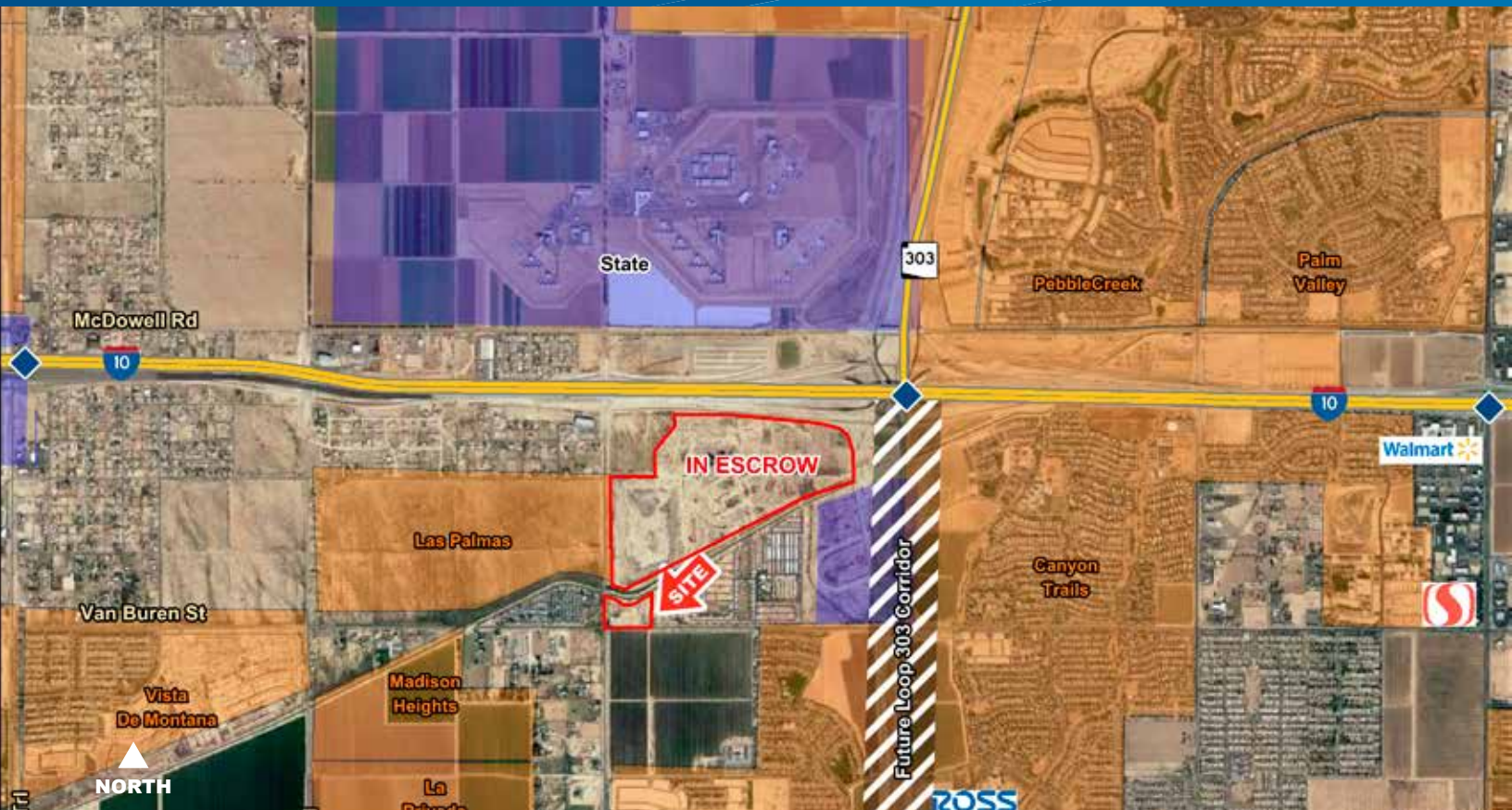


FOR SALE > VACANT COMMERCIAL LAND



NEC Van Buren Street & Citrus Road

GOODYEAR, AZ



Features

- > Size: 9.60 Acres
- > Zoning: C-2
- > Jurisdiction: City of Goodyear
- > Price: \$1,358,815 (\$3.25/SF)

Demographics

	1 mi Ring	3 mi Ring	5 mi Ring
2016			
Total Population	2,500	30,852	76,858
Total Households	779	10,100	24,768
Median Income	\$67,608	\$70,508	\$72,004
Average Income	\$73,783	\$80,995	\$87,260

Traffic Counts

- > 94,724 Average Annual Daily Traffic (ADOT 2015) on Interstate 10 @ Citrus

Notes and Highlights

- > Property has excellent visibility and access due to its frontage on both Van Buren and Citrus. Regional access comes via a half-diamond interchange at I-10 and Citrus Road roughly 1/2 mile to the north. Site is also in proximity to the I-10/Loop 303 interchange.
- > The C-2 zoning designation allows for development of general retail, service and office uses, as well as encourages major, master planned retail shopping centers. Combined, multiple-use developments with shared access, parking, design themes and amenities are particularly intended.
- > High profile major employers in Goodyear include Lockheed Martin, Amazon and Cancer Treatment Centers of America, among many others.
- > Strong residential development continues in the master planned communities of Canyon Trails, Las Brisas and Estrella to the south.

CHAZ SMITH
602 222 5150
PHOENIX, AZ
chaz.smith@colliers.com

JOHN FINNEGAN
602 222 5152
PHOENIX, AZ
john.finnegan@colliers.com

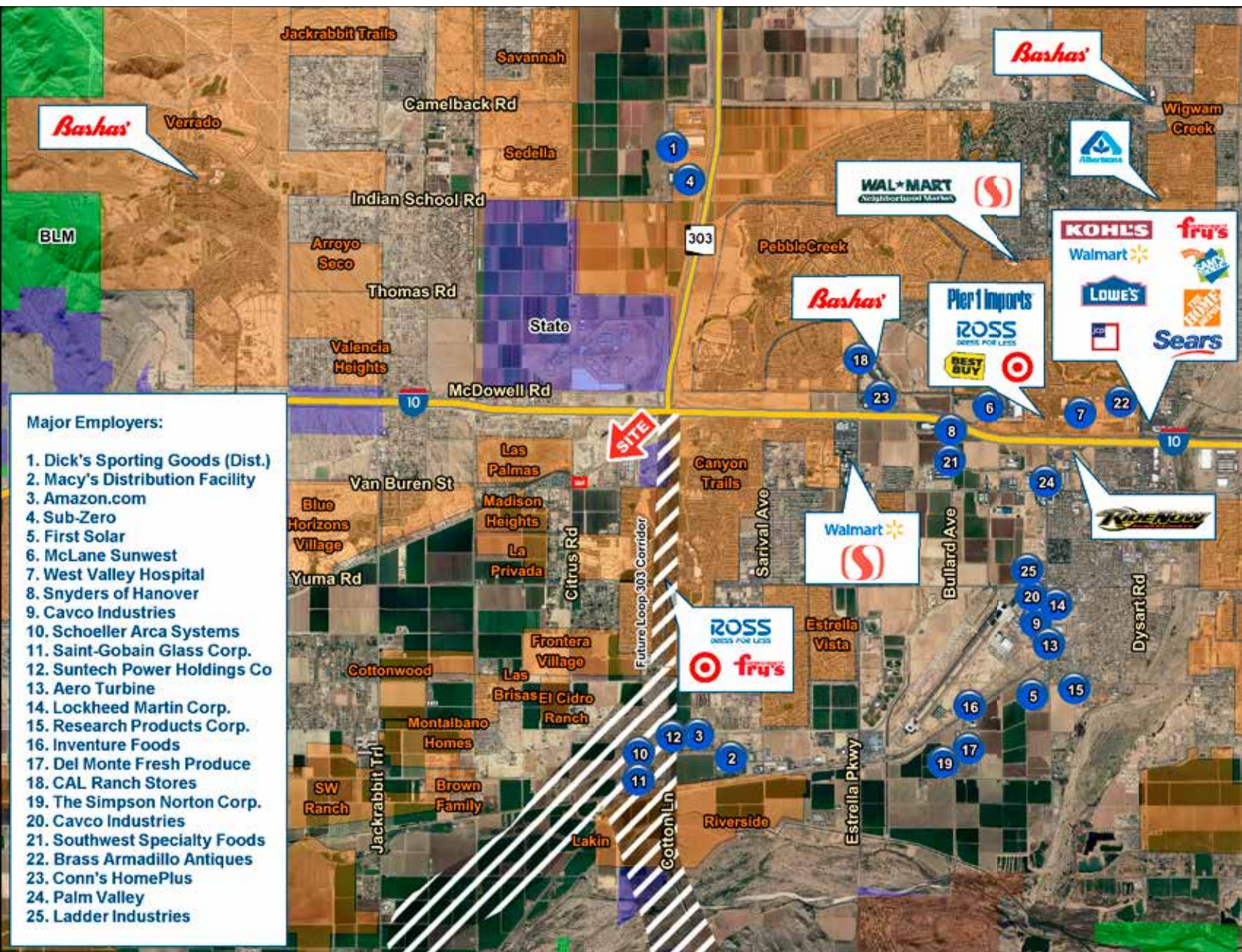
RAMEY PERU
602 222 5154
PHOENIX, AZ
ramey.peru@colliers.com

COLLIERS INTERNATIONAL
2390 E. Camelback Rd, Suite 100
Phoenix, AZ 85016
www.colliers.com/azlandsourceteam

FOR SALE > VACANT COMMERCIAL LAND

NEC Van Buren Street & Citrus Road

GOODYEAR, AZ



Major Employers:

1. Dick's Sporting Goods (Dist.)
2. Macy's Distribution Facility
3. Amazon.com
4. Sub-Zero
5. First Solar
6. McLane Sunwest
7. West Valley Hospital
8. Snyders of Hanover
9. Cavco Industries
10. Schoeller Arca Systems
11. Saint-Gobain Glass Corp.
12. Suntech Power Holdings Co
13. Aero Turbine
14. Lockheed Martin Corp.
15. Research Products Corp.
16. Inventure Foods
17. Del Monte Fresh Produce
18. CAL Ranch Stores
19. The Simpson Norton Corp.
20. Cavco Industries
21. Southwest Specialty Foods
22. Brass Armadillo Antiques
23. Conn's HomePlus
24. Palm Valley
25. Ladder Industries

Contact Us

CHAZ SMITH

602 222 5150

PHOENIX, AZ

chaz.smith@colliers.com

JOHN FINNEGAN

602 222 5152

PHOENIX, AZ

john.finnegan@colliers.com

RAMEY PERU

602 222 5154

PHOENIX, AZ

ramey.peru@colliers.com

COLLIERS INTERNATIONAL

2390 E. Camelback Rd, Suite 100
Phoenix, AZ 85016

www.colliers.com/azlandsourceteam

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2016. All rights reserved.

Colliers
INTERNATIONAL