



1.88 ACRES FOR SALE - GOODYEAR ARIZONA

WEST OF THE SOUTHWEST CORNER OF MCDOWELL ROAD & DYSART ROAD, GOODYEAR

Asking
\$825,000

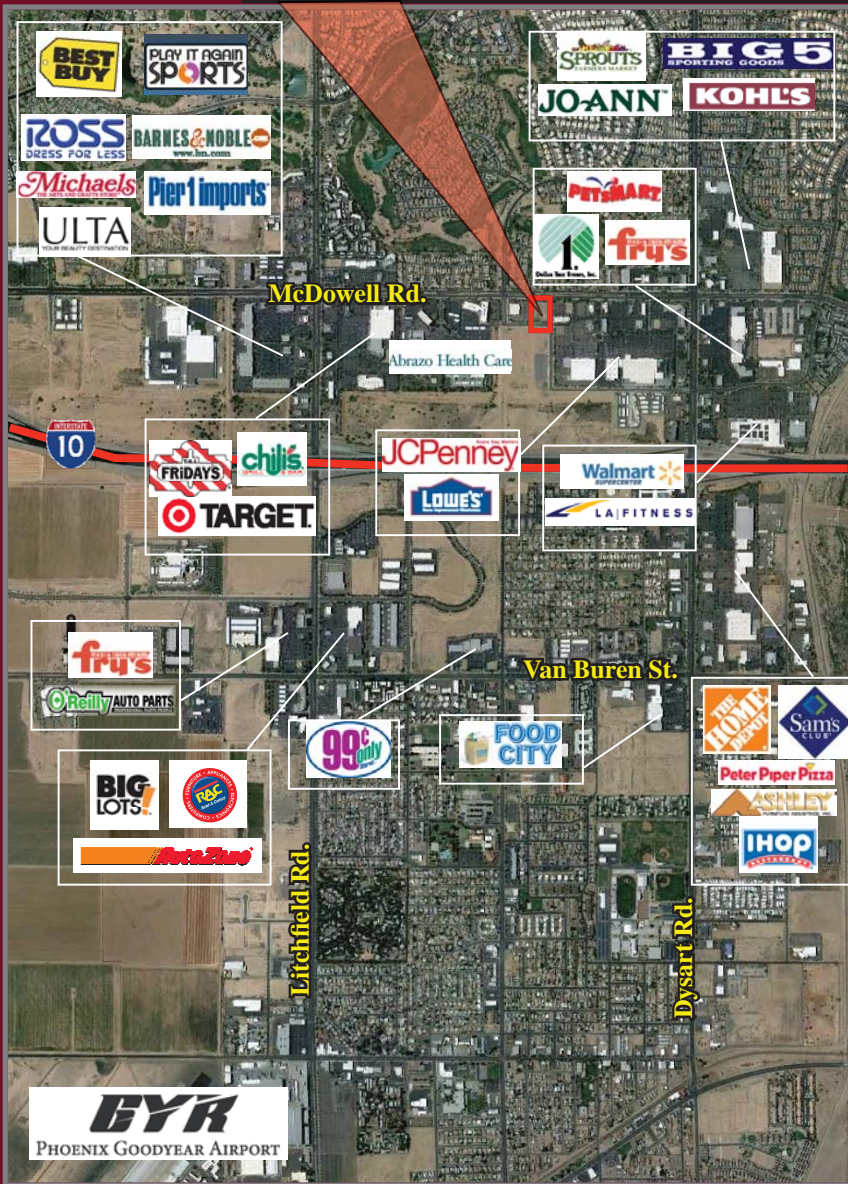


AVAILABLE

- 1.88± ACRES (81,874 SQUARE FEET)
- Call for Pricing
- Zoning: Pad (Goodyear)

FEATURES

- 142' of frontage to McDowell Rd.
- Signalized intersection - Palm Valley Blvd & McDowell Rd.
- High impact site to penetrate market with notable retail tenants.
- Litchfield Park and Goodyear feature the highest household income demographics within a 20 mile radius of the Subject property
- Well-positioned in the heart of the Goodyear retail corridor along McDowell Rd. Over 250' of frontage to McDowell Rd. Close proximity (less than 1 mile) to full diamond interchanges at Interstate 10 & Litchfield Rd., and Interstate 10 & Dysart Rd. contribute to the regional draw of this trade area.



TRAFFIC COUNTS

- 26,173 ADT (Primary)
- 28,979 ADT (Secondary)

2017 Demographics	1 MILE	3 MILE	5 MILE
Estimated Population	9,951	89,921	197,260
Avg Household Income	\$72,693	\$67,028	\$67,611
Daytime Employment	6,119	26,644	52,633

900 825 550



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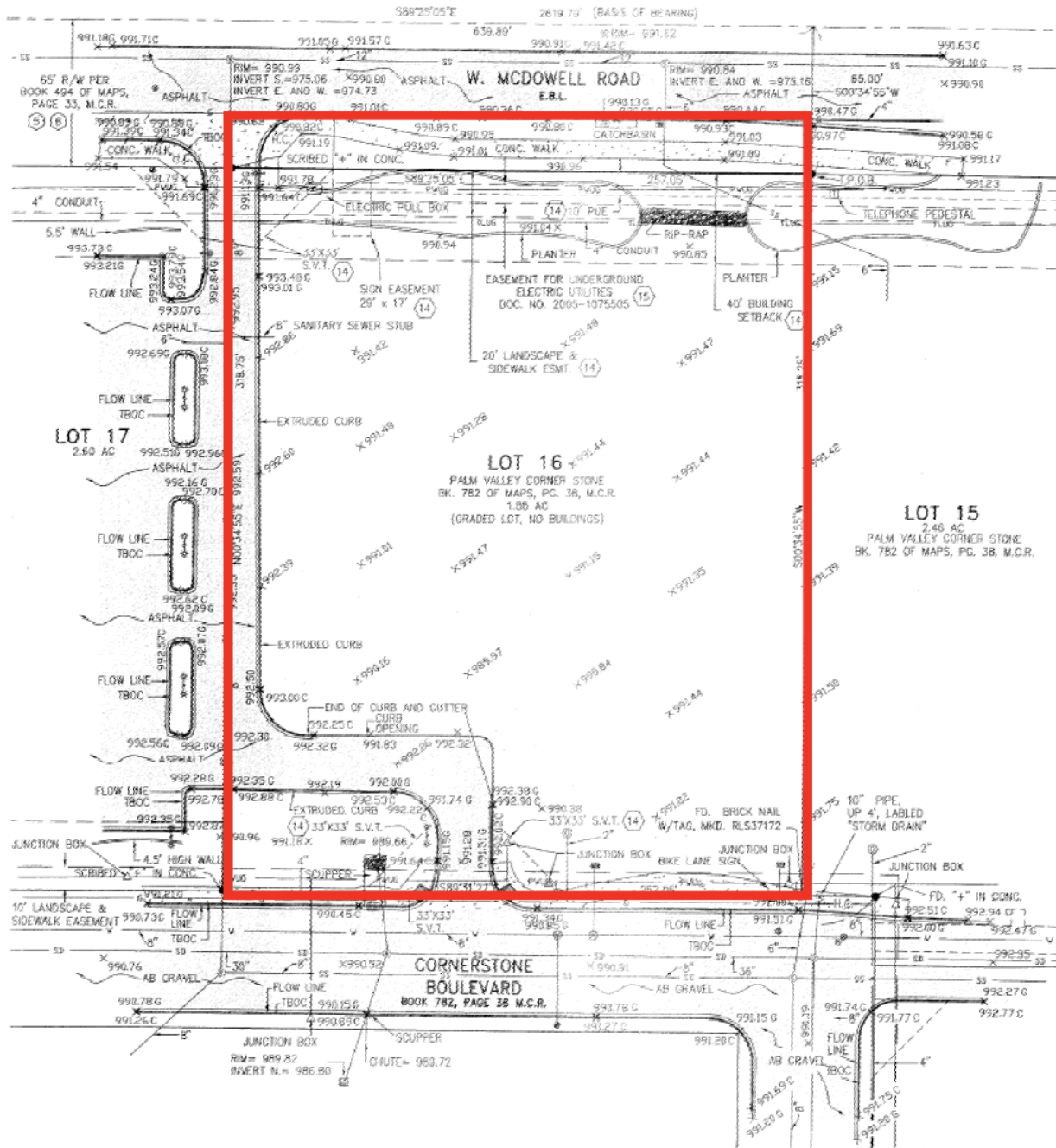
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1.88 ACRES FOR SALE -GOODYEAR CORRIDOR

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Information contained herein is believed to be accurate but is not warranted as to accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.4643/-112.3410

RF5

N Dysart Rd & W McDowell Rd		1 mi radius	3 mi radius	5 mi radius
Avondale, AZ 85395				
Population				
Estimated Population (2017)		9,951	89,921	197,260
Projected Population (2022)		10,779	99,193	218,076
Census Population (2010)		9,752	83,257	174,556
Census Population (2000)		8,678	37,850	72,836
Projected Annual Growth (2017 to 2022)		828 1.7%	9,272 2.1%	20,816 2.1%
Historical Annual Growth (2010 to 2017)		199 0.3%	6,664 1.1%	22,704 1.9%
Historical Annual Growth (2000 to 2010)		1,074 1.2%	45,407 12.0%	101,720 14.0%
Estimated Population Density (2017)		3,169 <i>psm</i>	3,182 <i>psm</i>	2,513 <i>psm</i>
Trade Area Size		3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households				
Estimated Households (2017)		3,394	29,467	63,962
Projected Households (2022)		3,565	31,423	68,375
Census Households (2010)		3,327	27,119	56,295
Census Households (2000)		2,896	12,385	23,469
Estimated Households with Children (2017)		1,364 40.2%	12,752 43.3%	27,593 43.1%
Estimated Average Household Size (2017)		2.86	3.03	3.07
Average Household Income				
Estimated Average Household Income (2017)		\$93,348	\$84,156	\$85,364
Projected Average Household Income (2022)		\$112,275	\$96,468	\$97,810
Estimated Average Family Income (2017)		\$103,511	\$91,635	\$92,225
Median Household Income				
Estimated Median Household Income (2017)		\$72,693	\$67,028	\$67,611
Projected Median Household Income (2022)		\$85,243	\$78,424	\$79,371
Estimated Median Family Income (2017)		\$79,865	\$76,078	\$75,170
Per Capita Income				
Estimated Per Capita Income (2017)		\$31,976	\$27,613	\$27,704
Projected Per Capita Income (2022)		\$37,257	\$30,592	\$30,689
Estimated Per Capita Income 5 Year Growth		\$5,281 16.5%	\$2,979 10.8%	\$2,985 10.8%
Estimated Average Household Net Worth (2017)		\$800,711	\$740,383	\$751,657
Daytime Demos (2017)				
Total Businesses		543	2,825	5,010
Total Employees		6,119	26,644	52,633
Company Headquarter Businesses		1 0.2%	7 0.2%	9 0.2%
Company Headquarter Employees		545 8.9%	1,063 4.0%	2,898 5.5%
Employee Population per Business		11.3	9.4	10.5
Residential Population per Business		18.3	31.8	39.4

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Avondale, AZ 85395

Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius	
White (2017)	6,701	67.3%	54,743	60.9%	121,526	61.6%
Black or African American (2017)	906	9.1%	8,841	9.8%	18,961	9.6%
American Indian or Alaska Native (2017)	110	1.1%	1,154	1.3%	2,402	1.2%
Asian (2017)	411	4.1%	4,569	5.1%	9,301	4.7%
Hawaiian or Pacific Islander (2017)	35	0.4%	245	0.3%	506	0.3%
Other Race (2017)	1,342	13.5%	16,380	18.2%	36,022	18.3%
Two or More Races (2017)	446	4.5%	3,988	4.4%	8,543	4.3%
Not Hispanic or Latino Population (2017)	6,574	66.1%	53,428	59.4%	117,220	59.4%
Hispanic or Latino Population (2017)	3,377	33.9%	36,493	40.6%	80,041	40.6%
Not Hispanic or Latino Population (2022)	6,954	64.5%	57,550	58.0%	126,536	58.0%
Hispanic or Latino Population (2022)	3,826	35.5%	41,644	42.0%	91,540	42.0%
Not Hispanic or Latino Population (2010)	6,499	66.6%	49,238	59.1%	100,518	57.6%
Hispanic or Latino Population (2010)	3,253	33.4%	34,019	40.9%	74,038	42.4%
Not Hispanic or Latino Population (2000)	6,618	76.3%	24,487	64.7%	46,209	63.4%
Hispanic or Latino Population (2000)	2,060	23.7%	13,363	35.3%	26,627	36.6%
Projected Hispanic Annual Growth (2017 to 2022)	449	2.7%	5,150	2.8%	11,499	2.9%
Historic Hispanic Annual Growth (2000 to 2017)	1,316	3.8%	23,130	10.2%	53,414	11.8%

Age Distribution (2017)

Age Under 5	634	6.4%	6,814	7.6%	14,949	7.6%
Age 5 to 9 Years	693	7.0%	7,027	7.8%	15,393	7.8%
Age 10 to 14 Years	778	7.8%	7,224	8.0%	15,559	7.9%
Age 15 to 19 Years	754	7.6%	6,740	7.5%	14,315	7.3%
Age 20 to 24 Years	708	7.1%	6,441	7.2%	13,809	7.0%
Age 25 to 29 Years	698	7.0%	6,823	7.6%	15,380	7.8%
Age 30 to 34 Years	633	6.4%	6,629	7.4%	14,668	7.4%
Age 35 to 39 Years	675	6.8%	6,712	7.5%	14,406	7.3%
Age 40 to 44 Years	712	7.2%	6,098	6.8%	12,868	6.5%
Age 45 to 49 Years	734	7.4%	5,807	6.5%	12,198	6.2%
Age 50 to 54 Years	678	6.8%	5,251	5.8%	10,878	5.5%
Age 55 to 59 Years	636	6.4%	4,947	5.5%	10,505	5.3%
Age 60 to 64 Years	533	5.4%	4,193	4.7%	9,679	4.9%
Age 65 to 74 Years	686	6.9%	5,924	6.6%	15,019	7.6%
Age 75 to 84 Years	270	2.7%	2,452	2.7%	5,816	2.9%
Age 85 Years or Over	130	1.3%	839	0.9%	1,819	0.9%
Median Age	34.9		32.5		32.8	

Gender Age Distribution (2017)

Female Population	5,044	50.7%	45,544	50.6%	99,924	50.7%
Age 0 to 19 Years	1,381	27.4%	13,475	29.6%	29,247	29.3%
Age 20 to 64 Years	3,061	60.7%	27,036	59.4%	58,656	58.7%
Age 65 Years or Over	602	11.9%	5,033	11.1%	12,021	12.0%
Female Median Age	36.1		33.4		33.5	
Male Population	4,907	49.3%	44,377	49.4%	97,336	49.3%
Age 0 to 19 Years	1,478	30.1%	14,331	32.3%	30,969	31.8%
Age 20 to 64 Years	2,945	60.0%	25,864	58.3%	55,735	57.3%
Age 65 Years or Over	484	9.9%	4,181	9.4%	10,632	10.9%
Male Median Age	33.6		31.7		32.1	

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RF5

N Dysart Rd & W McDowell Rd

Avondale, AZ 85395

1 mi radius 3 mi radius 5 mi radius

Household Income Distribution (2017)

HH Income \$200,000 or More	181	5.3%	1,331	4.5%	2,842	4.4%
HH Income \$150,000 to \$199,999	201	5.9%	1,644	5.6%	3,725	5.8%
HH Income \$100,000 to \$149,999	550	16.2%	4,643	15.8%	10,331	16.2%
HH Income \$75,000 to \$99,999	616	18.2%	4,703	16.0%	10,274	16.1%
HH Income \$50,000 to \$74,999	733	21.6%	6,002	20.4%	13,175	20.6%
HH Income \$35,000 to \$49,999	448	13.2%	3,935	13.4%	9,138	14.3%
HH Income \$25,000 to \$34,999	181	5.3%	2,606	8.8%	5,314	8.3%
HH Income \$15,000 to \$24,999	149	4.4%	1,797	6.1%	3,876	6.1%
HH Income Under \$15,000	334	9.8%	2,807	9.5%	5,287	8.3%
HH Income \$35,000 or More	2,730	80.4%	22,257	75.5%	49,485	77.4%
HH Income \$75,000 or More	1,549	45.6%	12,320	41.8%	27,172	42.5%

Housing (2017)

Total Housing Units	3,572		31,254		68,041	
Housing Units Occupied	3,394	95.0%	29,467	94.3%	63,962	94.0%
Housing Units Owner-Occupied	2,160	63.6%	17,870	60.6%	41,685	65.2%
Housing Units, Renter-Occupied	1,234	36.4%	11,596	39.4%	22,277	34.8%
Housing Units, Vacant	178	5.0%	1,787	5.7%	4,079	6.0%

Marital Status (2017)

Never Married	2,665	34.0%	25,167	36.6%	52,242	34.5%
Currently Married	3,655	46.6%	29,730	43.2%	69,558	46.0%
Separated	255	3.2%	3,244	4.7%	7,461	4.9%
Widowed	282	3.6%	2,657	3.9%	5,958	3.9%
Divorced	990	12.6%	8,057	11.7%	16,141	10.7%

Household Type (2017)

Population Family	8,587	86.3%	79,487	88.4%	176,345	89.4%
Population Non-Family	1,126	11.3%	9,931	11.0%	20,161	10.2%
Population Group Quarters	238	2.4%	503	0.6%	754	0.4%
Family Households	2,550	75.1%	22,247	75.5%	49,359	77.2%
Non-Family Households	844	24.9%	7,219	24.5%	14,603	22.8%
Married Couple with Children	886	24.3%	8,027	27.0%	17,414	25.0%
Average Family Household Size	3.4		3.6		3.6	

Household Size (2017)

1 Person Households	619	18.3%	5,203	17.7%	10,474	16.4%
2 Person Households	1,078	31.8%	8,684	29.5%	19,512	30.5%
3 Person Households	630	18.6%	5,061	17.2%	10,892	17.0%
4 Person Households	576	17.0%	5,036	17.1%	10,899	17.0%
5 Person Households	296	8.7%	2,907	9.9%	6,451	10.1%
6 or More Person Households	195	5.7%	2,575	8.7%	5,732	9.0%

Household Vehicles (2017)

Households with 0 Vehicles Available	176	5.2%	1,224	4.2%	2,136	3.3%
Households with 1 Vehicles Available	996	29.4%	9,547	32.4%	19,782	30.9%
Households with 2 or More Vehicles Available	2,221	65.4%	18,696	63.4%	42,044	65.7%
Total Vehicles Available	6,730		55,919		124,696	
Average Vehicles Per Household	2.0		1.9		1.9	

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RF5

N Dysart Rd & W McDowell Rd

Avondale, AZ 85395

Labor Force (2017)

	1 mi radius		3 mi radius		5 mi radius	
Estimated Labor Population Age 16 Years or Over	7,708		67,525		148,447	
Estimated Civilian Employed	4,818	62.5%	43,559	64.5%	94,928	63.9%
Estimated Civilian Unemployed	158	2.1%	1,456	2.2%	3,420	2.3%
Estimated in Armed Forces	158	2.0%	483	0.7%	940	0.6%
Estimated Not in Labor Force	2,574	33.4%	22,027	32.6%	49,159	33.1%
Unemployment Rate	2.1%		2.2%		2.3%	

Occupation (2015)

	1 mi radius		3 mi radius		5 mi radius	
Occupation: Population Age 16 Years or Over	4,834		43,493		95,330	
Management, Business, Financial Operations	888	18.4%	5,596	12.9%	12,359	13.0%
Professional, Related	754	15.6%	7,994	18.4%	17,169	18.0%
Service	1,215	25.1%	7,347	16.9%	17,129	18.0%
Sales, Office	1,094	22.6%	12,030	27.7%	26,485	27.8%
Farming, Fishing, Forestry	4	0.1%	161	0.4%	424	0.4%
Construct, Extraction, Maintenance	307	6.3%	3,768	8.7%	8,135	8.5%
Production, Transport Material Moving	572	11.8%	6,597	15.2%	13,630	14.3%
White Collar Workers	2,736	56.6%	25,620	58.9%	56,013	58.8%
Blue Collar Workers	2,097	43.4%	17,872	41.1%	39,317	41.2%

Consumer Expenditure (2017)

	1 mi radius		3 mi radius		5 mi radius	
Total Household Expenditure	\$228 M		\$1.82 B		\$4.01 B	
Total Non-Retail Expenditure	\$118 M	51.8%	\$941 M	51.7%	\$2.07 B	51.7%
Total Retail Expenditure	\$110 M	48.2%	\$879 M	48.3%	\$1.94 B	48.3%
Apparel	\$8.03 M	3.5%	\$64.1 M	3.5%	\$141 M	3.5%
Contributions	\$9.94 M	4.4%	\$78.2 M	4.3%	\$172 M	4.3%
Education	\$8.63 M	3.8%	\$67.7 M	3.7%	\$148 M	3.7%
Entertainment	\$12.8 M	5.6%	\$102 M	5.6%	\$226 M	5.6%
Food and Beverages	\$33.3 M	14.6%	\$268 M	14.7%	\$590 M	14.7%
Furnishings and Equipment	\$7.99 M	3.5%	\$63.1 M	3.5%	\$139 M	3.5%
Gifts	\$5.67 M	2.5%	\$44.7 M	2.5%	\$98.4 M	2.5%
Health Care	\$17.8 M	7.8%	\$143 M	7.9%	\$316 M	7.9%
Household Operations	\$6.62 M	2.9%	\$52.5 M	2.9%	\$115 M	2.9%
Miscellaneous Expenses	\$3.31 M	1.5%	\$26.6 M	1.5%	\$58.6 M	1.5%
Personal Care	\$2.96 M	1.3%	\$23.7 M	1.3%	\$52.1 M	1.3%
Personal Insurance	\$1.72 M	0.8%	\$13.5 M	0.7%	\$29.8 M	0.7%
Reading	\$504 K	0.2%	\$4.01 M	0.2%	\$8.83 M	0.2%
Shelter	\$46.7 M	20.5%	\$373 M	20.5%	\$822 M	20.5%
Tobacco	\$1.34 M	0.6%	\$11.0 M	0.6%	\$24.2 M	0.6%
Transportation	\$43.5 M	19.1%	\$348 M	19.1%	\$768 M	19.2%
Utilities	\$16.9 M	7.4%	\$136 M	7.5%	\$300 M	7.5%

Educational Attainment (2017)

	1 mi radius		3 mi radius		5 mi radius	
Adult Population Age 25 Years or Over	6,385		55,674		123,236	
Elementary (Grade Level 0 to 8)	240	3.8%	3,398	6.1%	7,698	6.2%
Some High School (Grade Level 9 to 11)	422	6.6%	4,525	8.1%	10,000	8.1%
High School Graduate	1,675	26.2%	13,034	23.4%	29,938	24.3%
Some College	1,882	29.5%	15,718	28.2%	34,203	27.8%
Associate Degree Only	458	7.2%	4,773	8.6%	10,518	8.5%
Bachelor Degree Only	1,189	18.6%	8,857	15.9%	19,263	15.6%
Graduate Degree	519	8.1%	5,369	9.6%	11,616	9.4%

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1 mi radius 3 mi radius 5 mi radius

Units In Structure (2015)

1 Detached Unit	2,661	80.0%	22,510	83.0%	52,241	92.8%
1 Attached Unit	32	1.0%	596	2.2%	1,387	2.5%
2 to 4 Units	103	3.1%	922	3.4%	1,570	2.8%
5 to 9 Units	113	3.4%	1,214	4.5%	2,037	3.6%
10 to 19 Units	79	2.4%	1,024	3.8%	1,984	3.5%
20 to 49 Units	13	0.4%	370	1.4%	665	1.2%
50 or More Units	268	8.0%	1,832	6.8%	2,528	4.5%
Mobile Home or Trailer	133	4.0%	943	3.5%	1,721	3.1%
Other Structure	2	0.1%	23	0.1%	52	0.1%

Homes Built By Year (2015)

Homes Built 2010 or later	17	0.5%	161	0.6%	417	0.7%
Homes Built 2000 to 2009	852	25.6%	13,672	50.4%	32,071	57.0%
Homes Built 1990 to 1999	1,724	51.8%	7,413	27.3%	13,442	23.9%
Homes Built 1980 to 1989	293	8.8%	2,338	8.6%	5,469	9.7%
Homes Built 1970 to 1979	272	8.2%	2,430	9.0%	5,064	9.0%
Homes Built 1960 to 1969	89	2.7%	1,394	5.1%	2,615	4.6%
Homes Built 1950 to 1959	56	1.7%	944	3.5%	1,857	3.3%
Homes Built Before 1949	40	1.2%	407	1.5%	866	1.5%

Home Values (2015)

Home Values \$1,000,000 or More	12	0.6%	104	0.6%	253	0.7%
Home Values \$500,000 to \$999,999	158	7.3%	774	4.6%	2,284	6.2%
Home Values \$400,000 to \$499,999	55	2.6%	681	4.0%	2,021	5.5%
Home Values \$300,000 to \$399,999	234	10.9%	2,367	14.0%	5,742	15.6%
Home Values \$200,000 to \$299,999	523	24.3%	4,836	28.5%	10,734	29.1%
Home Values \$150,000 to \$199,999	564	26.2%	3,959	23.4%	8,775	23.8%
Home Values \$100,000 to \$149,999	370	17.2%	2,892	17.1%	6,686	18.1%
Home Values \$70,000 to \$99,999	105	4.9%	980	5.8%	2,722	7.4%
Home Values \$50,000 to \$69,999	12	0.6%	299	1.8%	837	2.3%
Home Values \$25,000 to \$49,999	68	3.2%	387	2.3%	727	2.0%
Home Values Under \$25,000	59	2.8%	450	2.7%	909	2.5%
Owner-Occupied Median Home Value	\$185,734		\$202,188		\$204,883	
Renter-Occupied Median Rent	\$882		\$882		\$894	

Transportation To Work (2015)

Drive to Work Alone	3,583	74.0%	33,568	78.8%	74,568	79.5%
Drive to Work in Carpool	580	12.0%	5,150	12.1%	10,941	11.7%
Travel to Work by Public Transportation	113	2.3%	457	1.1%	1,090	1.2%
Drive to Work on Motorcycle	24	0.5%	226	0.5%	362	0.4%
Walk or Bicycle to Work	92	1.9%	879	2.1%	1,686	1.8%
Other Means	114	2.3%	386	0.9%	787	0.8%
Work at Home	336	6.9%	1,934	4.5%	4,310	4.6%

Travel Time (2015)

Travel to Work in 14 Minutes or Less	918	20.4%	8,405	20.7%	17,518	19.6%
Travel to Work in 15 to 29 Minutes	1,735	38.5%	15,695	38.6%	34,161	38.2%
Travel to Work in 30 to 59 Minutes	1,621	36.0%	14,115	34.7%	32,407	36.2%
Travel to Work in 60 Minutes or More	220	4.9%	3,332	8.2%	7,187	8.0%
Average Minutes Travel to Work	25.3		24.6		25.1	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

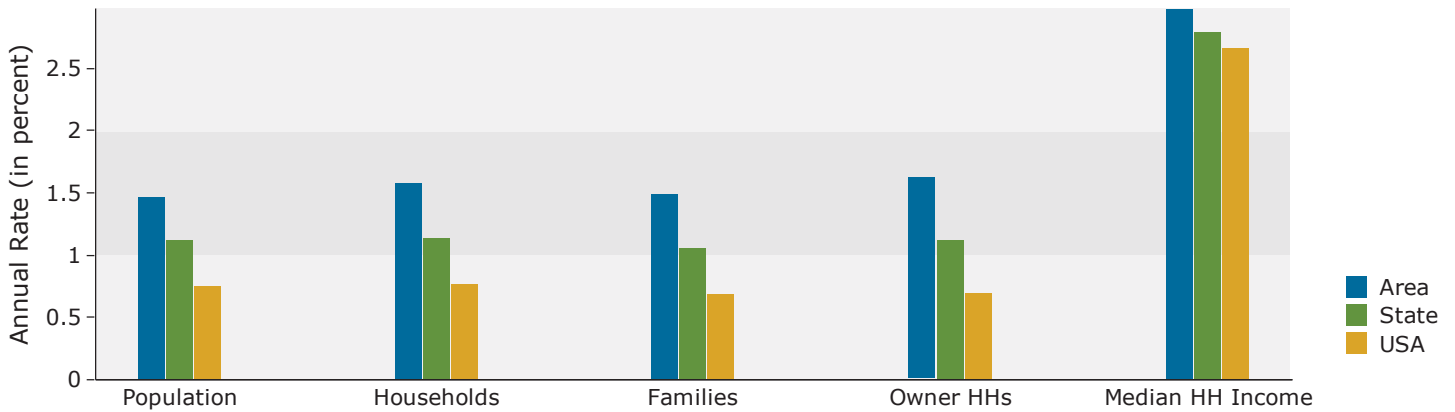


Demographic and Income Profile

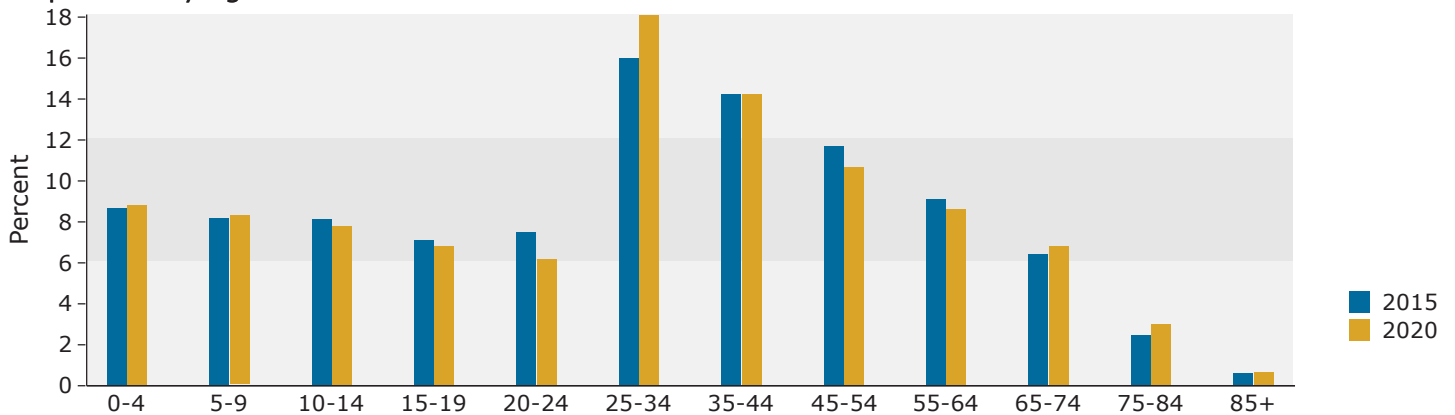
1619 N Dysart Rd, Avondale, Arizona, 85392
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 33.46476
 Longitude: -112.34084

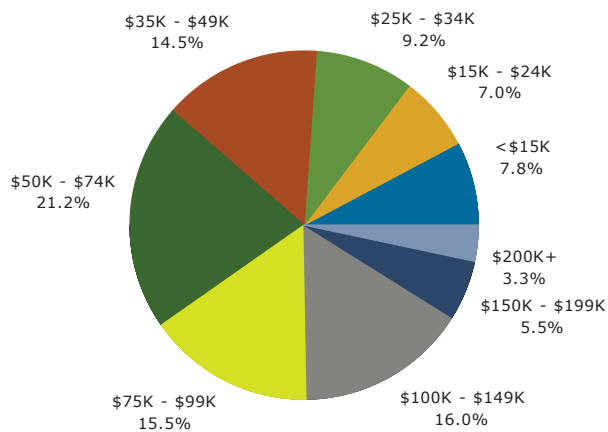
Trends 2015-2020



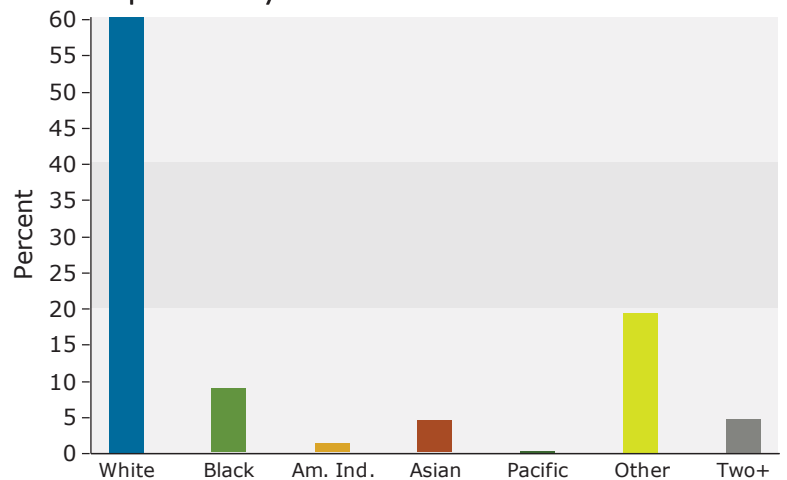
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 43.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.