

RAINBOW VALLEY ROAD & CHANDLER HEIGHTS ROAD GOODYEAR, ARIZONA

ESTRELLA™

Rainbow Valley Rd

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Chandler Heights Rd

PRICE: \$2,000,000.00

PROPERTY SIZE: 18.18 +/- Acres

ASSESSOR'S PARCEL NUMBERS: 400-62-038

TAXES: \$1,650.42 (2022)

ZONING: PAD

UTILITIES: Power - APS, Phone - CenturyLink, Water - Well on site.

HIGHLIGHTS:

- Excellent commercial investment opportunity surrounded by Estrella MPC!
- Hard corner with paved road access!
- No floodplain!
- The property is currently being used as a farm headquarters. There are two houses, a 7,300 square foot metal building, and two wells.



SUBJECT

ESTRELLA™



SCOTT TRUITT - DESIGNATED BROKER
8040 E MORGAN TRAIL, SUITE 22
SCOTTSDALE, ARIZONA 85258

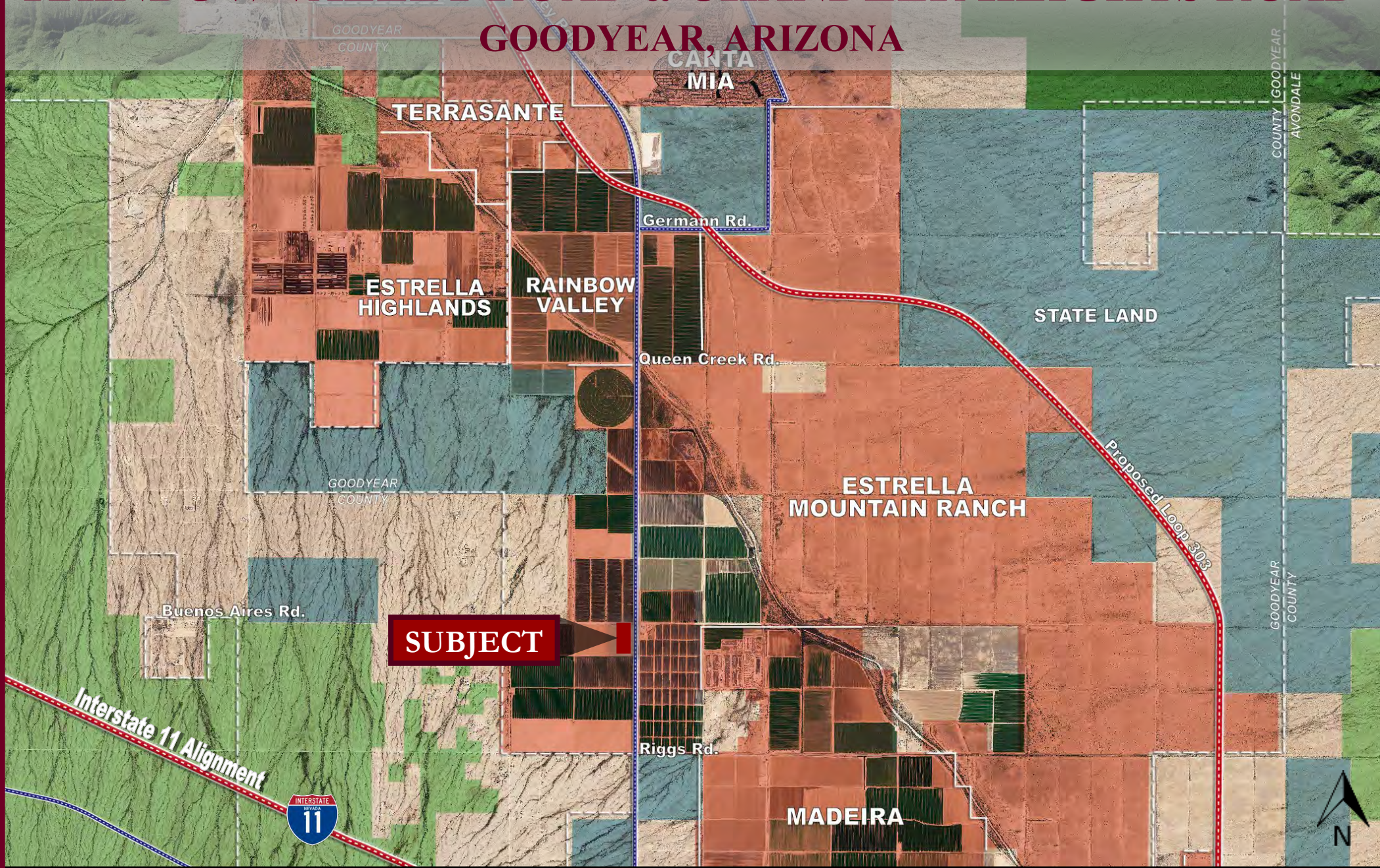
OFFICE: 623-977-4900
MOBILE: 602-622-9099
FAX: 888-901-4243

TRUITT@WESTERNLANDCO.NET

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.

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CITY OF GOODYEAR HIGHLIGHTS

WITHIN A DAY'S DRIVE



POPULATION	MEDIAN HOUSEHOLD INCOME	MEDIAN AGE
106,090	\$90,577	38.7
MEDIAN HOME VALUE	TOTAL POPULATION <small>(ages 15 and over within 30 minute drive time)</small>	PROFESSIONAL WORKERS
\$410,300	1.3 M	63.6%

- 12th largest city in Arizona
- 9th fastest growing cities in the nation in 2021 (population of more than 50,000)
- 2nd fastest growing city in Arizona
- Goodyear grew by 46% from 65,275 in 2010 to 95,294 in 2020
- 200+ restaurants, great shopping and entertainment options
- 20,000+ acres of recreational parks
- 47 miles of trails for mountain biking, hiking and horseback riding
- 100+ miles of paved bike routes
- Goodyear Ballpark - Spring Training Facilities
- Spring Training home to the Cincinnati Reds and Cleveland Guardians
- Over 4,000 acres of land ready for development
- Safe place to live with low crime rates
- Variety of housing in upscale master planned communities

*City of Goodyear Economic Development



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