

PLANNED PAD FOR SALE OR GROUND LEASE

N of NWC Litchfield and McDowell, Goodyear, AZ 85395

LAND AVAILABLE: ±89,246 SQUARE FEET

PROPERTY PROFILE:

- Located in Retail Core at the gateway to the Palm Valley master-planned community
- Parcel situated adjacent to upscale office buildings and National hotel
- Only one minute from I-10; Litchfield Road full-diamond interchange
- Approximately 7 minutes from Loop 101 at I-10 interchange

ZONING: PAD, Goodyear Jurisdiction

APN: 501-76-953

2016 ASSESSED TAXES: \$6,401.88

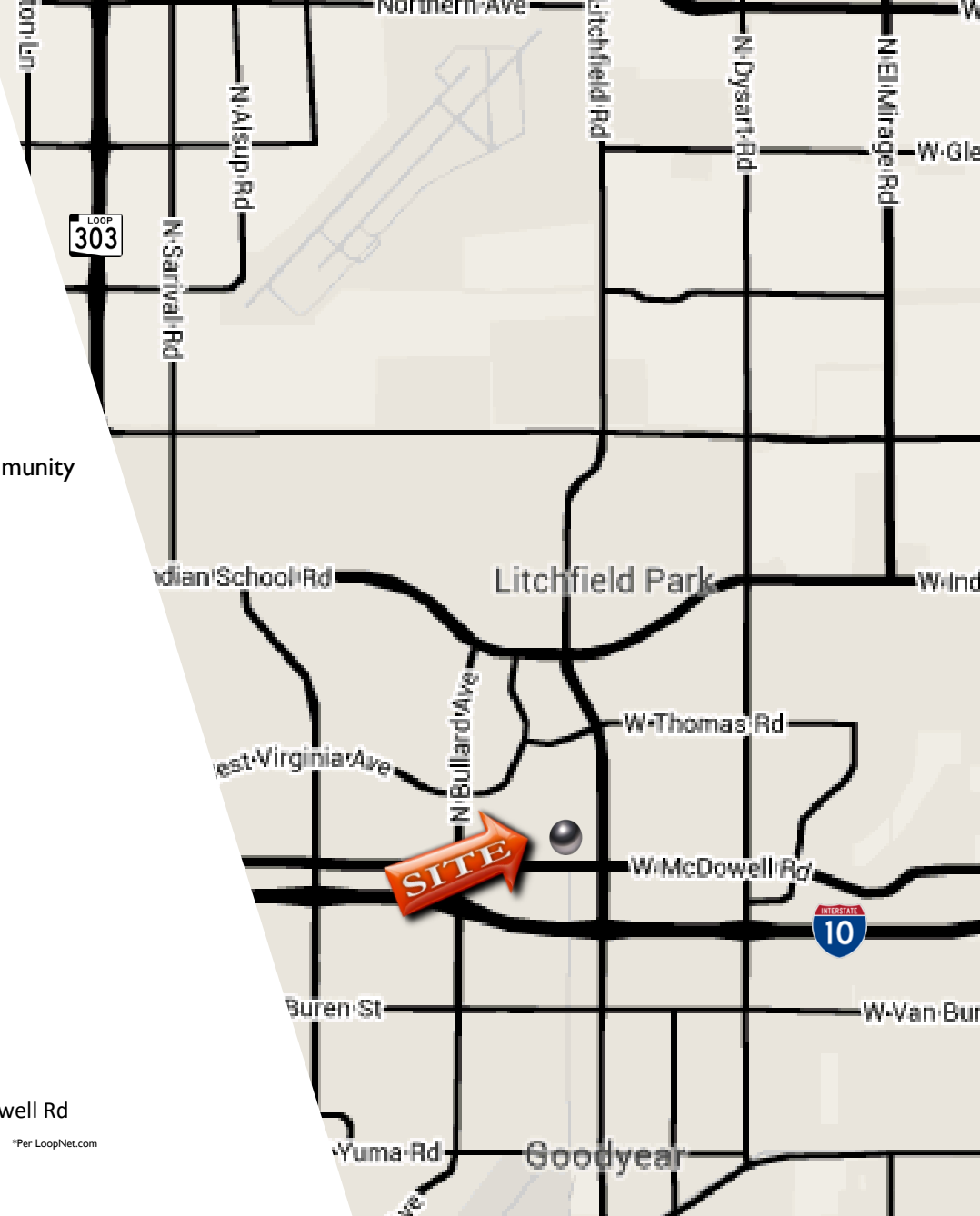
UTILITIES: Located at site

DEMOGRAPHICS:*

	One Mile	Three Mile	Five Mile
2016 Population	5,609	78,228	181,390
2016 Avg HH Income Level	\$87,201	\$74,932	\$75,646

2015 TRAFFIC COUNTS: 98,367 Total VPD at N Litchfield and W McDowell Rd

*Per LoopNet.com



PHOENIX WEST
commercial L.L.C.

125 S Avondale Blvd, Suite 100, Avondale, AZ 85323 623.535.9707

The information contained herein is deemed reliable, however Phoenix West Commercial, LLC, its assigns, representatives, agents or associates do not guarantee it or warrant it; it may be changed or be updated without notice; it is recommended that all persons relying on any information supplied satisfy themselves as to the accuracy of same including but not limited to the environmental condition of the property. It is recommended that all persons make their own independent investigation of the environmental condition of the property.

AREA AERIAL



PALM VALLEY COMMUNITY

RANCHO SANTA FE COMMUNITY



W MCDOWELL ROAD



BULLARD AVENUE

LITCHFIELD ROAD

DYSART ROAD

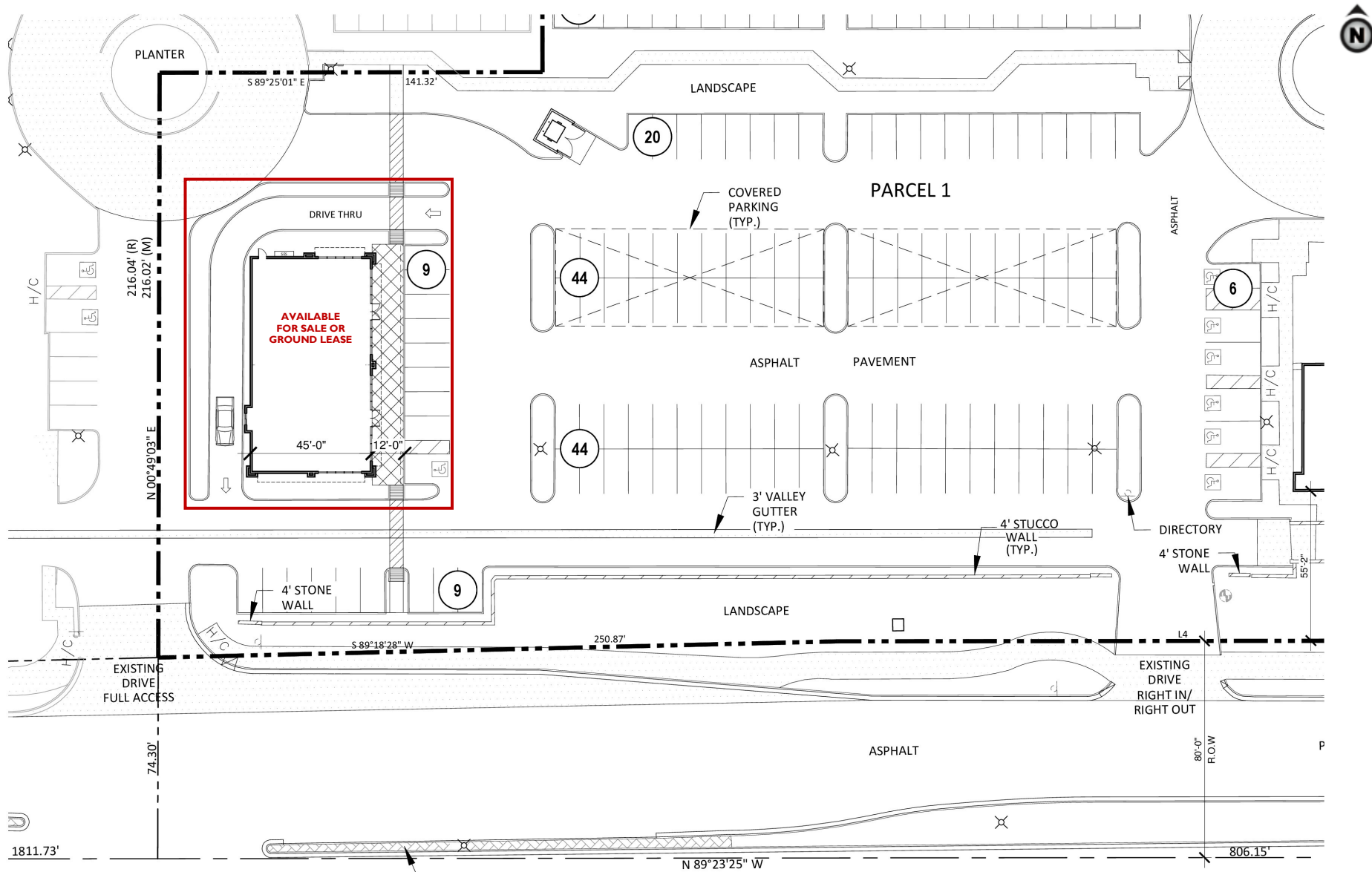
Contact:
 Bobbie Lorraine Mastracci, CCIM, SIOR
 623.748.1958 • BMastracci@PhxWC.com



PHOENIX WEST
 commercial L.L.C.

The information contained herein is deemed reliable, however Phoenix West Commercial, LLC, its assigns, representatives, agents or associates do not guarantee it or warrant it; it may be changed or be updated without notice; it is recommended that all persons relying on any information supplied satisfy themselves as to the accuracy of same including but not limited to the environmental condition of the property. It is recommended that all persons make their own independent investigation of the environmental condition of the property.

125 S Avondale Blvd, Suite 100, Avondale, AZ 85323 623.535.9707



Contact:
 Bobbie Lorraine Mastracci, CCIM, SIOR
 623.748.1958 • BMAstracci@PhxWC.com



MCDOWELL ROAD
 (PUBLIC ROADWAY)

PHOENIX WEST
 commercial L.L.C.

The information contained herein is deemed reliable, however Phoenix West Commercial, LLC, its assigns, representatives, agents or associates do not guarantee it or warrant it; it may be changed or be updated without notice; it is recommended that all persons relying on any information supplied satisfy themselves as to the accuracy of same including but not limited to the environmental condition of the property. It is recommended that all persons make their own independent investigation of the environmental condition of the property.

125 S Avondale Blvd, Suite 100, Avondale, AZ 85323 623.535.9707