



14900 West Van Buren Street, Goodyear, AZ 85338

±10 Acres (Divisible) Available for Sale



# ±10 Acres (Divisible to ±5 Acres) For Sale

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Introducing a prime infill location in the thriving city of Goodyear, AZ. This ±10 acre site offers a strategic location with close proximity to the I-10 and countless amenities, showcasing unparalleled development potential in today's market. Ideal for developing flex/showroom or light industrial spaces, this property presents an exceptional opportunity for businesses looking to establish a strong presence in an expanding market.

## PROPERTY HIGHLIGHTS

- ±10 acres of prime infill land available for sale
- Divisible to ±5 acres
- Direct access from Van Buren Street
- Only 1 mile from Interstate 10
- Surrounded by retail amenities and an abundance of growth
- Zoning: PAD with light industrial overlay; City of Goodyear
- Site Utilities
  - 24" water line with 8" stubs into the site
  - 21" sewer line with stub into the site





Bullard Wash

Van Buren St

± 350'

± 619'

± 116'

± 463'

± 378'

± 1058'





# Amenity Map





## GOODYEAR BY THE NUMBERS

### LABOR FORCE POPULATION

age 16+ within a 30 minute drive time

1.36 M

### PROFESSIONAL WORKERS

management, business,  
sales, office

66.4%

### EDUCATION ATTAINMENT

population 25 years and older

36.6%

Some College or Associate Degree

35.9%

Bachelor Degree or Higher

## DEMOGRAPHICS



### POPULATION

111,508

### MEDIAN AGE

37.4

### MALE

50.6%

### FEMALE

49.3%



### TOTAL HOUSING UNITS

43,650

### MEDIAN HOME VALUE

\$398,993

### MEDIAN HOME VALUE

\$398,993

### SINGLE-HOME HOME PERMITS

49.3%



### MEDIAN HOUSEHOLD INCOME

\$100,538

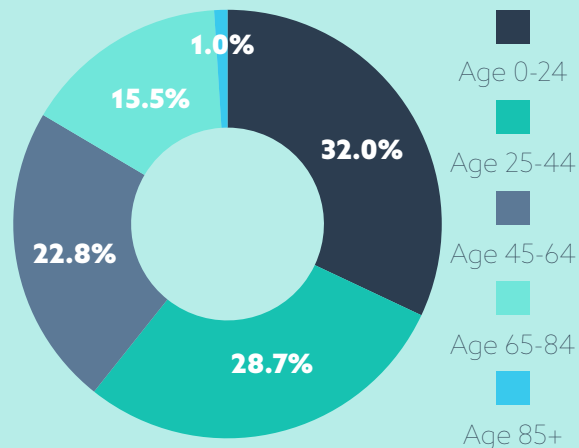
### AVERAGE HOUSEHOLD INCOME

\$128,835

### MEDIAN GROSS RENT

\$1,642

## POPULATION BY AGE



## WORKER COMMUTE FLOWS



Source: U.S. Census Bureau, OnTheMap Application  
Inflow/Outflow Analysis 2021













# Corporate Neighbors map





# Why Goodyear

-  One of the 10 fastest growing cities in the nation (population of more than 50,000)
-  200+ restaurants, great shopping and entertainment options
-  47 miles of trails for mountain biking, hiking and horseback riding
-  Goodyear Ballpark - Spring Training home to the Cincinnati Reds and Cleveland Guardians
-  Affordable housing in a variety of upscale master planned communities
-  Highly educated and skilled workforce
-  Low costs of doing business and incentives for premiere businesses looking to be located in Goodyear
-  5 hours 30 minutes to Los Angeles and 5 hours to San Diego, California

Source: [developgoodyearaz.com/why-goodyear](http://developgoodyearaz.com/why-goodyear)



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