

Avondale Blvd & McDowell Rd – W/NWC

Avondale, AZ



FOR SALE

±12.5 Acre Future Commercial Mixed-Use Site

Brian Rosella
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Features

LOCATION I-10 & 119th Avenue, Avondale, AZ

LAND ±12.5 acres

PRICE Call for pricing

FRONTAGE Avondale Boulevard & McDowell Road

ZONING AG

PARCEL 501-74-889

GENERAL PLAN Mixed use

POWER Up to 100 megawatts from SRP

FIBER 3 providers with lines along McDowell
Fiber can be pulled to site via Carrier Hotel,
located within 15 miles

WATER To site (City of Avondale)

SEWER To site (City of Avondale)

2018 TAXES \$359/year



PROPERTY HIGHLIGHTS

Great access from the I-10 Freeway

1/4 mile from I-10 interchange at Avondale Boulevard

2 1/4 miles from Loop 101 interchange

Less than 25 minutes to Phoenix Sky Harbor International Airport and Downtown Phoenix

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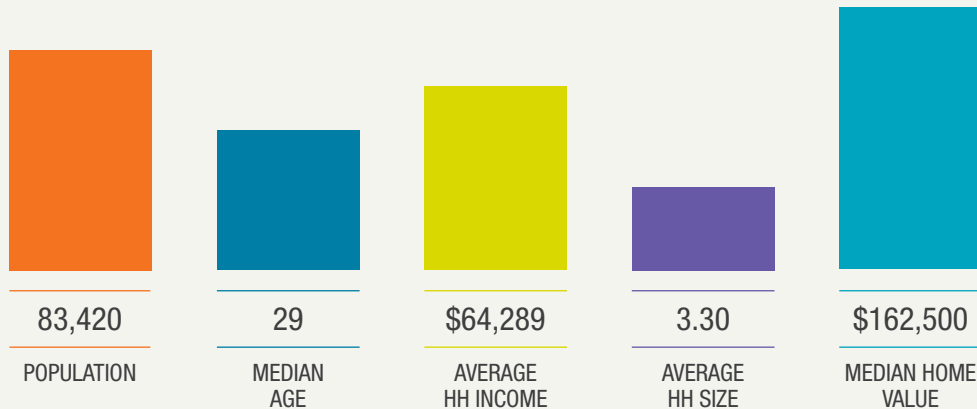
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DEMOGRAPHICS

Avondale boasts a young affluent 1st generation labor force. These employees are the living embodiment of the Avondale brand, Achieving, Aspiring and Accelerating.



Avondale is a modern city, near the heart of the Phoenix-metropolitan area. The current population is over 81,000, and is expected to reach 105,000 by the year 2020. The anticipated build-out population is estimated to be 123,000 residents. That rapid growth makes Avondale one of the fastest-growing communities in the valley, and the nation.

LOCATION HIGHLIGHTS

Avondale's freeway development sites are premium locations in Greater Phoenix for new retail, restaurants, hotels, offices and business parks

Home to the new Phoenix Children's Hospital, Phoenix International Raceway (PIR), and Gangplank, a collaborative workspace for innovation and creativity

Business friendly climate for healthcare, education, and manufacturing

Leading educational institutions including, Estrella Mountain Community College, Universal Technical Institute (UTI), Rio Salado, and more

Focus on healthcare and healthcare technology; advanced manufacturing; advanced business services; amateur sports recreation and tourism; retail; and higher education/lifelong learning

EMERGING INDUSTRIES IN AVONDALE



HEALTHCARE

4,141 Employees



ADMINISTRATION

2,896 Employees



TECHNICAL SERVICES

1,527 Employees



MANUFACTURING

2,377 Employees



FINANCE & INSURANCE

1,728 Employees

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