

- ❑ **Location:** SEC of 166<sup>th</sup> Avenue and Indian School Road in Goodyear, AZ.
- ❑ **Size:** +/- 7.8 Acres total. 2 Pads Available  
P2 - 30K SF  
P4 - +/- 3 Acres
- ❑ **Price:** Submit All Offers
- ❑ **Utilities:** All Utilities to Site
- ❑ **Comments:** Located on Indian School Road at a new lit intersection at 166<sup>th</sup> Ave, this is the only approved gas site location within this portion of Palm Valley. Indian School road is the major arterial feeder into Palm Valley from the full diamond interchange at Loop 303. Located directly across the street from the new UPS Distribution Site (employing approximately 1,800) and aligned with other major employers such as Sub Zero/Wolff, REI, Dick's Sporting Goods, Bimbo, etc. This site offers one of the last opportunities to develop/own retail/employment Pad's in the highly constrained Palm Valley Submarket north of Interstate 10 and East of the Loop 303.
- [Loop 303 Corridor becomes Global Center for Development](#)
- [Merit Partners buys land for \\$1.5 billion Glendale industrial park](#)
- [Goodyear asked to rezone State Trust Land to PAD](#)
- [Amazon building new facilities in Glendale, Tucson](#)

**+/- 7.8 AC | Owner / Agent**



**Indian School Rd**

**166th Ave**

**Available**

**Available  
All or Part**

**SUBJECT**

**SUBJECT**

**QT**

**P1**  
2,200 S.F.

**P2**  
2,160 S.F.

**SUPER STAR  
CAR WASH**

**C-STORE**  
5,200 S.F.

**PATIO**

DRIVE BY DEVELOPER

166<sup>TH</sup> AVE & INDIAN SCHOOL RD – Goodyear, AZ



Camelback Rd

Cotton Ln

Sarival Ave

LOOP 303

Indian School Rd

SUBJECT

166<sup>TH</sup> AVE & INDIAN SCHOOL RD – Goodyear, AZ



**BIMBO**  
**SUB-ZERO**  
**UPS**  
**AVIALL**  
**XPO Logistics**

**SUBJECT**

**Millennium High School**

**Indian School Rd**

**LOOP 303**

**Tuscany Falls Golf Course**

**Pebblecreek**

**Palm Valley**

**MARKET AT ESTRELLA FALLS**

	<b>CHASE</b>		<b>PETCO</b>		<b>TJ-MAXX</b>
	<b>PARTY CITY</b>		<b>RUBIOS</b>		<b>DEL TACO</b>
	<b>OLIVE GARDEN</b>		<b>TEXAS ROADHOUSE</b>		<b>BEVMO!</b>
	<b>BURGER KING</b>		<b>GNC</b>		<b>OLD NAVY</b>
	<b>EBS FITNESS</b>		<b>HARKINS THEATRES</b>		<b>LIFETIME FITNESS</b>

**McDowell Rd**

**INTERSTATE 10**

**Walmart**  
Save money. Live better.

**Snyder's Lance**  
Credibility in two packages

**INTERSTATE 10**

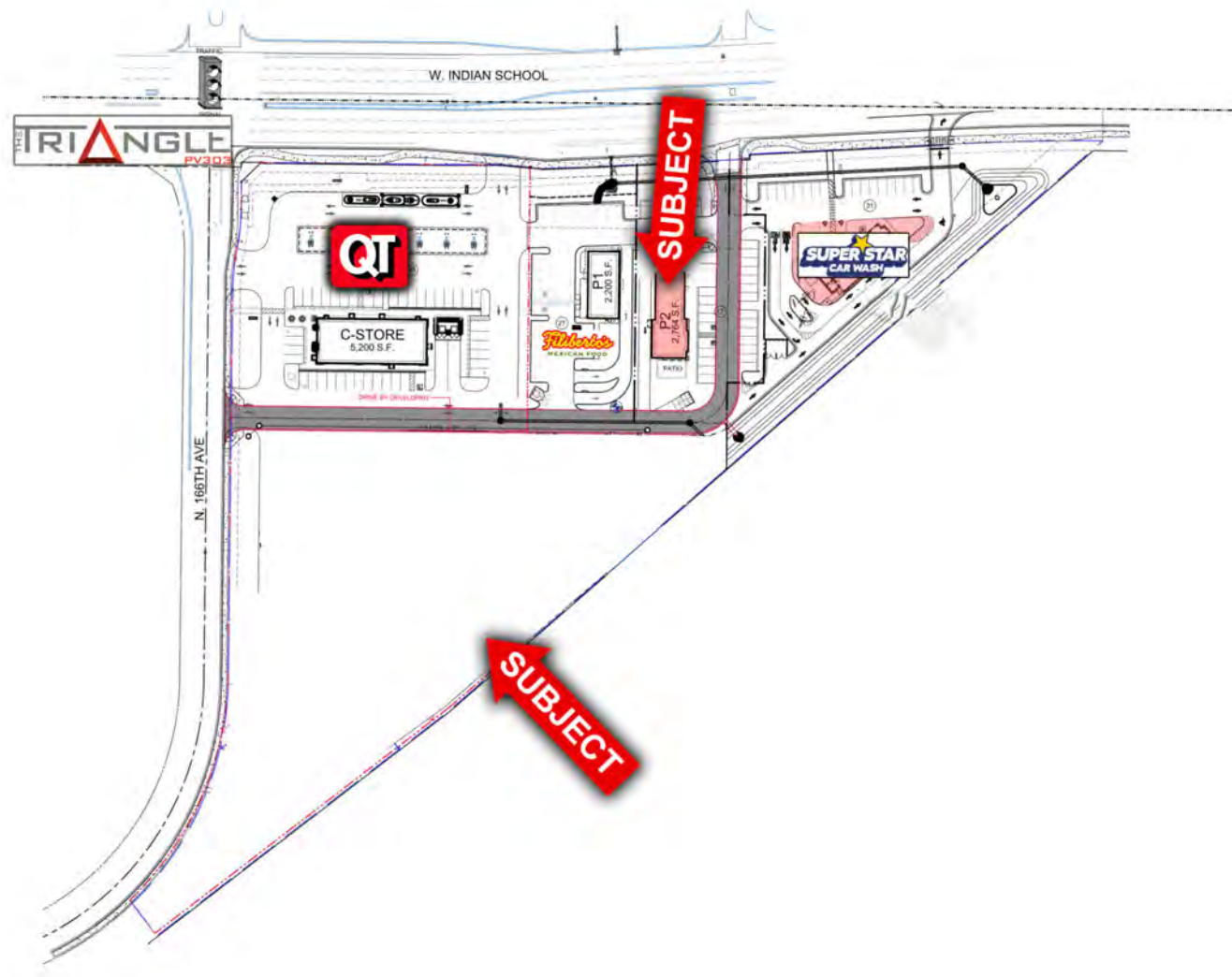
**Litchfield Rd**

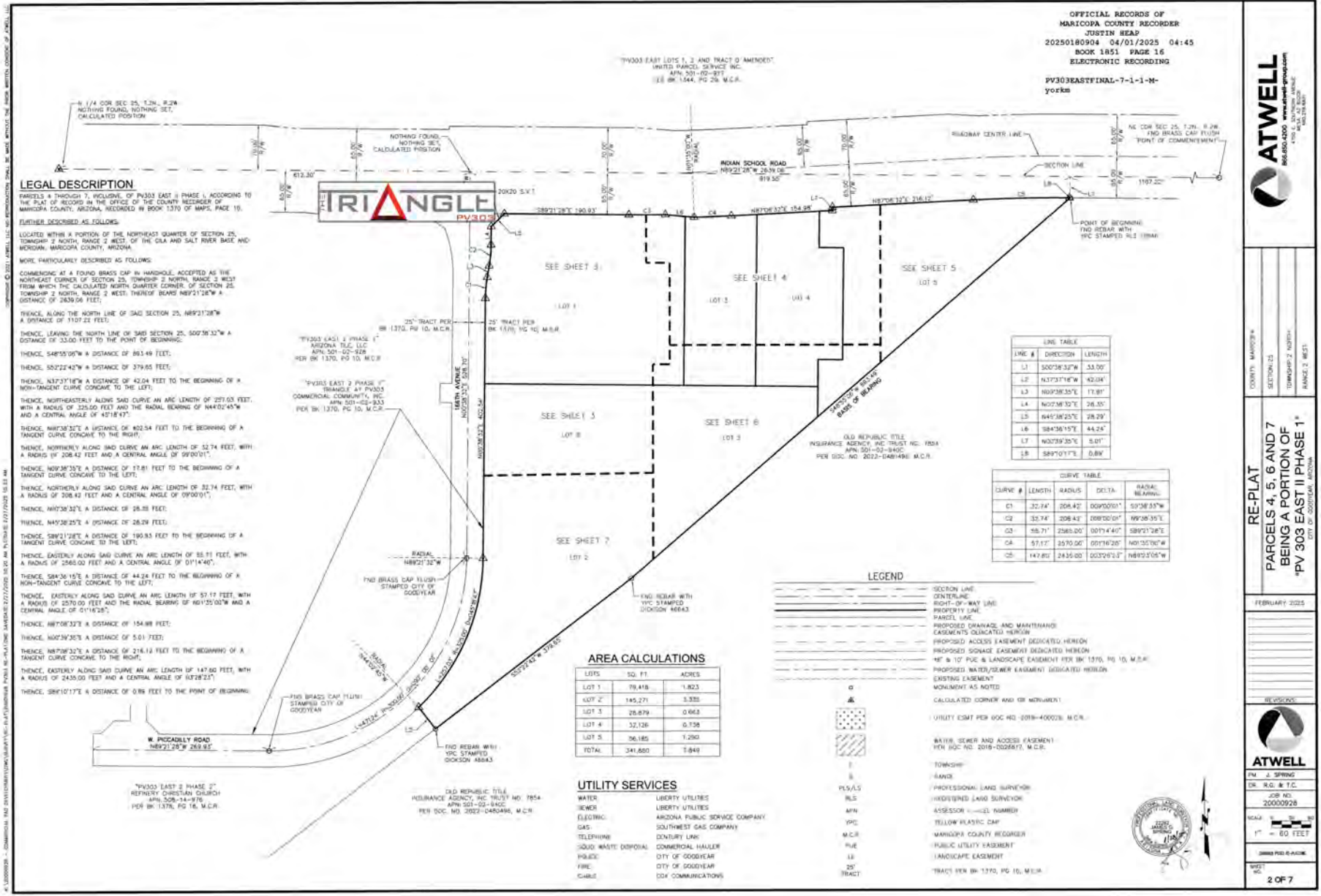
166<sup>TH</sup> AVE & INDIAN SCHOOL RD – Goodyear, AZ



166<sup>TH</sup> AVE & INDIAN SCHOOL RD – Goodyear, AZ







OFFICIAL RECORDS OF  
MARICOPA COUNTY RECORDER  
JUSTIN REAR  
20250180904 04/01/2025 04:45  
BOOK 1851 PAGE 16  
ELECTRONIC RECORDING

PV303EASTFINAL-7-1-1-M-yorka



COUNTY: MARICOPA  
SECTION: 25  
TOWNSHIP: 2 NORTH  
RANGE: 2 WEST

RE-PLAT  
PARCELS 4, 5, 6 AND 7  
BEING A PORTION OF  
"PV 303 EAST II PHASE 1"  
CITY OF GOODYEAR, ARIZONA

FEBRUARY 2025



PA 2 SPRING  
DN, R.O. & F.C.  
JOB NO.  
20000928

SCALE: 1" = 60 FEET

2 OF 7















