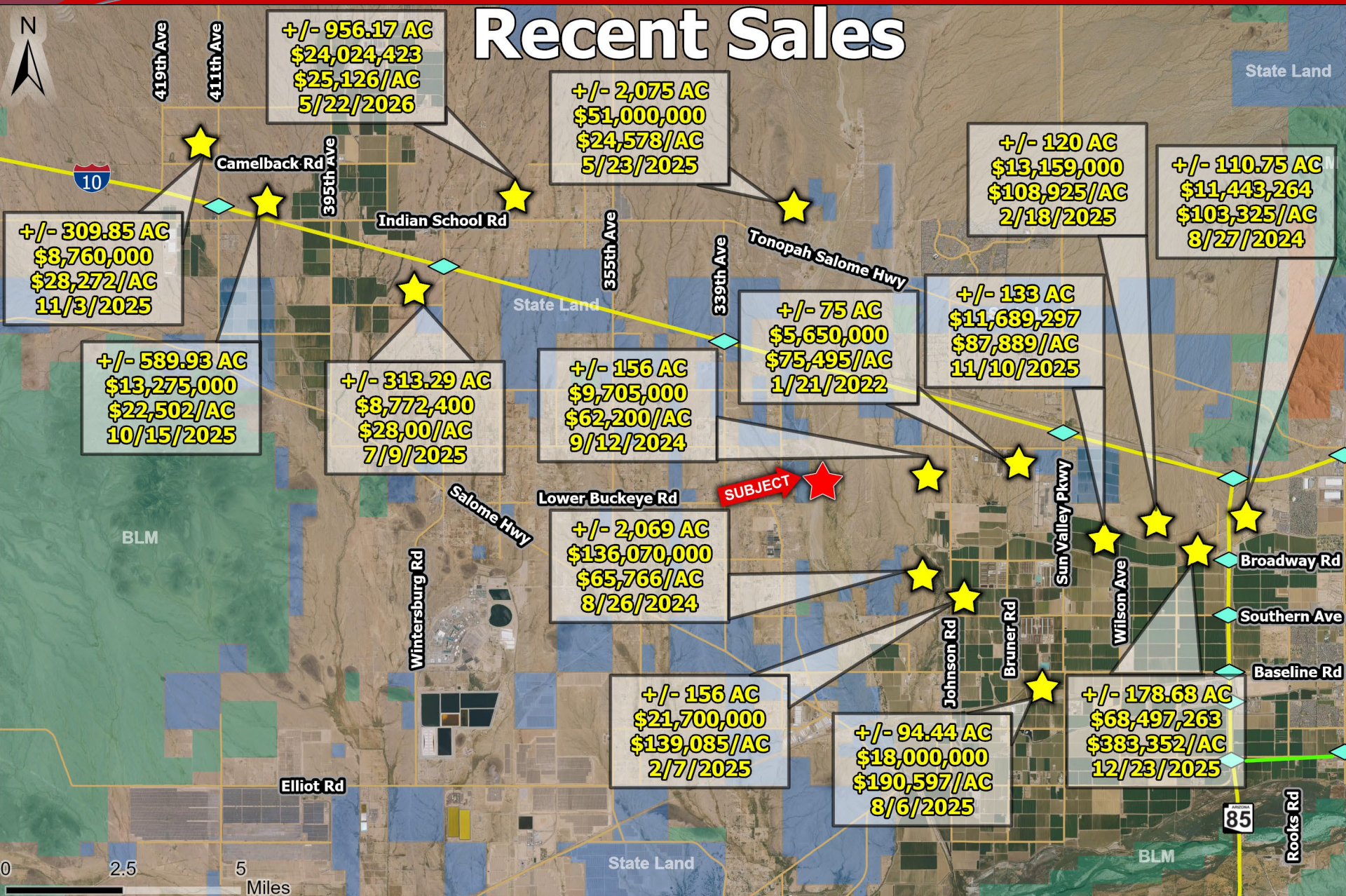
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

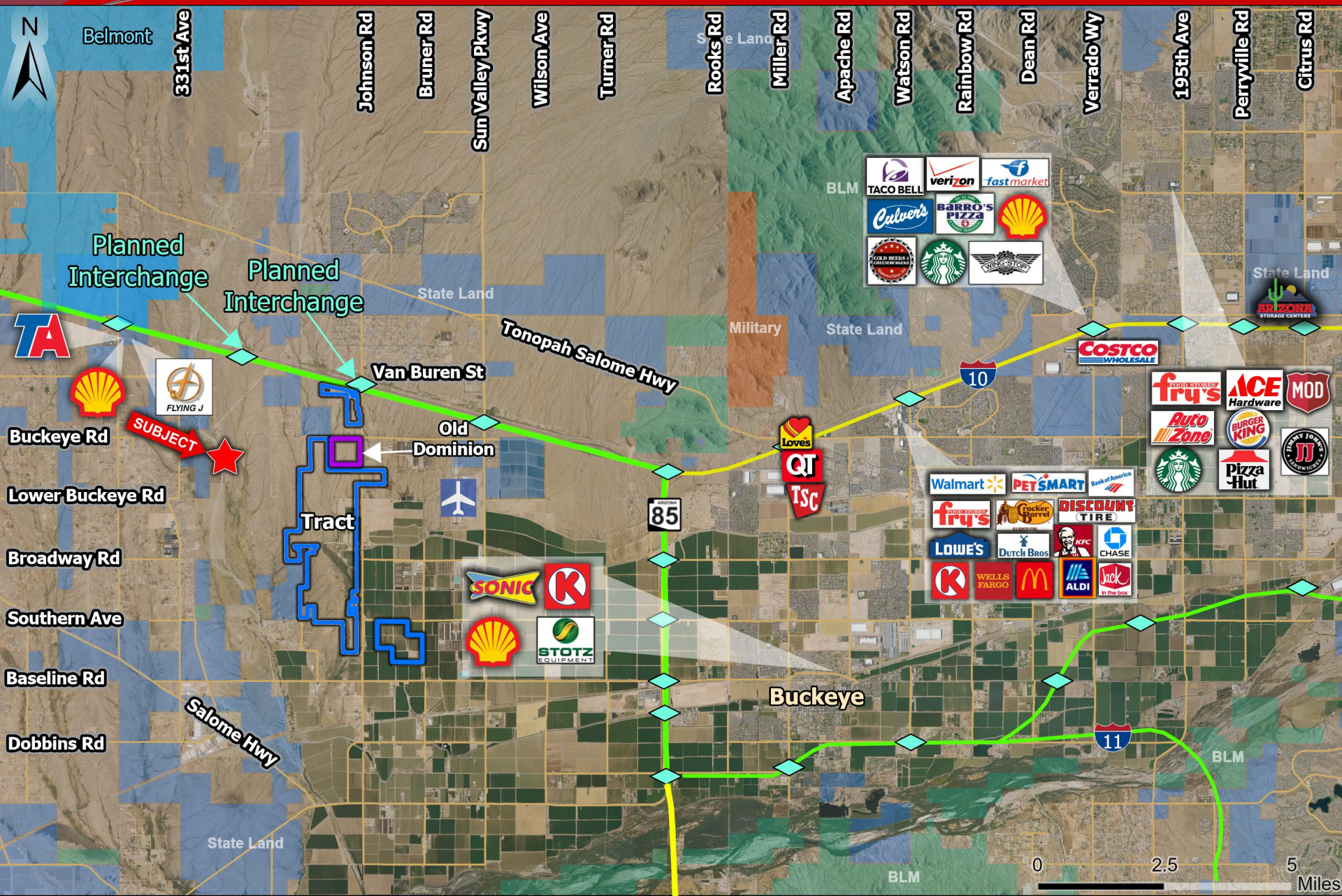
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

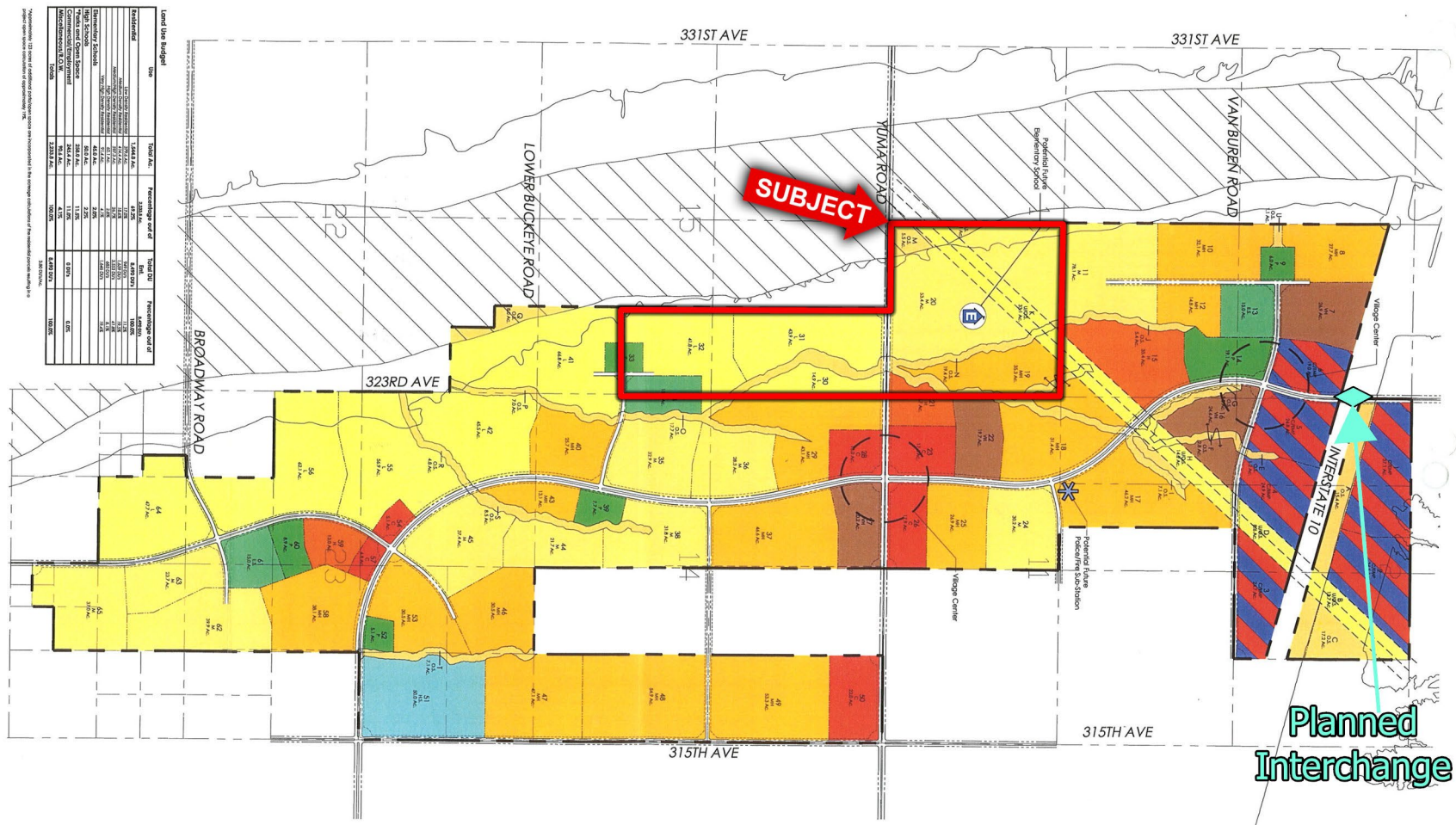
JOE WERNER
Direct: 602-385-0567
jwerner@insightland.com



Recent Sales







Land Use Budget

Use	Total Ac.	Percentage of Total	Total Sq. Ft.	Percentage of Total
Residential	1,545.0	55.2%	4,180,000	55.2%
Commercial	1,000.0	36.1%	2,600,000	36.1%
Industrial	1,000.0	36.1%	2,600,000	36.1%
Public Use	1,000.0	36.1%	2,600,000	36.1%
Open Space	1,000.0	36.1%	2,600,000	36.1%
Other	1,000.0	36.1%	2,600,000	36.1%
Total	2,780.0	100.0%	7,380,000	100.0%

DESERT CREEK
BUCKEYE, ARIZONA
Land Use Map

DATE: October 25, 2001
DRAWN BY: J. KELLY
CHECKED BY: J. KELLY
APPROVED BY: J. KELLY

