

Infrastructure Opportunity

Site ID: SE4 SW4 SEC 26 EX N 1025F TH/OF | Market: Buckeye, Arizona 85354

Presented on behalf of:

Joe Khibeir, Yakoo M Khibeir

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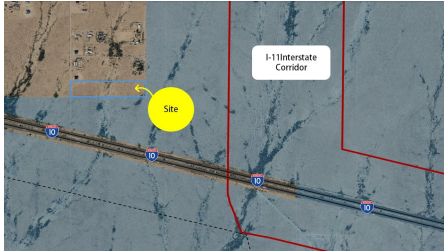
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PROPERTY OVERVIEW

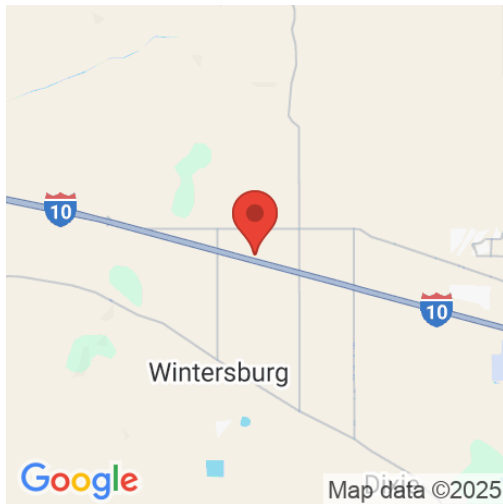


Summary: This offering includes the option to lease the real property located at F5H4+VG7, Buckeye, Arizona 85354 for the purpose of utility infrastructure services.

The parcel is classified as Land and the property owner is looking to lease through a: Ground Lease.

Location Overview

The property is located in Buckeye, Arizona within the county of Maricopa.

**Lease Type:**

Ground Lease

Site Name/ID:SE4 SW4 SEC 26 EX N 1025F
TH/OF**Address:**F5H4+VG7**City:**Buckeye**State:**Arizona**Zip:**85354**Country:**United States**APN:**

506-40-014-Z

County:

Maricopa

Lat/Long:33.4796625 | -112.8437031

SITE INFRASTRUCTURE INFORMATION

Property Description:

Located strategically next to the bustling I-10 Freeway and the future I-11 Freeway, this prime parcel of land in Buckeye, Arizona, is ripe for telecom infrastructure development, particularly a Cell Tower. With easy access to utilities near the site, it presents an unparalleled opportunity for telecom companies looking to expand their network coverage or enhance service quality in the rapidly growing Buckeye area.

Why This Location?

Accessibility: Right next to I-10 and the proposed I-11, ensuring ease of access for maintenance and operations.

Strategic Positioning: In the path of urban expansion and increased mobile network demand, offering potential for high usage and optimal signal distribution.

Utility Access: Utilities readily available near the site, facilitating a smooth and efficient development process.

Available for Lease: This is a golden chance to secure a location that promises to be at the forefront of Buckeye's expansion and connectivity enhancements.

Property Type:	Land - Other
Site Status:	No Utility Infrastructure
Lot Acres:	8.94 acres
Lot Sq. Ft:	389400 sq. ft.

Licenses:	No
Elevation Above Sea Level:	335.92

Potential Use: Billboards, Cell Towers, EV Charging, Data Centers, Edge Computing, Fiber Optics, Small Cells

SITE PHOTOS



SITE STREET VIEW IMAGES

