



- **Location:** S SEC Interstate 10 & Citrus Road, Goodyear, AZ 85338
- **Size:** 55.46 Acres
- **Zoning:** PAD (Office-Employment District)
- **Price:** \$3,500,000
- **Comments:**
 - ✓ Part of 138.2 acres, 2.16 million square foot Innovation Centre mixed-use PAD.
 - ✓ Wide range of potential uses including, but not limited to: Office, Medical Office, Entertainment, Hotels, Health Club, Laboratories, Restaurants and more.
 - ✓ Goodyear has experienced explosive growth over the last several years with major employers such as Microsoft, FedEx, UPS, Chewy.com, Amazon, Boeing, MLily, Fairlife, and more all locating here.

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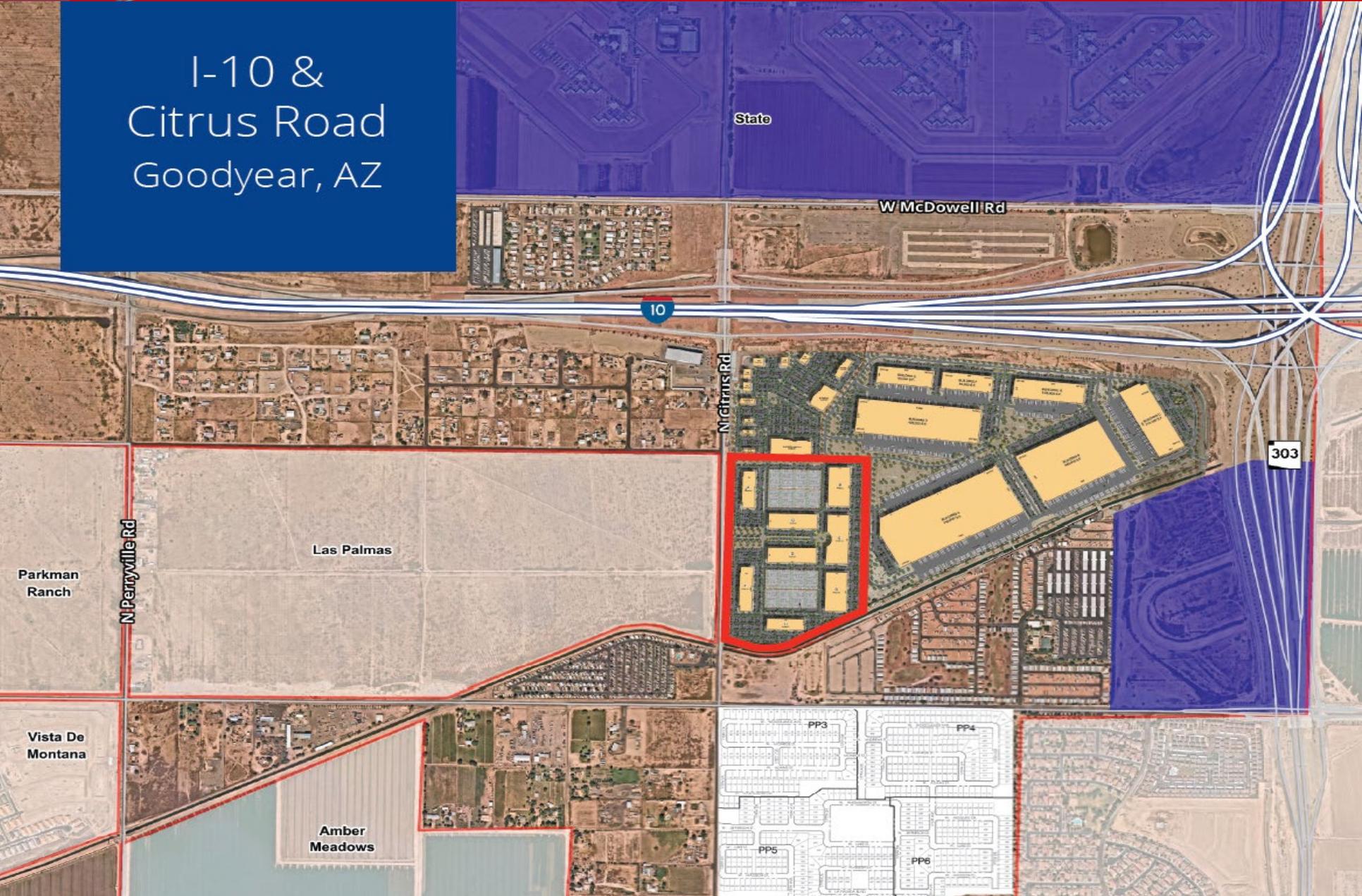
CHAZ SMITH
Direct: 602-989-0166
csmith@insightland.com

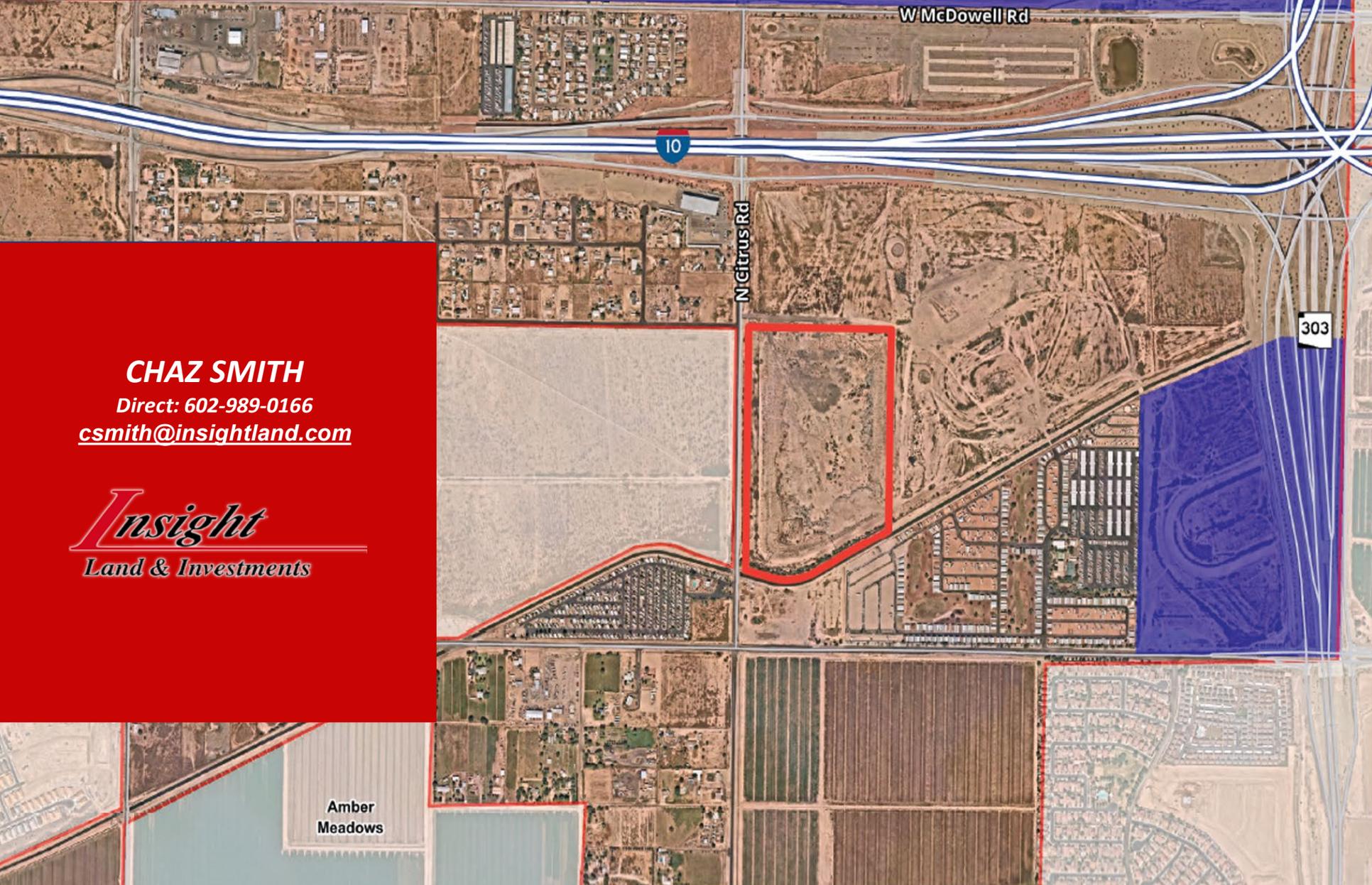
Goodyear, AZ 85338

Office-Employment Zoned Former Borrow Pit for Sale



I-10 &
Citrus Road
Goodyear, AZ





W McDowell Rd

10

N Citrus Rd

303

CHAZ SMITH

Direct: 602-989-0166

csmith@insightland.com

Amber
Meadows

I-10 & Citrus Road

Property Information

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Investment Highlights

Price:	\$3,500,000
Size:	55.46 Acres
Zoning:	PAD (Office-Employment District)
Jurisdiction:	City of Goodyear
Current Use:	Borrow Pit

Demographics



Population

16,055
within 1 mile
142,631
within 3 miles
360,138
within 5 miles



Average Household Income

\$91,636
within 1 mile
\$89,770
within 3 miles
\$85,249
within 5 miles