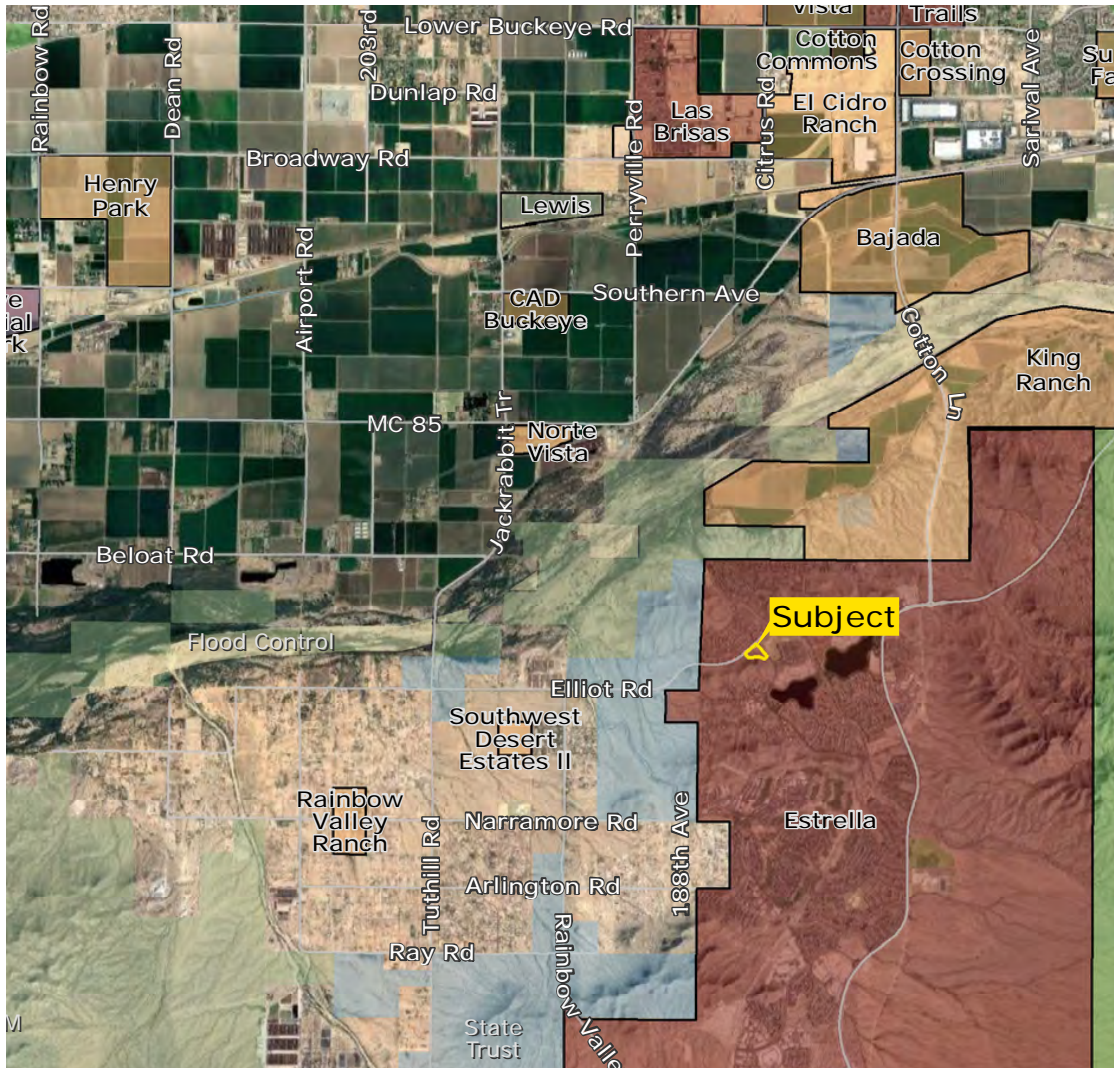


# ±5.99 ACRES FOR SALE

EXCLUSIVE LISTING | GOODYEAR, ARIZONA



**LOCATION** SWC of Elliot Road and San Miguel Drive, Goodyear, Arizona

**SIZE** ±5.99 acres

**ASKING PRICE** \$652,310 (\$2.50 per square foot)

**PARCEL** 400-79-416A

**ZONING** PAD, City of Goodyear

## DEMOGRAPHICS

|  | 1 Mile    | 3 Miles   | 5 Miles  |
|--|-----------|-----------|----------|
| <b>Est. 2017 Avg. Population</b>       | ±4,900    | ±13,797   | ±21,274  |
| <b>Est. 2017 Avg. Household Income</b> | \$112,565 | \$105,840 | \$92,935 |

Source: ESRI, 2017

## TRAFFIC COUNTS

**San Miguel Drive:** North: ±1,724 VPD , South: ±2,828 VPD

**Elliot Road: East:** ±5,480 VPD , West: ±3,710 VPD

Source: Elliot East: City of Goodyear, 2008, San Miguel & Elliot West: Kalibrate Technologies, 2018

**TAXES** \$2,700.40 (2017)

## COMMENTS

- Part of the Estrella Master Planned Community
- Across from Estrella Mountain Elementary School
- Strong household incomes
- Emerging residential submarket
- Retail, medical and office potential
- Easy access from both arterials
- Property is zoned PAD and partially improved
- The Property has frontage on both Elliot Road and San Miguel Drive

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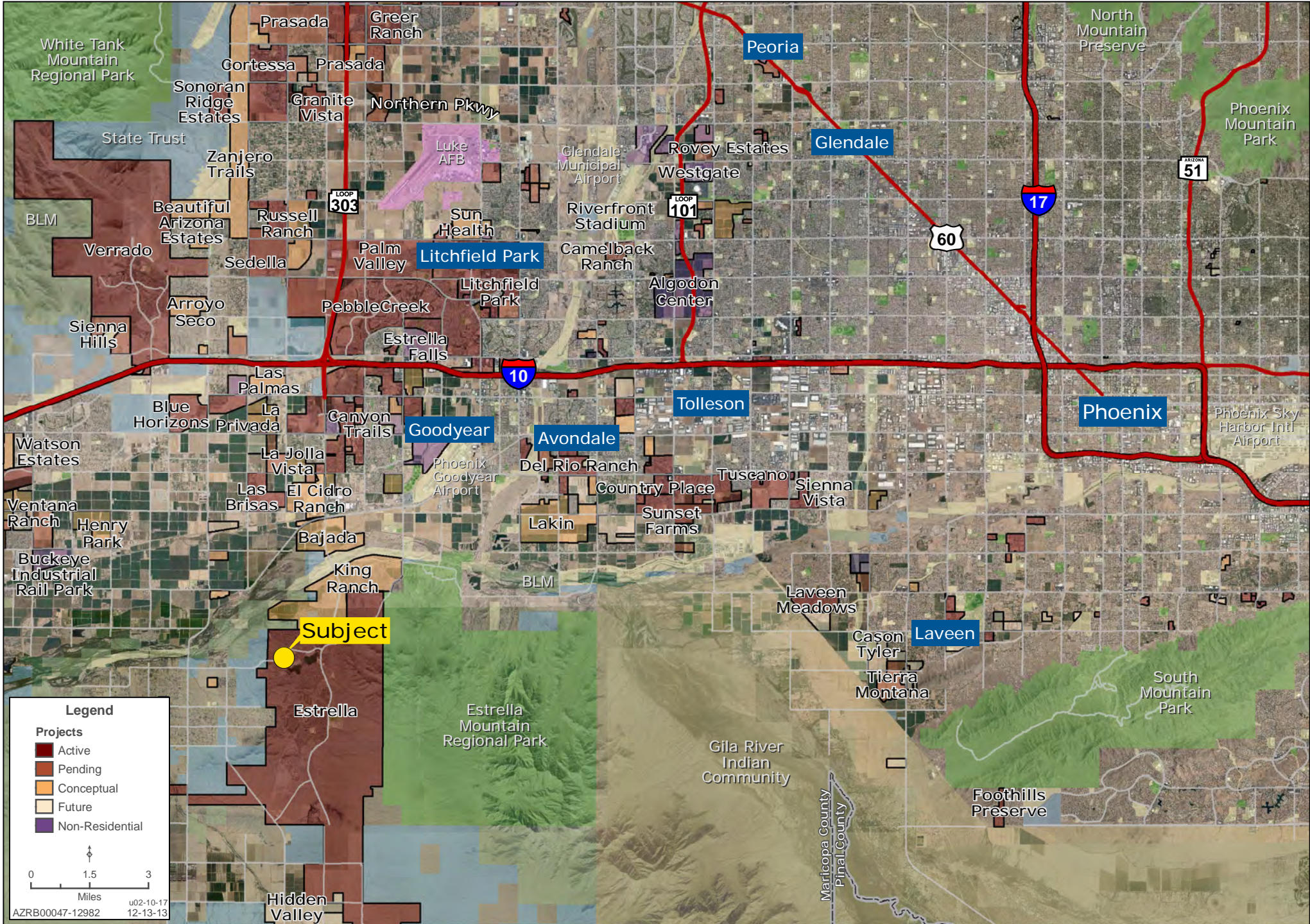
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZRB00047-107050-1.24.18



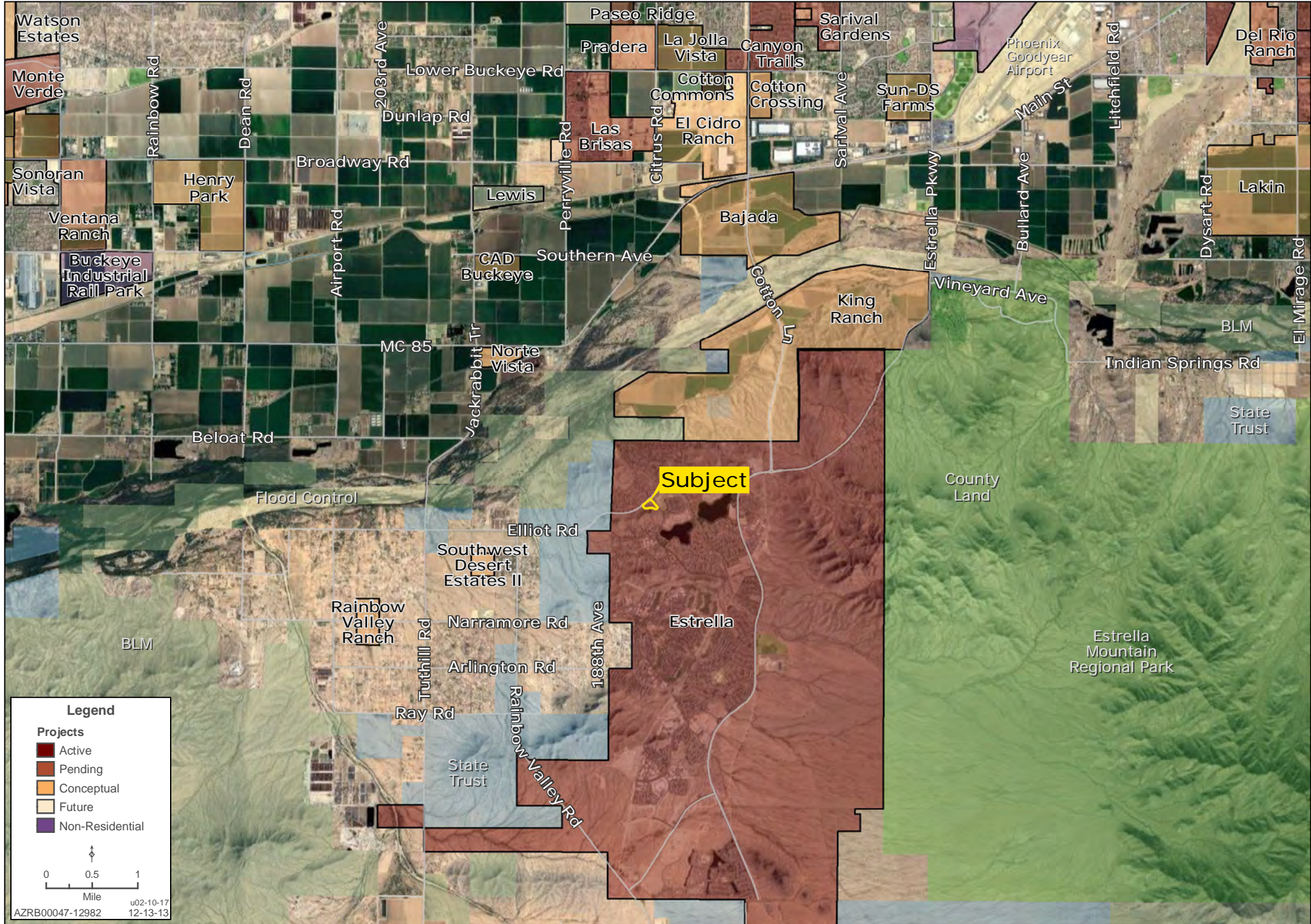
# REGIONAL MAP

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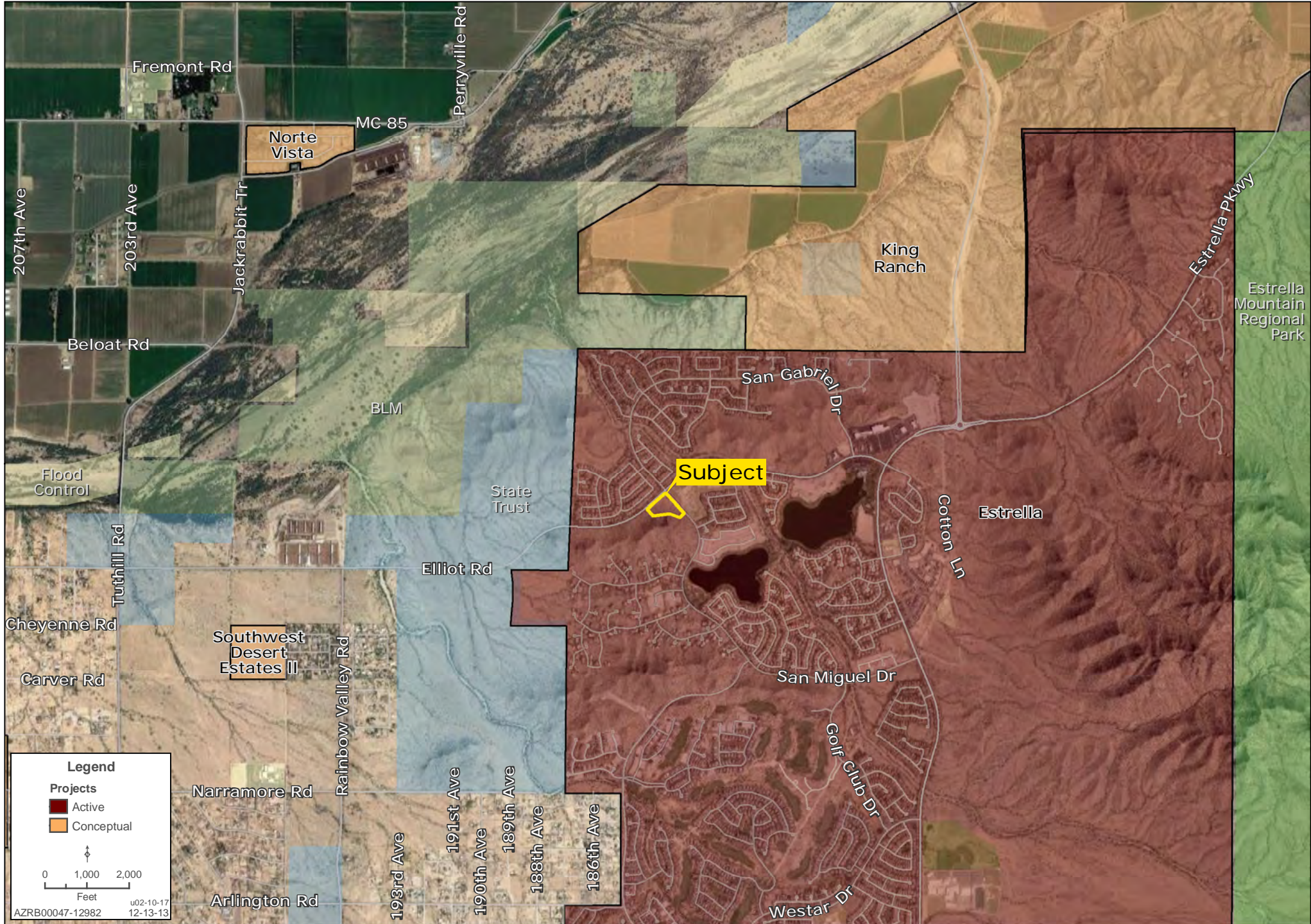
# SURROUNDING DEVELOPMENT MAP

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# SURROUNDING AREA MAP

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# PROPERTY DETAIL MAP

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# PROPERTY PHOTOS

