

FOR SALE > GOETTL PROFESSIONAL PLAZA | COMMERCIAL LAND PARCEL | ±5.41 ACRES-LAND

8701 E McDowell Road

PIMA ROAD AND MCDOWELL ROAD | SCOTTSDALE, ARIZONA



GOETTL PROFESSIONAL PLAZA



FOR SALE/LEASE

2.5 ACRES AVAILABLE
CALL FOR PRICING ON LAND OR BUILDING

Location

- > SWC of McDowell Road and Pima Road
- > Just west of the East 101 Freeway
- > Approximately ±470' of McDowell Road frontage
- > Excellent demographics surrounding property
- > Acres currently zoned C-3 and C-4 in City of Scottsdale

Amenities

- > Premier Location
- > Easy Access to 101 Fwy and McDowell Rd
- > New Construction for Industrial Buildings now available
- > Abundant Parking
- > Multiple Ingress/Egress Points

Zoning: City of Scottsdale

- > C-4 City of Scottsdale
- > C-3 City of Scottsdale

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SWC Pima Road & McDowell Road, Scottsdale AZ

Future Commercial Building Elevation



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SWC Pima Road & McDowell Road, Scottsdale AZ



Site Plan



BUILDING A (NOT AVAILABLE)

- > Corporate Headquarters
- > Goettl Air Conditioning
- > Total Building ±30,086 SF
- > Zoned C-4
- > 58 parking spaces (2.4/1000)

BUILDING B (HYPOTHETICAL)

- > ±2.5 Acres for sale or lease
- > Total building size: ±27,135 SF
- > Bays available for sale or lease
- > Zoned C-3 and C-4, City of Scottsdale
- > 65 parking spaces (2.4/1000)
- > Call for pricing

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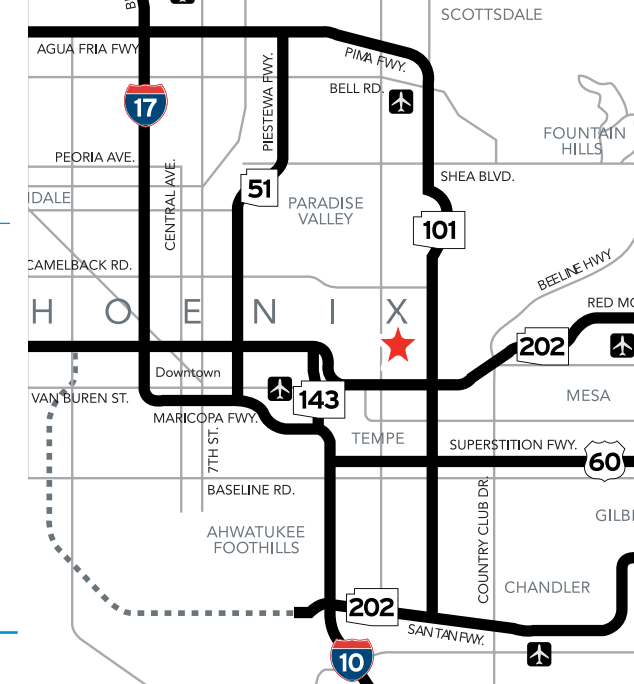


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FOR SALE > MCDOWELL ROAD FRONTAGE | COMMERCIAL LAND PARCEL | 5.41± ACRES-LAND
 SWC Pima Rd & McDowell Rd, Scottsdale, AZ

PROPERTY HIGHLIGHTS

TOTAL LOT SIZE:	±5.41 Acres Commercially Zoned Land/NOTE Approx. 2.5 acres available for sale or lease
DESCRIPTION:	Former car dealership
COUNTY:	Maricopa (Phoenix Proper)
ZONING:	Commercial zoning C-3 & C-4, per the City of Scottsdale



EXCELLENT DEMOGRAPHICS



POPULATION
 2019 Estimated
 1 mile 11,356
 3 miles 81,140
 5 miles 285,003

2024 Projection
 1 mile 11,856
 3 miles 89,473
 5 miles 309,395

Population change 2019-2024
 1 mile 4.4%
 3 miles 10.3%
 5 miles 8.55%



DAYTIME POPULATION
 1 mile 34,838
 3 miles 123,123
 5 miles 355,178

MEDIAN AGE
 1 mile 46.8
 3 miles 36
 5 miles 31.8



MEDIAN INCOME 2019
 1 mile \$49,388
 3 miles \$55,819
 5 miles \$49,359



HOME VALUE
 1 mile \$207,566
 3 miles \$253,176
 5 miles \$260,485



TRAFFIC
 31,753 VPD (2018)
 at 84th St & McDowell Rd.
 129,341 VPD (2018)
 at McDowell Rd. & Apartment
 16,088 VPD (2018)
 at Pima Fwy & McKellips Rd.

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