

Prime Commercial Land in Goodyear Arizona
Cirtus Road & Van Buren Street

FOR SALE: Call for Pricing

+/- 10 Acres

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GOODYEAR, AZ DEMOGRAPHICS



98,741

**2022
Population**



\$100,119

**Avg. Household
Income**



38 Years

**Median
Age**

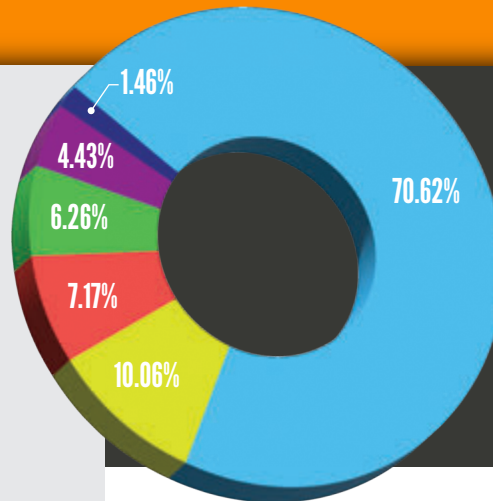


\$310,500

**Median Home
Price**

Property Location

- NWC of Citrus and Van Buren
- Within one mile of 1-10 & Loop 303 freeways
- South of major industrial spaces to include Amazon, Microsoft, XPO Logistics, & KeHe
- Average drive time for trucking transportation (considering CA, NV, UT, CO, NM, & TX)
- Population of 98k within 5 mile radius and neighboring proposed multi-family housing developments.
- Mainly PAD development sites surrounds area with a mix of General Commercial, AG district and multi-family housing.



White - 70.62%
Multiple Race - 10.06%
Black/African American - 7.17%
Other Race - 6.26%
Asian/Hawaiian/Islander - 4.43%
Native American - 1.46%

Property Details

- Zoned C-2
- For sale +/- 10 acres PRIME land
- Utilities to Site
- Strong Industrial sector
- Early development opportunity
- Freeway visibility (see aerial attached)
- Balance of lot proposed to be developed as storage units



LOOP
303

< 1 Mile

INTERSTATE
10

< 1 Mile



Goodyear Airport
4 Miles



Phoenix Sky Harbor Airport
23 Miles



INTERSTATE
10

Distribution Centers - Witin +/- 5 Minutes

Amazon, Microsoft, Dick's, REI, UPS,
KeHE, Fairlife, Sub-zero, HD Supply and more

INTERSTATE
10

LOOP
303

Citrus Road (2,681 Cars Daily)

Van Buren Street (2,495 Cars Daily)

Van Buren Street

Distribution Centers - Witin +/- 5 Minutes

Amazon, Microsoft, Chewy, Snyder's,
Andersen, Huhtamaki, Macy's and more

LOOP
303



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ABOUT DAVIS COMMERCIAL AZ

At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

Active in the entire Phoenix Metropolitan area including Scottsdale, Tempe, Buckeye, Peoria, and surrounding cities, we are experts in this unique commercial real estate climate. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Clients of Davis Commercial AZ gain from our undivided support, attention, and effort. Our dedication to our clients is at the center of everything we do.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimPLASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

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