



CITY OF BUCKEYE, ARIZONA

SHADOW CANYON

ASTL

ASTL



SUBJECT SITE

VAN BUREN ST ALIGN

SIERRA & HIGHLAND

APACHE RD ALIGN



WATSON RD



Sundance Elementary School



ACACIA CROSSING

SUNDANCE

YUMA RD



WATSON ESTATES

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land

SHADOW CANYON
Looking North



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www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



CITY OF BUCKEYE, ARIZONA

SHADOW CANYON

LOCATION

Located one-half mile west of Watson Road, south of Van Buren Street Alignment in the City of Buckeye, Arizona.

SIZE

Phase	Gross Acreage	Lot Size	Lot Count
1	33.44	45' x 120'	77
		55' x 120'	61
2	55.79	45' x 120'	83
		55' x 120'	54
Total	89.23	-	275

PRICE

\$7,138,400 (\$80,000 per Acre)

TERMS

Cash

SETBACKS

Typical Setbacks are 5' x 5',
corner lot is 5' x 8'

ASSESSOR PARCEL NUMBERS

504-19-004A, 004B, 005C, 005D, 008A, 008B,
008D, 008E

PROPERTY TAXES

2024 Assessment: \$13,017.08

ZONING

Single-Family 6 (SF-6) with PAD Overlay,
City of Buckeye

DENSITY

3.0 DU/Ac

ADDITIONAL DOCUMENTS

[CLICK HERE](#) to view

ALTA

Development Agreement



ENTITLEMENTS

- Development Agreement – Recorded 10/24/23
- Onsite Construction Documents at 3rd Submittal
- Lift Station at 2nd Submittal
- Booster Station at 2nd Submittal
- Final Plats Approved, awaiting CAWS to record Plats

UTILITIES

Water

- Certificate of Assured Water Supply (CAWS) by the Arizona Department of Water Resources (ADWR) - Application submitted 04/28/23, on hold due to the ADWR Physical Availability (A.A.C. R12-15-716) water model release on June 1, 2023.
- Well Contribution - \$3.0MM for the city to provide water to the site.
- In-Line Booster Pump Station – First Developer to break ground will construct the booster station for the collective group and receive future reimbursements from the participants. The city will not assess or collect water impact fees from Shadow Canyon.
- Arsenic Vessel – City design and installed (2) two arsenic vessels at the Sundance water campus, Forestar paying pro-rata share of water treatment required for the site (~\$122K), awaiting invoice to pay this fee.
- Residential Fire Sprinklers – Required for all residential property constructed within Shadow Canyon.
- Water connection on Watson Road and the Van Buren Alignment.

Wastewater

- Lift Station & Force Main – Sized to accommodate Shadow Canyon and 185 lots located within the Final Plat of Sundance 7.
- Tract N – Current Sundance parcel 7 Lift station to be abandoned and re-purposed as a Secondary Emergency Access for Shadow Canyon.
- Sewer connection on Watson Rd and the Van Buren Alignment.

Other

Street Improvement In-Lieu Payment – Payment in-lieu of construction Apache Road and a portion of Van Buren (\$729K).



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**

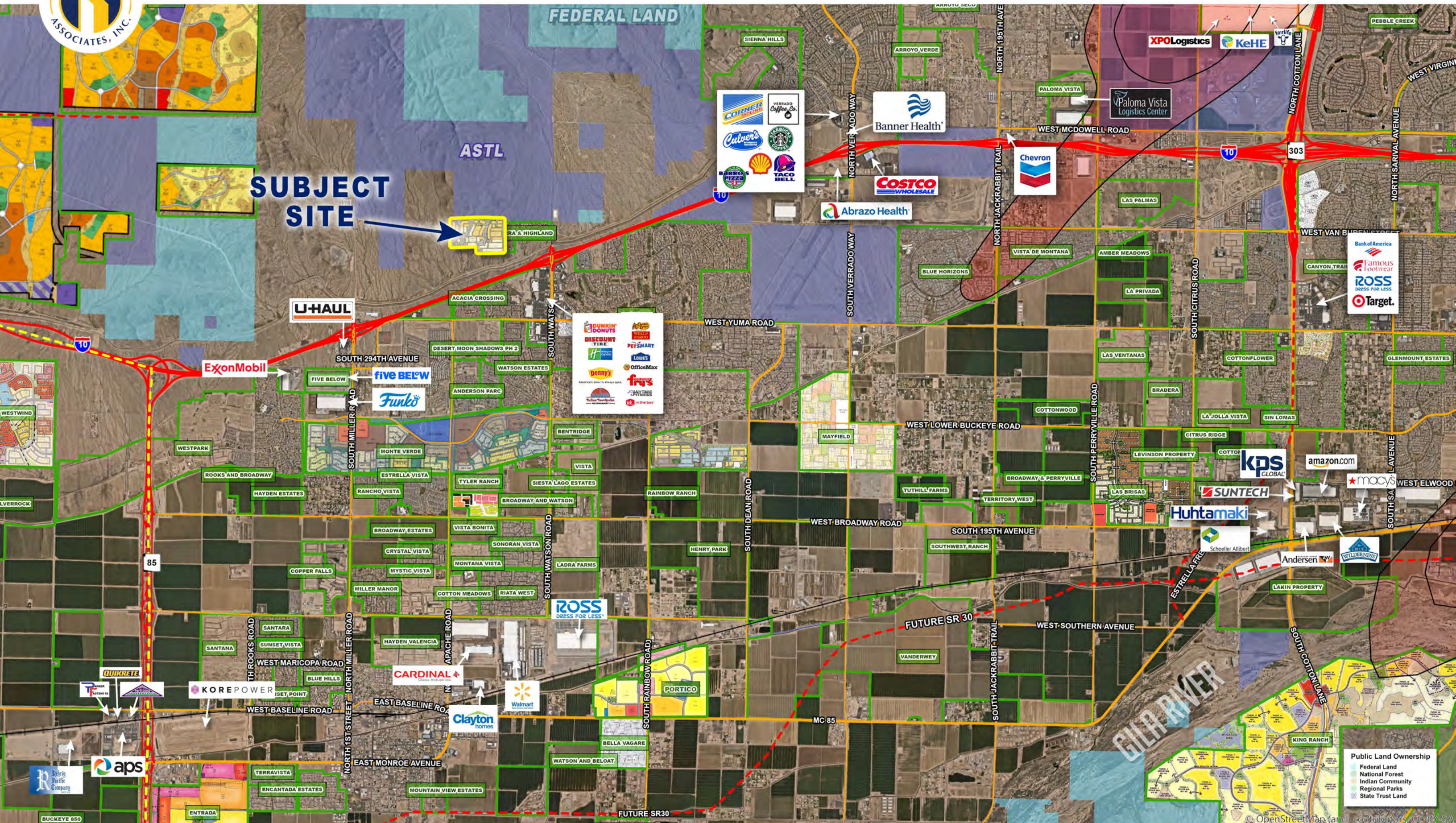


HIGHER EDUCATION

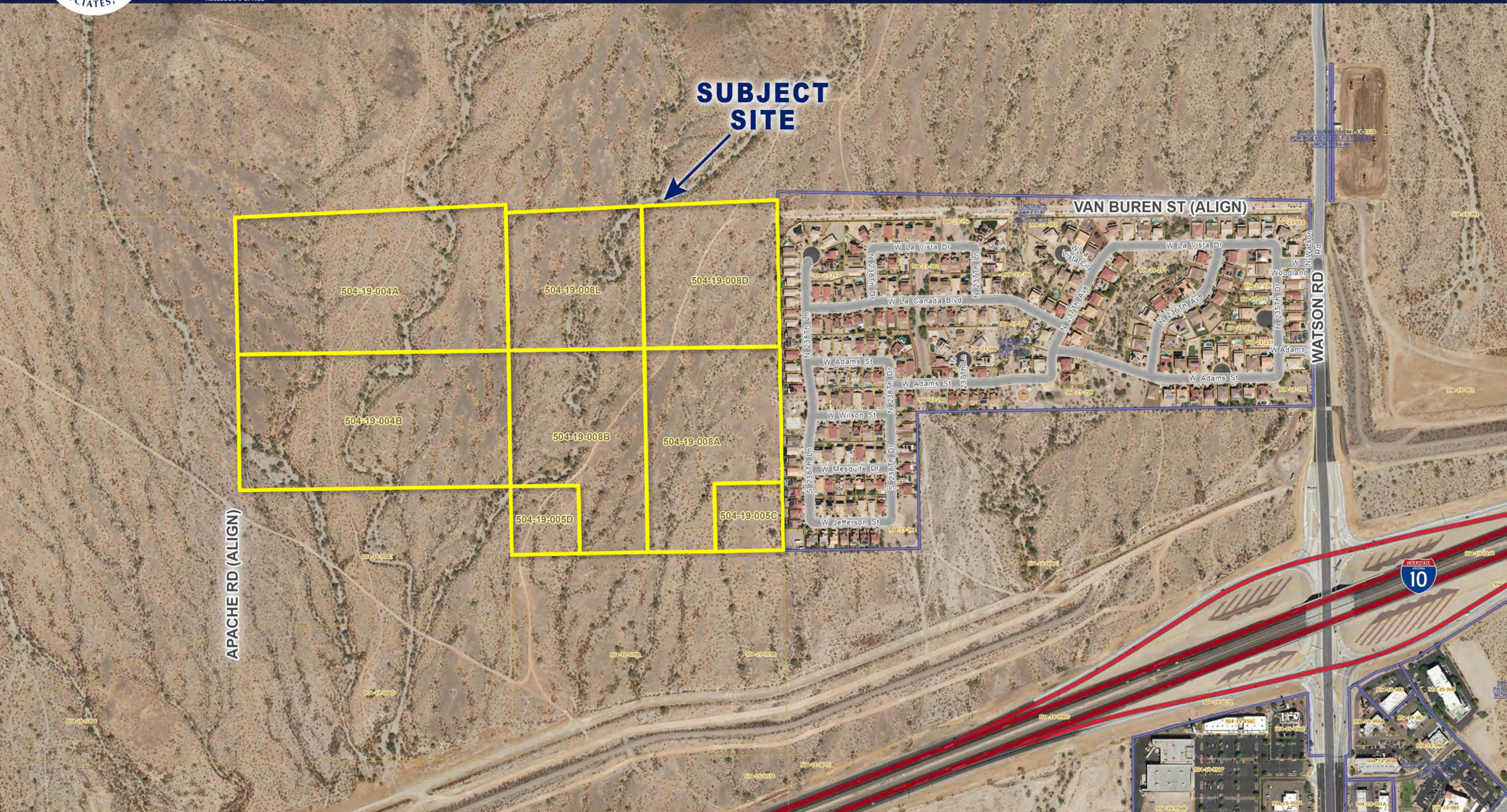
Estrella Mountain Community College **12 miles**
Rio Salado Community College **12 miles**
Grand Canyon University **27 miles**
ASU Downtown Campus **28 miles**
ASU West Campus **30 miles**
ASU Main Campus **37 miles**



Source: growbuckeye.com and buckeyeaz.gov





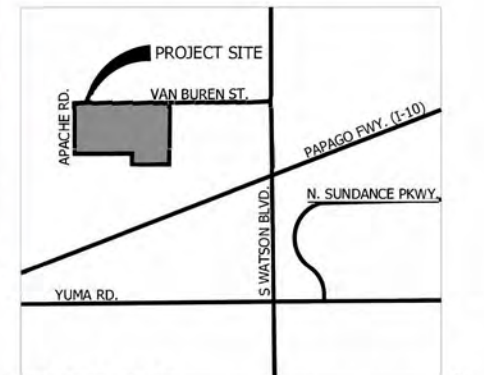
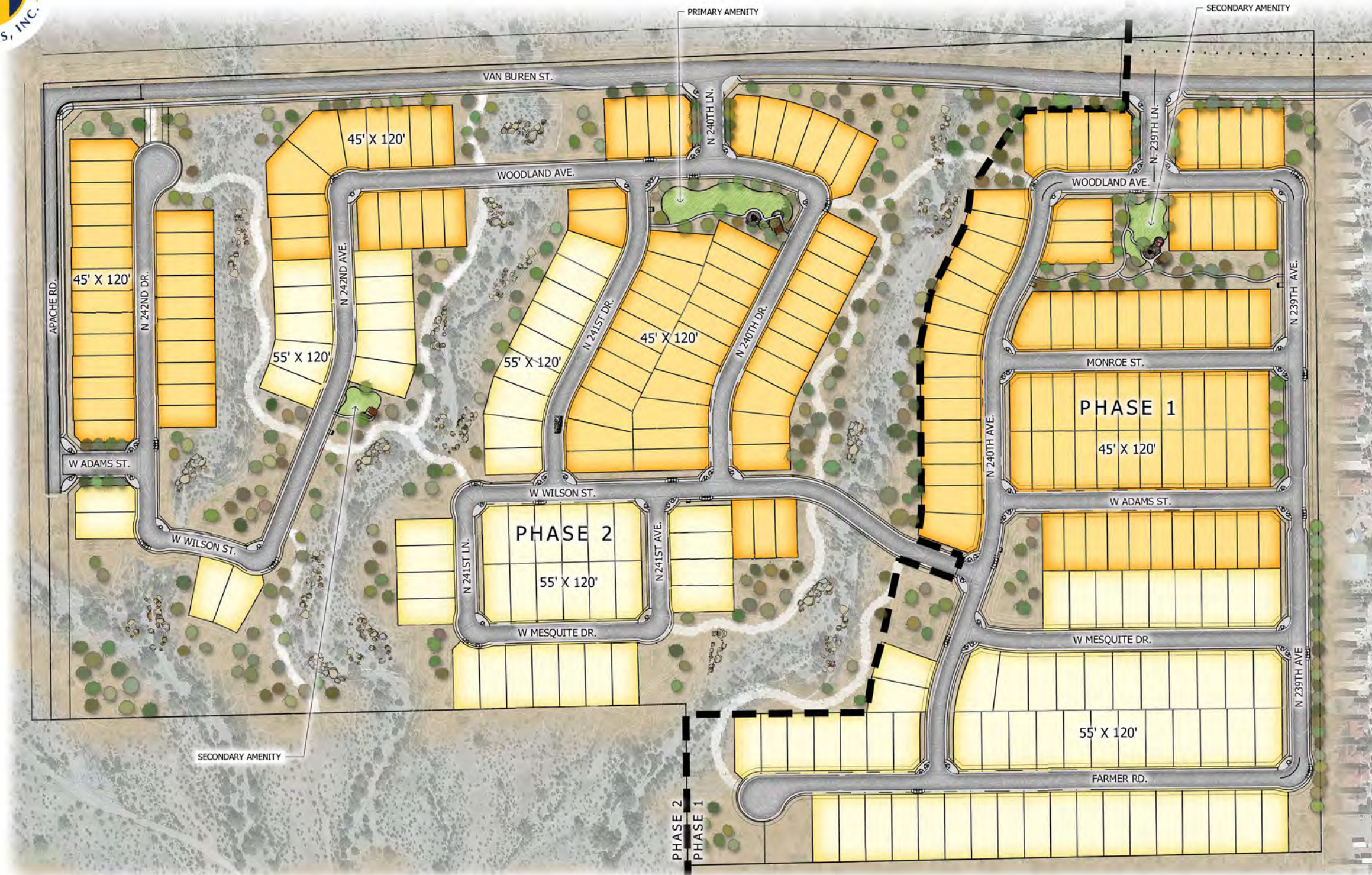




Site Data		
Phase 1		
Gross Area	33.44 Ac.	4.13 DU/Ac.
Net Area	32.58 Ac.	4.24 DU/Ac.
Total Open Space	5.20 Ac.	15.6%
Unit	Qty	Mix
45' x 120'	77 D.U.	55.8%
55' x 120'	61 D.U.	44.2%
Total	138 D.U.	

Phase 2		
Gross Area	55.79 Ac.	2.46 DU/Ac.
Net Area	53.06 Ac.	2.58 DU/Ac.
Total Open Space	25.47 Ac.	45.7%
Unit	Qty	Mix
45' x 120'	83 D.U.	60.6%
55' x 120'	54 D.U.	39.4%
Total	137 D.U.	

Total		
Gross Area	89.23 Ac.	3.08 DU/Ac.
Net Area	85.64 Ac.	3.21 DU/Ac.
Total Open Space	30.67 Ac.	34.4%
Total Open Space	30.67 Ac.	34.4%
Unit	Qty	Mix
45' x 120'	160 D.U.	58.2%
55' x 120'	115 D.U.	41.8%
Total	275 D.U.	



VICINITY MAP NOT TO SCALE



SHADOW CANYON
Site Plan

Plan Scale 1:100' Date:05-23-2023

