





FOR LEASE COMMERCIAL SITES | .94± UP TO 4.03±ACRES

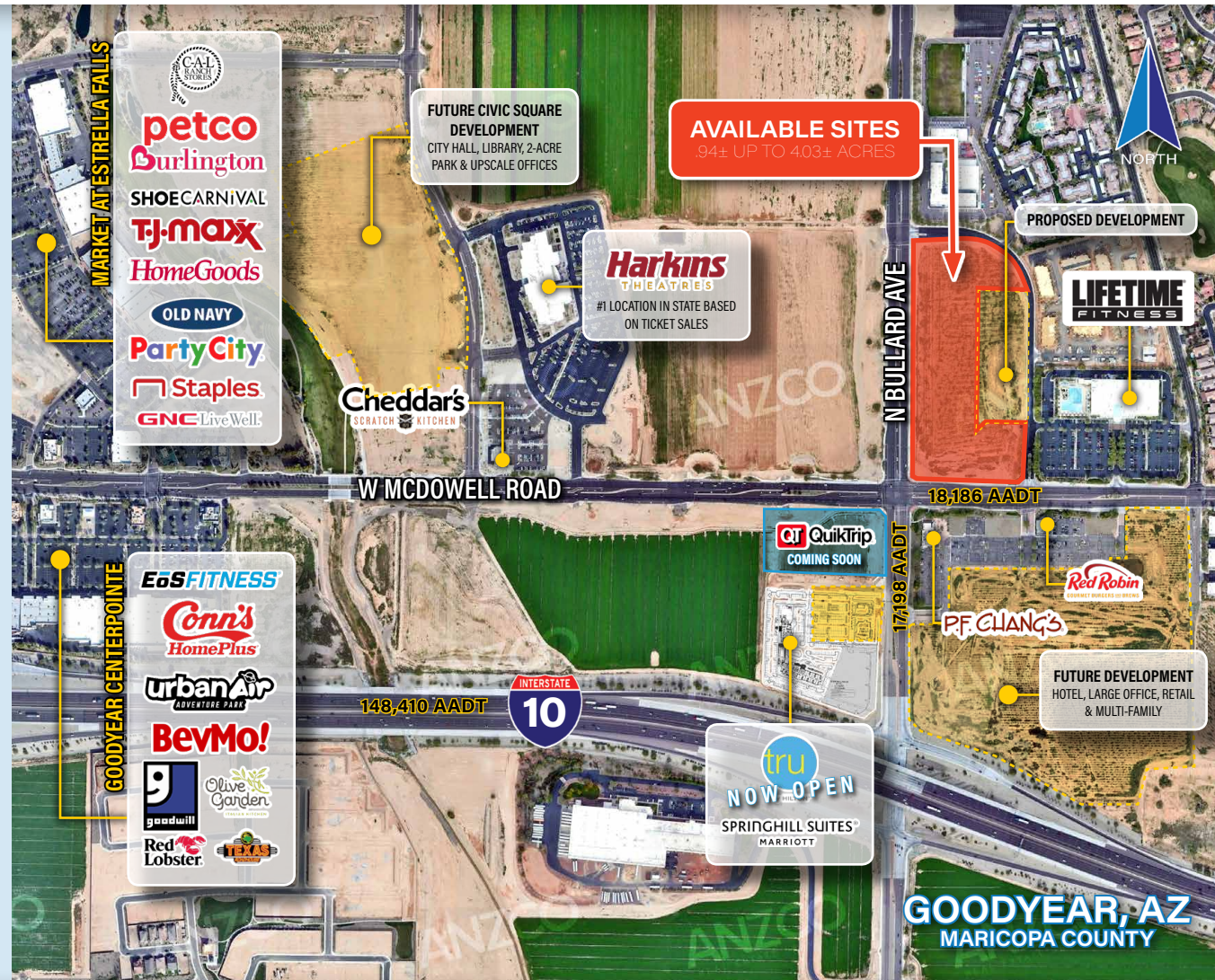
NEC OF BULLARD AVENUE & MCDOWELL ROAD | GOODYEAR, AZ 85395 | MARICOPA COUNTY

PROPERTY FEATURES:

- FOR LEASE: .94± UP TO 4.03 ACRE SITES
- Excellent location just off of I-10 at the corner of Bullard Ave & McDowell Road with strong traffic counts
- Site has great visibility and access from both Bullard Ave & McDowell Road into site and sits at traffic controlled intersection.
- In a high growth area with projected population increase of over 4% in the next 5 years
- Strong household income in rapidly growing trade corridor in a area of strong development and growth
- Goodyear is part of the Phoenix, AZ MSA

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
 TOTAL POPULATION	4,897	80,761	177,836
 POPULATION GROWTH (5 YR. FORECAST)	4.06%	4.07%	4.02%
 AVERAGE HOUSEHOLD INCOME	\$97,815	\$102,199	\$99,344
 TOTAL EMPLOYEES	1,038	28,203	42,032



7500 San Jacinto Place | Plano, TX 75024 ■ 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 ■ Regents Park Dr, Suite 420-2 | Tampa, FL 33647 ■ www.anzcollc.com

06.01.22

ANZCO
REAL ESTATE SERVICES LLC

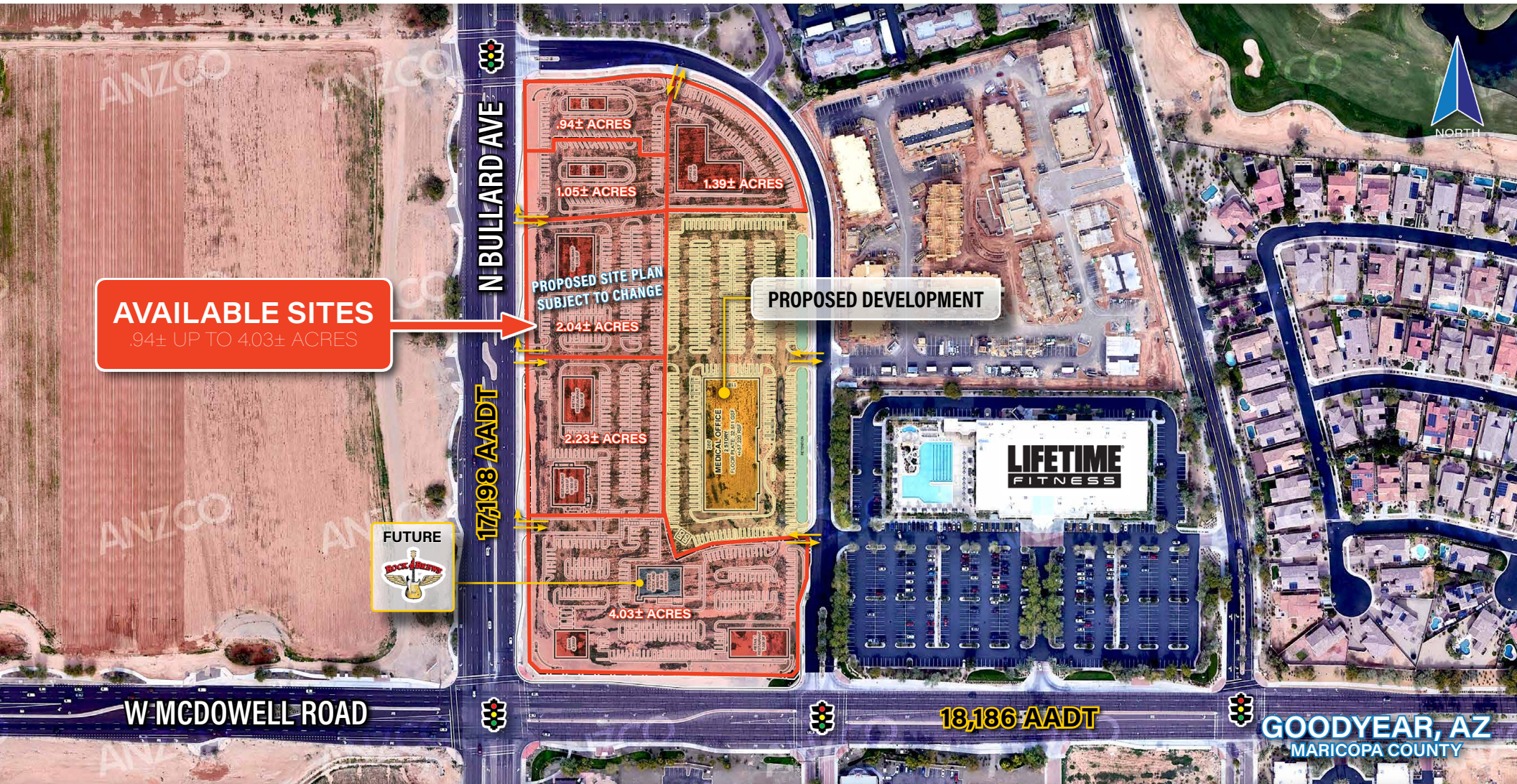
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The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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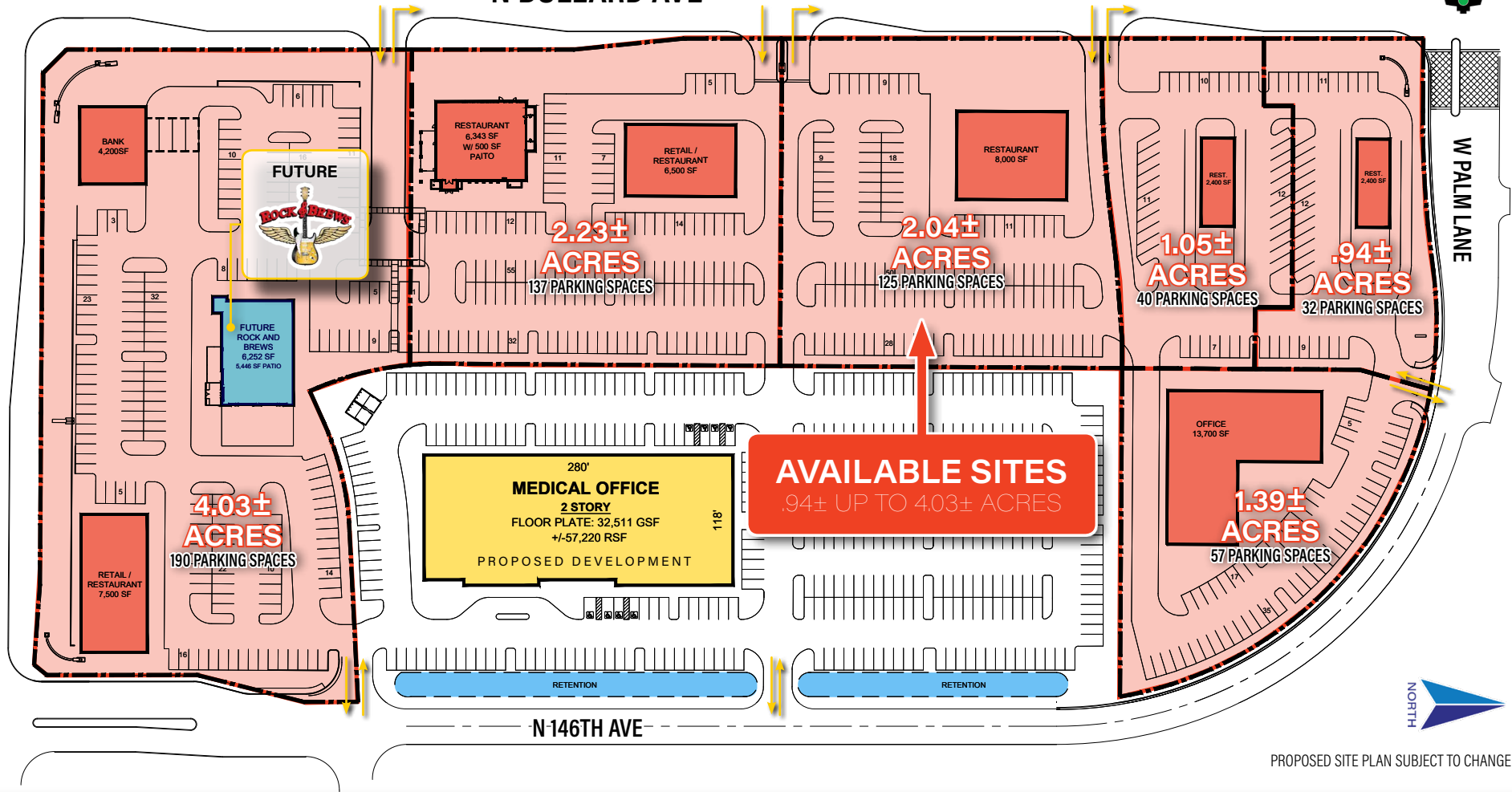


W MCDOWELL ROAD

N BULLARD AVE



W PALM LANE



PROPOSED SITE PLAN SUBJECT TO CHANGE

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