



SHADOW CANYON

Buckeye, AZ

ASTL

ASTL



FULL DIAMOND INTERCHANGE

WATSON RD



bealls
OUTLET

LOWE'S




Shadow Canyon
Looking North

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



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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

89.23 Acres

ASSESSOR PARCEL NUMBERS

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

ZONING

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

PRICE

Submit

TERMS

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

PROPERTY TAXES

2026 Assessment: \$13,959.88

SITE PLAN AND FINAL PLAT

Final plat has expired, [CLICK HERE](#) to view lotting exhibit and expired final plat.

CONCEPTUAL LOTTING

Phase	Gross Acreage (Approximate)	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

DENSITY

3.0 DU/Ac

SETBACKS

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

OFFER DUE DATE

All offers are due on or before Tuesday, November 24, 2026
by 12:00pm (noon) MST.



ENTITLEMENTS

- Development Agreement – Recorded 10/24/23
- Preliminary Entitlements Completed; however, Project will be required to bring all applications, CDs and approvals up to date (i.e. P&E status) with an estimated timeline of 12 months to Final Plat.

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).

ADDITIONAL DOCUMENTS

[CLICK HERE](#) to view all due diligence documents.



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 and buckeyeaz.gov





