



CITY OF BUCKEYE, ARIZONA

# LEGACY TRAILS



Lower Buckeye Rd

Rainbow Rd

**SUBJECT SITE**



Public Land Ownership	
	Federal Land
	National Forest
	Indian Community
	Regional Parks
	State Trust Land

Legacy Trails  
Looking Northwest



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## CITY OF BUCKEYE, ARIZONA

# LEGACY TRAILS

### LOCATION

Located northwest of Broadway Road and Dean Road in the City of Buckeye, Arizona.

### SIZE

199.97 Gross Acres

### SITE DATA

PARCEL	LOT SIZE	PHASE 1	PHASE 2
1-1	53' x 120'	127	
1-2	48' x 120'	94	
2-1	53' x 120'		94
2-2	58' x 120'		66
2-3	48' x 120'		132
2-4	48' x 120'		94
<i>Lots Per Phase</i>		<i>221</i>	<i>386</i>
<b>Total Lots</b>			<b>607</b>

### PRICE

\$18,497,225 (\$92,500/Acre)

### TERMS

- Cash
- Feasibility Period: 60 Days
- Close of Escrow: 15 Days after expiration of Feasibility Period.

### ENTITLEMENT STATUS

- Zoning: PR | City of Buckeye
- Preliminary Plat has been approved November, 2021.
- Buyer shall reimburse Seller the current Buckeye water impact fee.
- Cost estimate was prepared by ATWell (see page 8 for Budget Summary).
- All final plats and improvements plans for Phase 1, Phase 2 and Offsite Infrastructure are staff approved and ready to go to Council.
- CAWS approved for the property (see Additional Documents link below)

### ADDITIONAL DOCUMENTS

[Please click to view](#)

*Approved Preliminary Plat*

*CAWS Approval Letter*

*Certificate of Assured Water Supply (CAWS)*

*Preliminary Development Budget*

*Preliminary Plat Approval Letter*



## BUCKEYE QUICK FACTS



### POPULATION

2023 population: **105,567**  
\*Buckeye's entitled land can support an ultimate build-out population of over **1.1 million**



### GROWTH

Population estimate 2030: **193,600**  
Population estimate 2040: **295,400**  
Population growth 2020-2021: **9.5%**



### RESIDENTIAL MARKET

2022 SFR & MF Permits: **2,193**  
2023 SFR & MF Permits: **2,658**  
2024 SF & MF Unit Projection: **2,800**  
\*City of Buckeye Permitting Department



### DEVELOPMENT

With **35 residential developments** currently active in Buckeye, an additional **21,000 residential lots** are to be developed in the coming years.



### NEW TO BUCKEYE

Rehrig Pacific Company **260,000 SF integrated sustainable solutions facility**  
Exxon Mobil **Distribution Center**  
APS Hub West Facility **SWC Baseline and SR85**  
Buckeye Commons **SEC of I-10 and Verrado Way**  
Banner Health Medical Campus **Four-story, 330,000 SF hospital**  
KORE Power **2M SF Lithium-ion battery manufacturing facility**  
Buckeye I-10 Logistics **Phase 1 currently underway**  
Funko Distribution Center **Now open**  
Five Below **850,000 SF Western US Distribution Center**

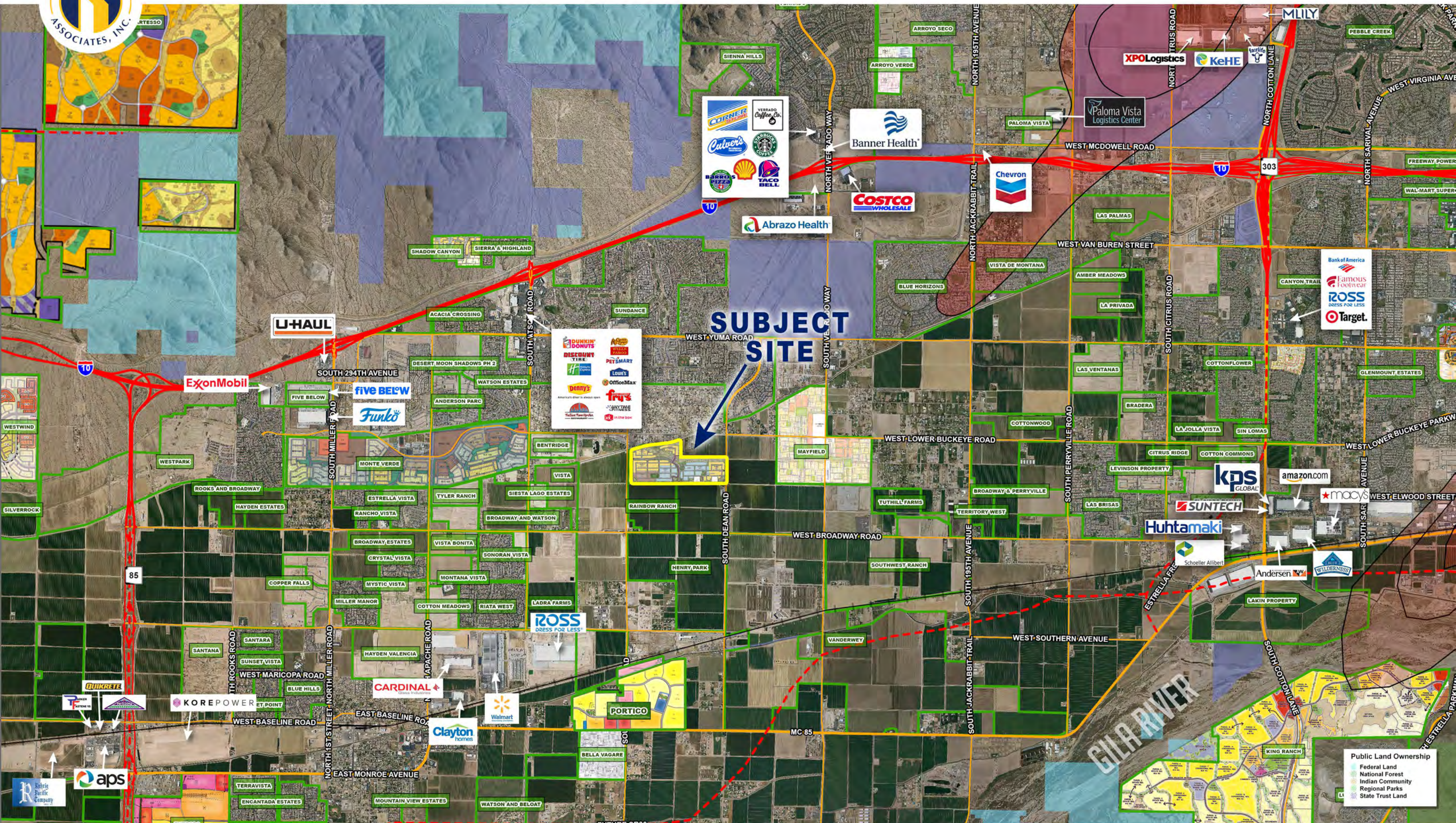


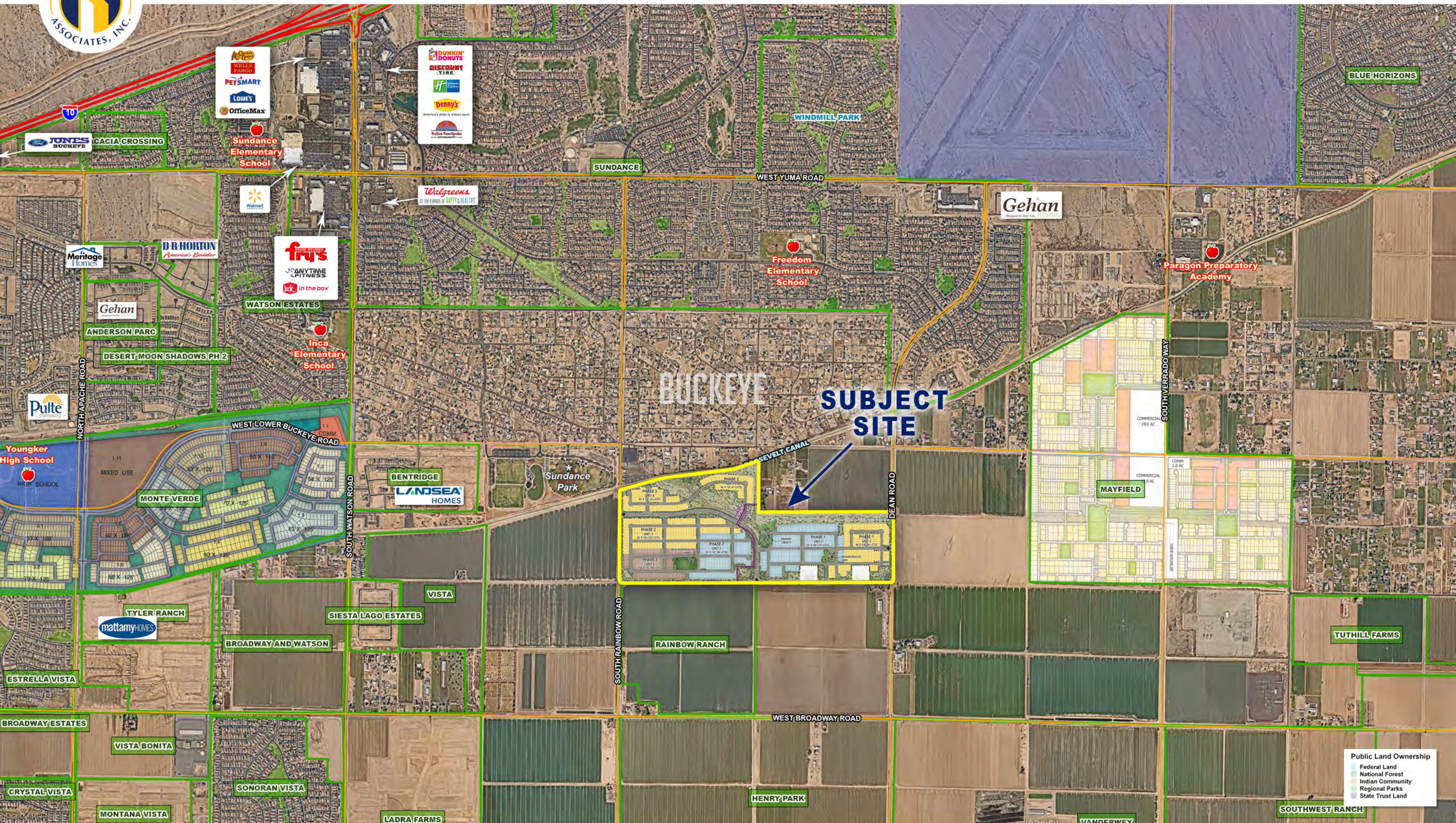
### HIGHER EDUCATION

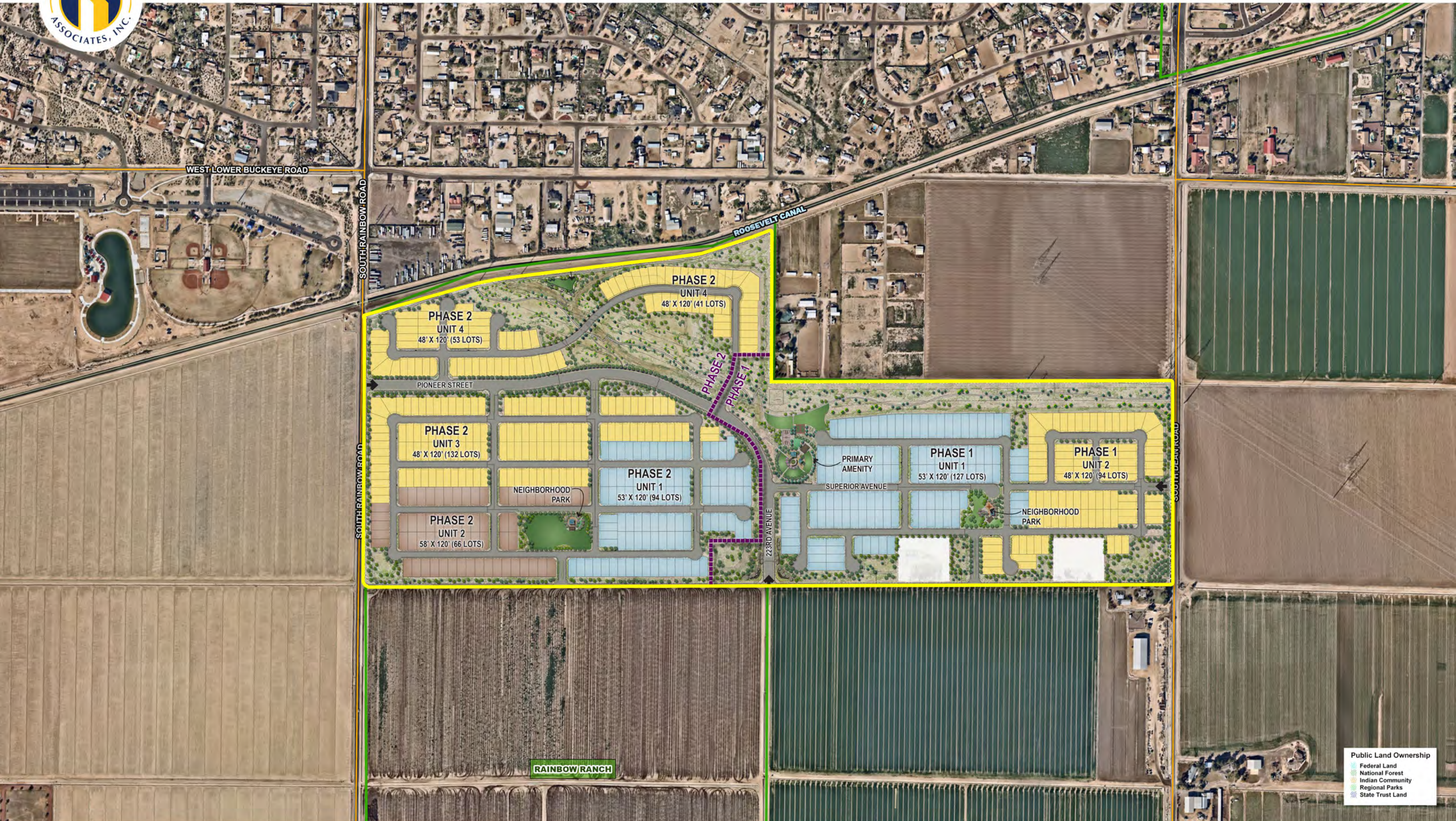
Estrella Mountain Community College **12 miles**  
Rio Salado Community College **12 miles**  
Grand Canyon University **27 miles**  
ASU Downtown Campus **28 miles**  
ASU West Campus **30 miles**  
ASU Main Campus **37 miles**



Source: [growbuckeye.com](http://growbuckeye.com) and [buckeyeaz.gov](http://buckeyeaz.gov)

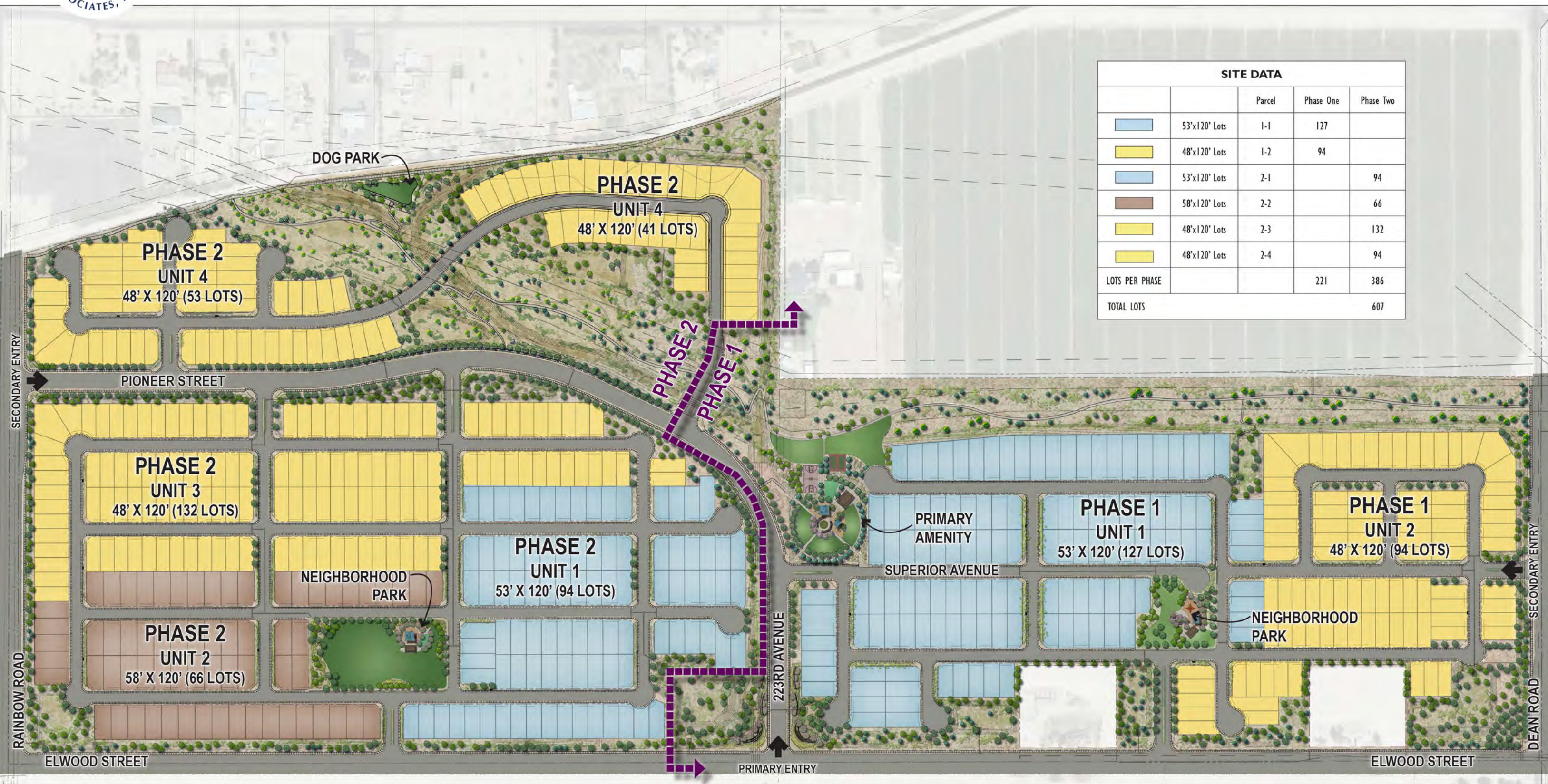






**Public Land Ownership**

- Federal Land
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- State Trust Land



SITE DATA				
		Parcel	Phase One	Phase Two
	53'x120' Lots	1-1	127	
	48'x120' Lots	1-2	94	
	53'x120' Lots	2-1		94
	58'x120' Lots	2-2		66
	48'x120' Lots	2-3		132
	48'x120' Lots	2-4		94
LOTS PER PHASE			221	386
TOTAL LOTS			607	



## Legacy Trails - Buckeye, AZ

### Preliminary Development Budget June 2024

Legacy Trails - Phase Improvements - Preliminary Budget Summary						NOTES
Phase Improvements	Budget	# of Lots	FF	Cost / Lot	FF Cost	
Phase 1 - Unit 1	\$ 7,141,084	127	6,731	\$ 56,229	\$ 1,061	53'x120' Lots
Phase 1 - Unit 2	\$ 4,552,957	94	4,512	\$ 48,436	\$ 1,009	48'x120' Lots
Phase 2 - Unit 1	\$ 5,199,410	94	4,982	\$ 55,313	\$ 1,044	53'x120' Lots
Phase 2 - Unit 2	\$ 4,106,208	66	3,828	\$ 62,215	\$ 1,073	58'x120' Lots
Phase 2 - Unit 3	\$ 5,060,453	132	6,336	\$ 38,337	\$ 799	48'x120' Lots
Phase 2 - Unit 4	\$ 4,777,871	94	4,512	\$ 50,828	\$ 1,059	48'x120' Lots
TOTAL	\$ 30,837,983	607	30,901	\$ 50,804	\$ 998	

Legacy Trails - Offsites, Mass Grade, Lift Station and Parks - Preliminary Budget Summary						NOTES
Infrastructure	Budget	# of Lots	FF	Cost / Lot	FF Cost	
223rd Avenue	\$ 2,211,481	607	30,901	\$ 3,643	\$ 72	
Dean & Elwood Roads	\$ 6,191,340	607	30,901	\$ 10,200	\$ 200	
Pioneer Road	\$ 3,481,566	607	30,901	\$ 5,736	\$ 113	
Rainbow Road	\$ 1,655,945	607	30,901	\$ 2,728	\$ 54	
Lift Station & Force Main	\$ 11,087,243	607	30,901	\$ 18,266	\$ 359	
Mass Grading Phase 1	\$ 1,549,869	607	30,901	\$ 2,553	\$ 50	
Phase 1 Park	\$ 2,971,514	607	30,901	\$ 4,895	\$ 96	
Mass Grading Phase 2	\$ 2,318,697	607	30,901	\$ 3,820	\$ 75	
Phase 2 Park	\$ 2,399,695	607	30,901	\$ 3,953	\$ 78	
TOTAL	\$ 33,867,351			\$ 12,669	\$ 1,096	

<b>TOTAL BUDGET</b>	<b>\$ 64,705,334</b>			<b>\$ 63,473</b>	<b>\$ 2,094</b>	
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