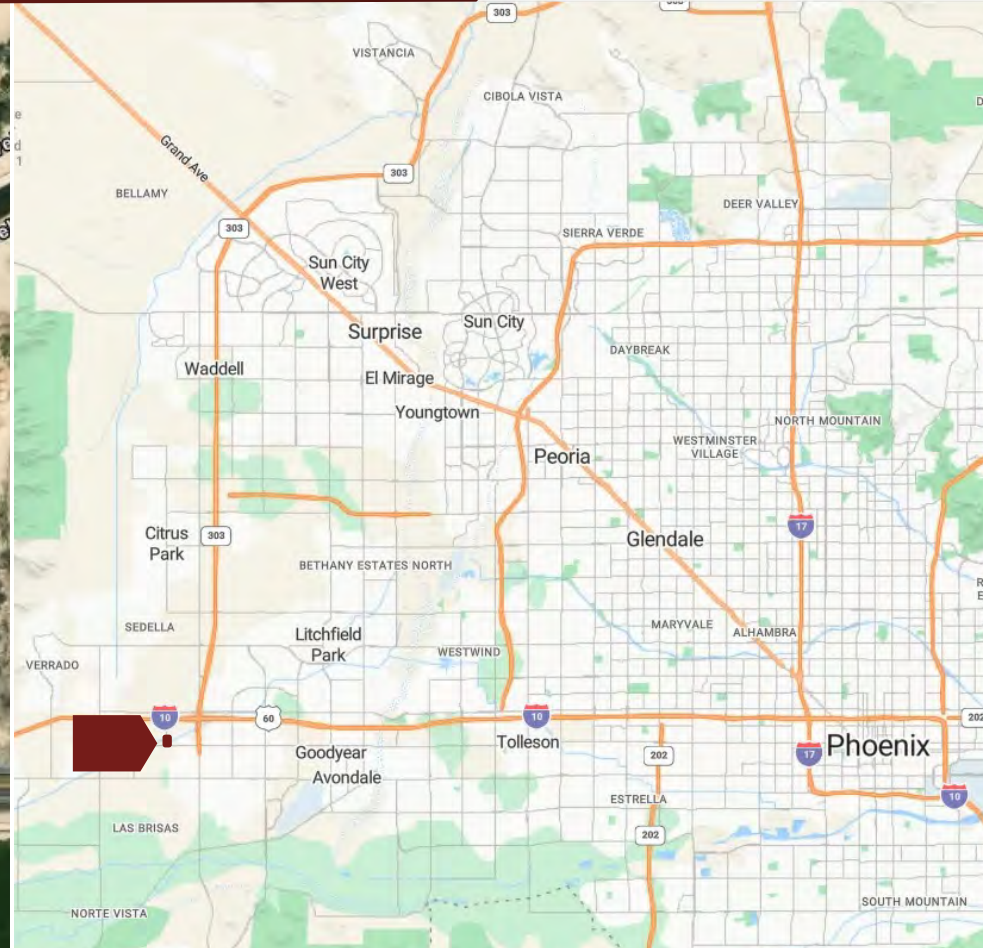


NEC CITRUS ROAD & VAN BUREN STREET GOODYEAR, ARIZONA



DETAILS

SIZE: LOT 1 - 1.5 +/- ac, LOT 2 - 2 +/- ac.
PRICE: LOT 1—\$1,307,000 (\$20.00/psf)
LOT 2—\$2,178,000.00 (\$25.00/psf)
ASSESSOR'S PARCEL NUMBER: 502-38-001C (a portion of)
ZONING: C-2, City of Goodyear

SCOTT TRUITT - DESIGNATED BROKER

✉ TRUITT@WESTERNLANDCO.NET

🌐 WWW.WESTERNLANDCO.NET

📞 O: 623-977-4900 M: 602-622-9099 F: 888-901-4243



HIGHLIGHTS

- Less than one mile from Interstate 10 and Loop 303.
- Well located adjacent to the future mixed use development Innovation Centre and multiple residential developments in various phases of development.
- City of Goodyear water and sewer to the site.
- The City of Goodyear is one of the fastest growing cities in the nation with a current population of 106,000.
- Average household income: \$90,577.00.
- Median age: 38.7

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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Microsoft | Ball | DICK'S SPORTING GOODS | REI COOP
 amazon | FERRERO ROCHER | SUB-ZERO
 DAIMLER CHRYSLER | BOEING | fairlife | ALDI | PEPSI | BEST BUY
 XPO Logistics | KeHE | Winsupply | FIGS | UPS
 MLILY | SiteOne

Conn's BevMo! | EoS FITNESS
 Red Lobster | Olive Garden
 Goodwill | native | Rubio's | MATTRESS FIRM | T-Mobile | jamba

Burlington | OLD NAVY | STAPLES
 Walgreens | Firestone | Party City | TJ-MAXX | PETCO
 GNC | LA BOY | CHASE | TACO BELL | BURGER KING | DOLLAR TREE | POPPER'S | STARBUCKS

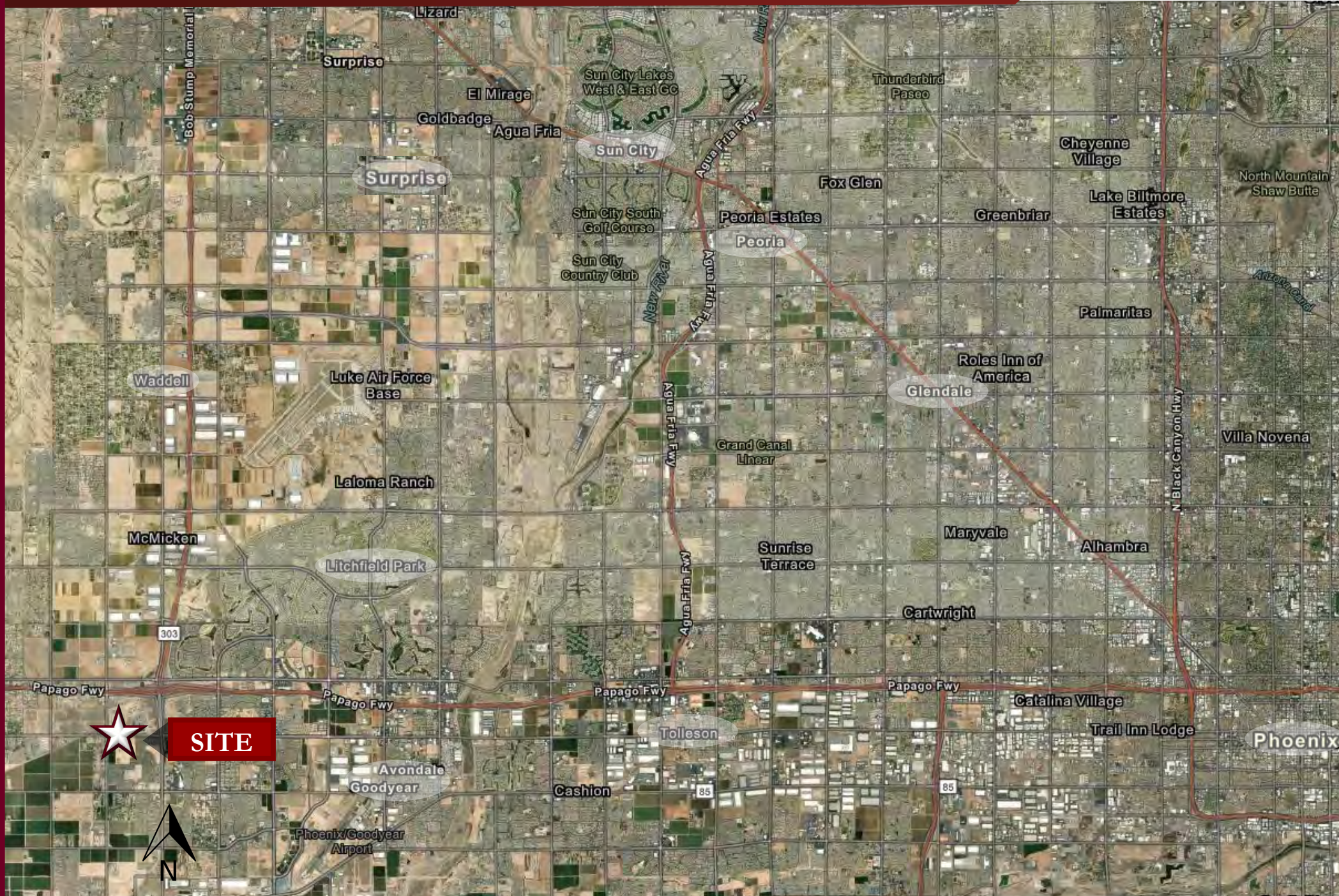
Walmart SUPERCENTER | SAFEWAY
 McDonald's | SHERWIN WILLIAMS | Bank of America
 Great Clips | GameStop | verizon | UPS
 Walgreens | Firestone | CHASE | DUNKIN' | SONIC | ACE Hardware | SUBWAY

TARGET | PETS MART | ESPORTA
 DOLLAR TREE | ROSS | Dress For Less | Jack in the Box | Starbucks
 DISCOUNT TIRE | POTTERY BARN | O'Reilly AUTO PARTS | Denny's | CLUB PILATES | TACO BELL

amazon | LINCOLN PROPERTY COMPANY
 chewy | ups | COMPASS | PROLOGIS
 CUBEWORK

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