



CITY OF BUCKEYE, ARIZONA

# SHADOW CANYON

ASTL

ASTL



**SUBJECT  
SITE**

VAN BUREN ST ALIGN

SIERRA & HIGHLAND

FULL DIAMOND  
INTERCHANGE



WATSON RD

bealls  
OUTLET

LOWE'S

Sundance  
Elementary  
School

ACACIA  
CROSSING

SUNDANCE

YUMA RD

Walmart

FRUITS

WATSON ESTATES

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



SHADOW CANYON  
Looking North



PHONE 480.367.0700 / FAX 480.367.8341  
[www.NathanLandAZ.com](http://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	*Approximate 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
<b>Total</b>	<b>89.23</b>	<b>-</b>	<b>275</b>

## PRICE

Submit

## TERMS

- Cash
- Site will be sold “as-is”
- Feasibility Period: 30 days
- Close of Escrow: 60 days following expiration of Feasibility Period

## 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 all documents

## BID DUE BY DATE

All offers are due on or before Tuesday,  
October 7, 2025 by 12:00pm (noon) MST.



## ENTITLEMENTS

- Development Agreement – Recorded 10/24/23
- Onsite Construction Documents at \*4<sup>th</sup> 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 (~\$128,125.08), paid by Forestar 10.28.2024.
- 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

2025 population: **119,007**

\*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**

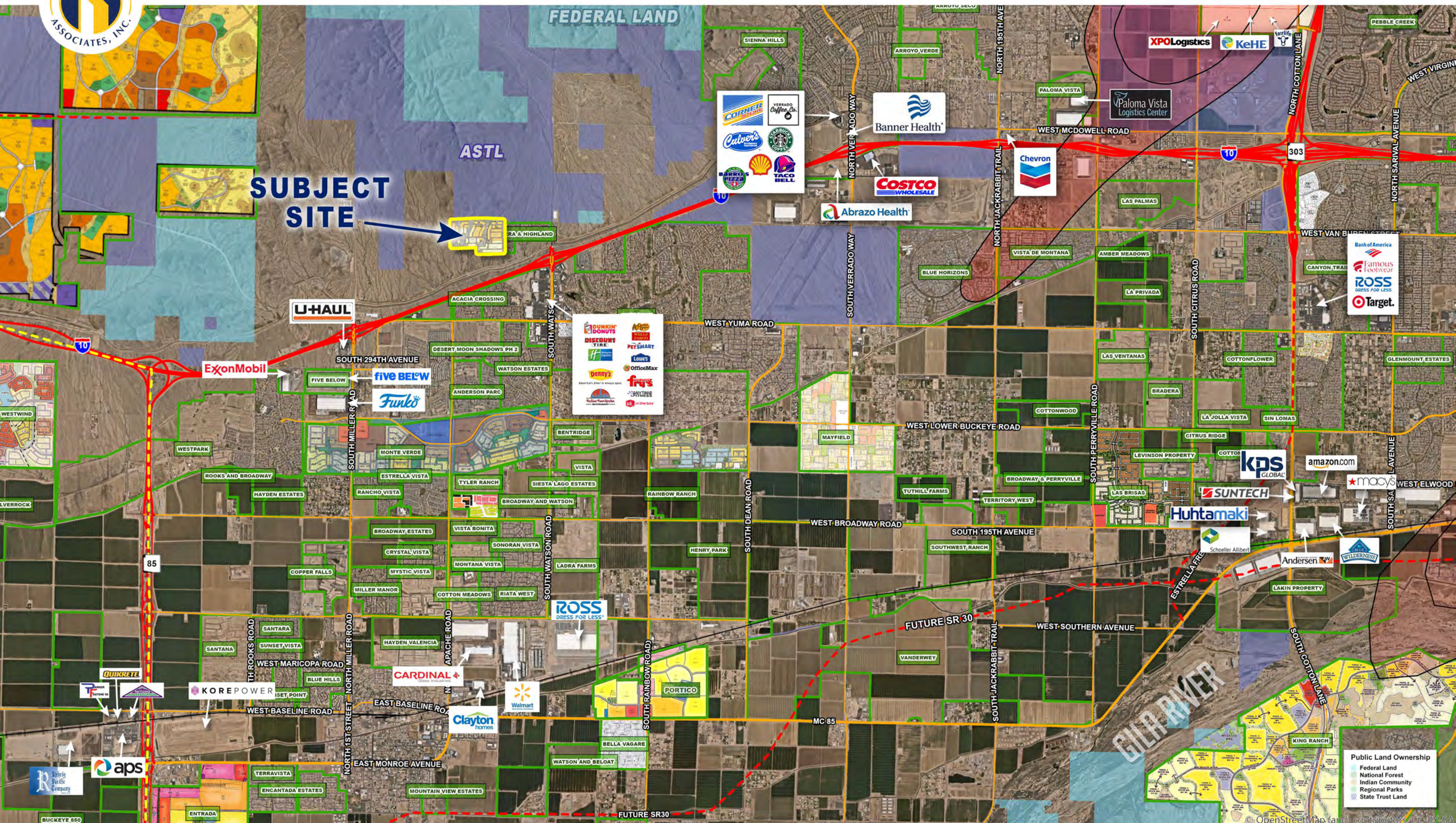
ASU Downtown Campus **28 miles**

ASU West Campus **30 miles**

ASU Main Campus **37 miles**

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

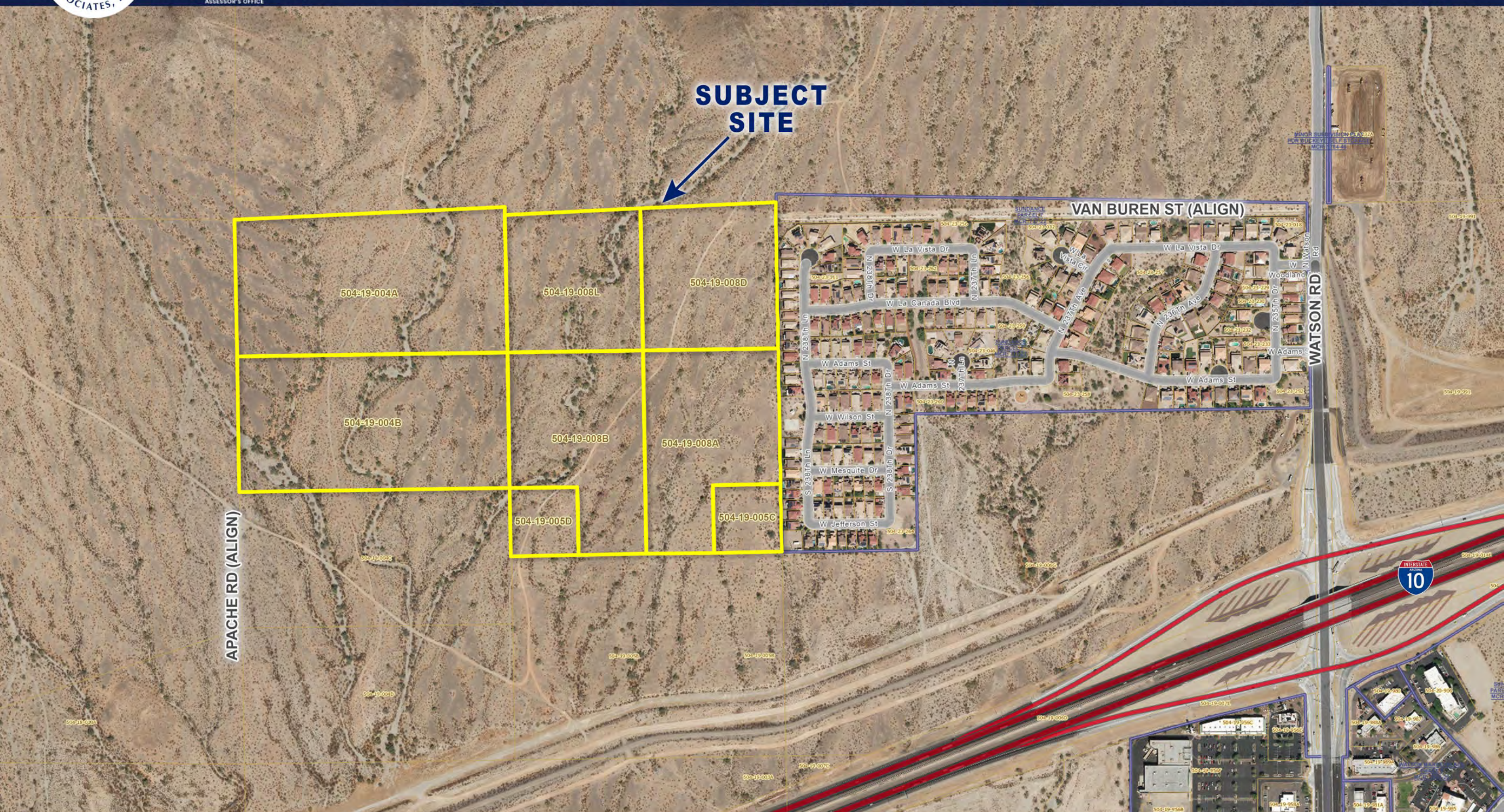




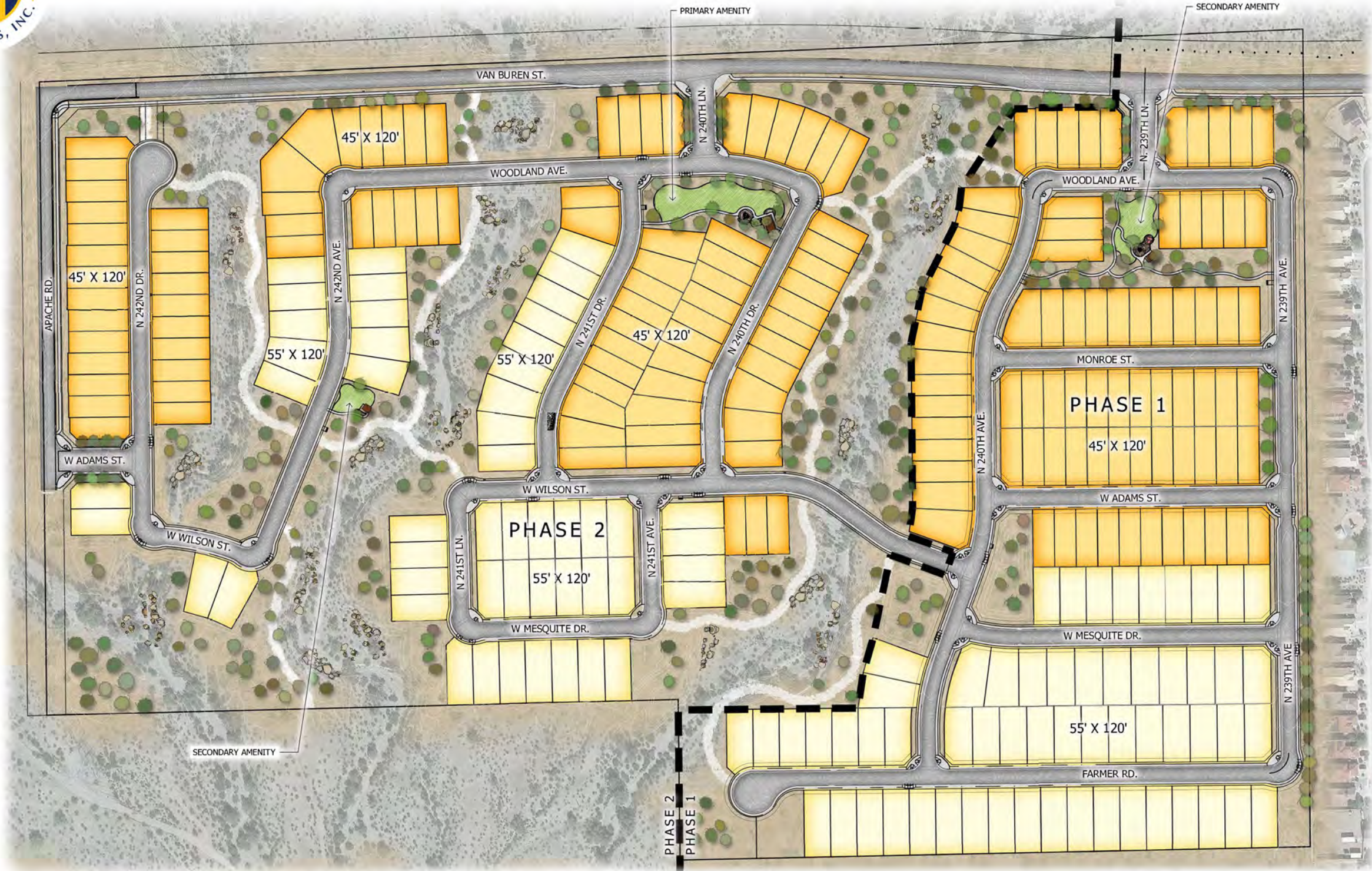








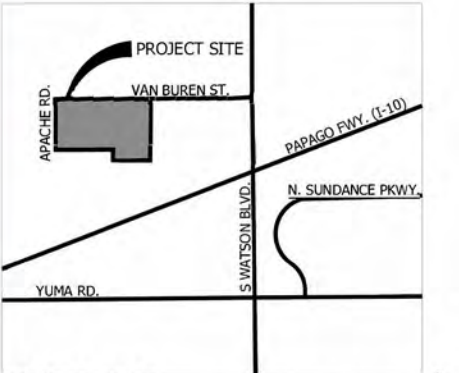




Site Data		
Phase 1		
Gross Area	33.44 Ac.	4.13 DU/Ac.
Net Area	32.58 Ac.	4.24 DU/Ac.
Total Open Space	5.20 Ac.	15.6%
Unit	Qty	Mix
45' x 120'	77 D.U.	55.8%
55' x 120'	61 D.U.	44.2%
Total	138 D.U.	

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

ABLASTUDIO.COM

