

❑ **Location:** SEC of 166<sup>th</sup> Avenue and Indian School Road in Goodyear, AZ.

❑ **Size:** 2 Pads Remaining  
P2 - 30K SF  
P4 - +/- 3 Acres

❑ **Price:** Submit All Offers

❑ **Utilities:** JDD Improvements to commence early 2025

❑ **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](#)

### Owner / Agent

**Insight Land & Investments**  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
602.385.1515  
[www.insightland.com](http://www.insightland.com)

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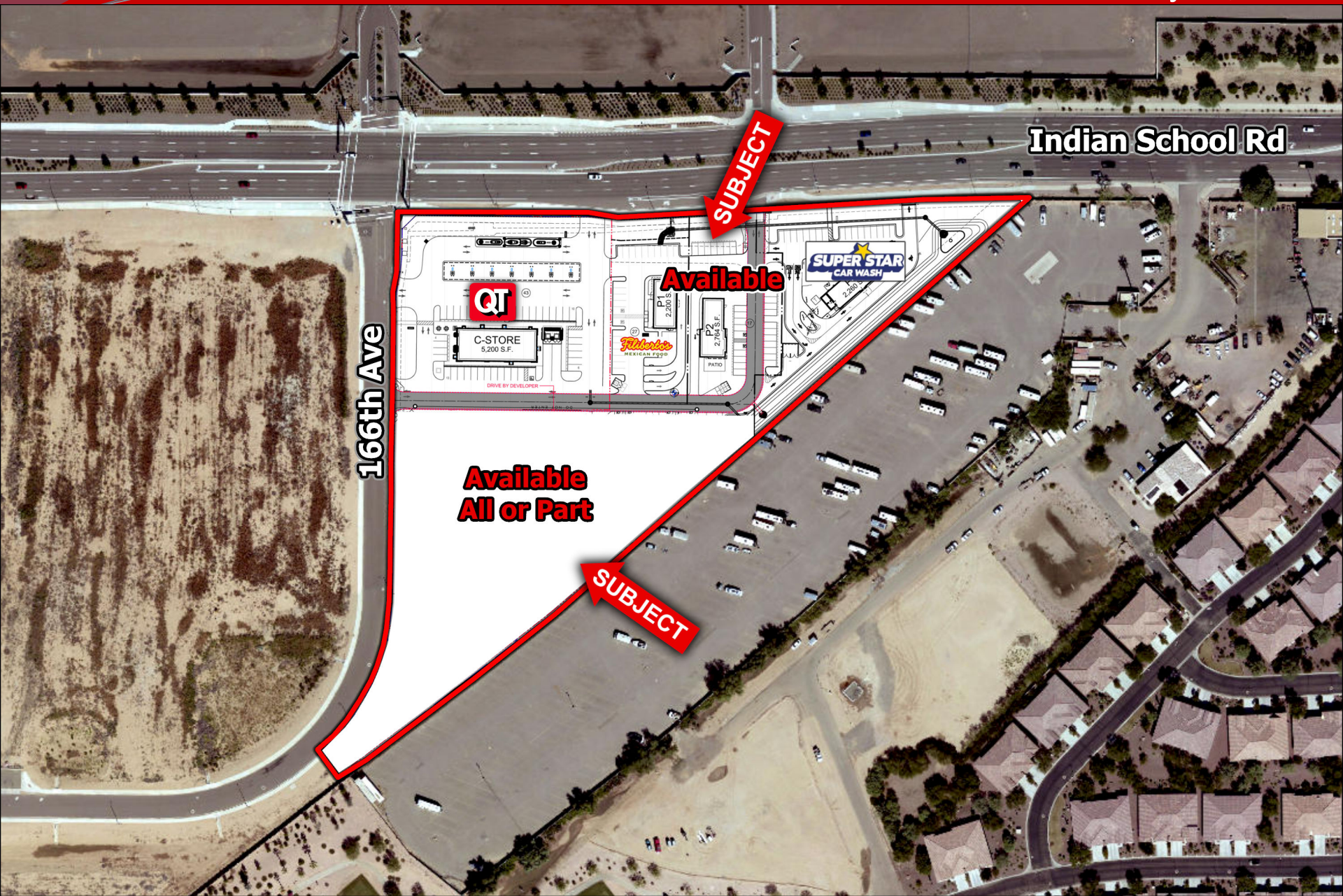
**BRIAN STILLMAN**  
Office: (602) 385-1512  
[bstillman@insightland.com](mailto:bstillman@insightland.com)

**MATT RINZLER**  
Office: (602) 385-1534  
[mrinzler@insightland.com](mailto:mrinzler@insightland.com)

**JEREMY LOVEJOY**  
Office: (602) 385-1525  
[jlovejoy@insightland.com](mailto:jlovejoy@insightland.com)



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





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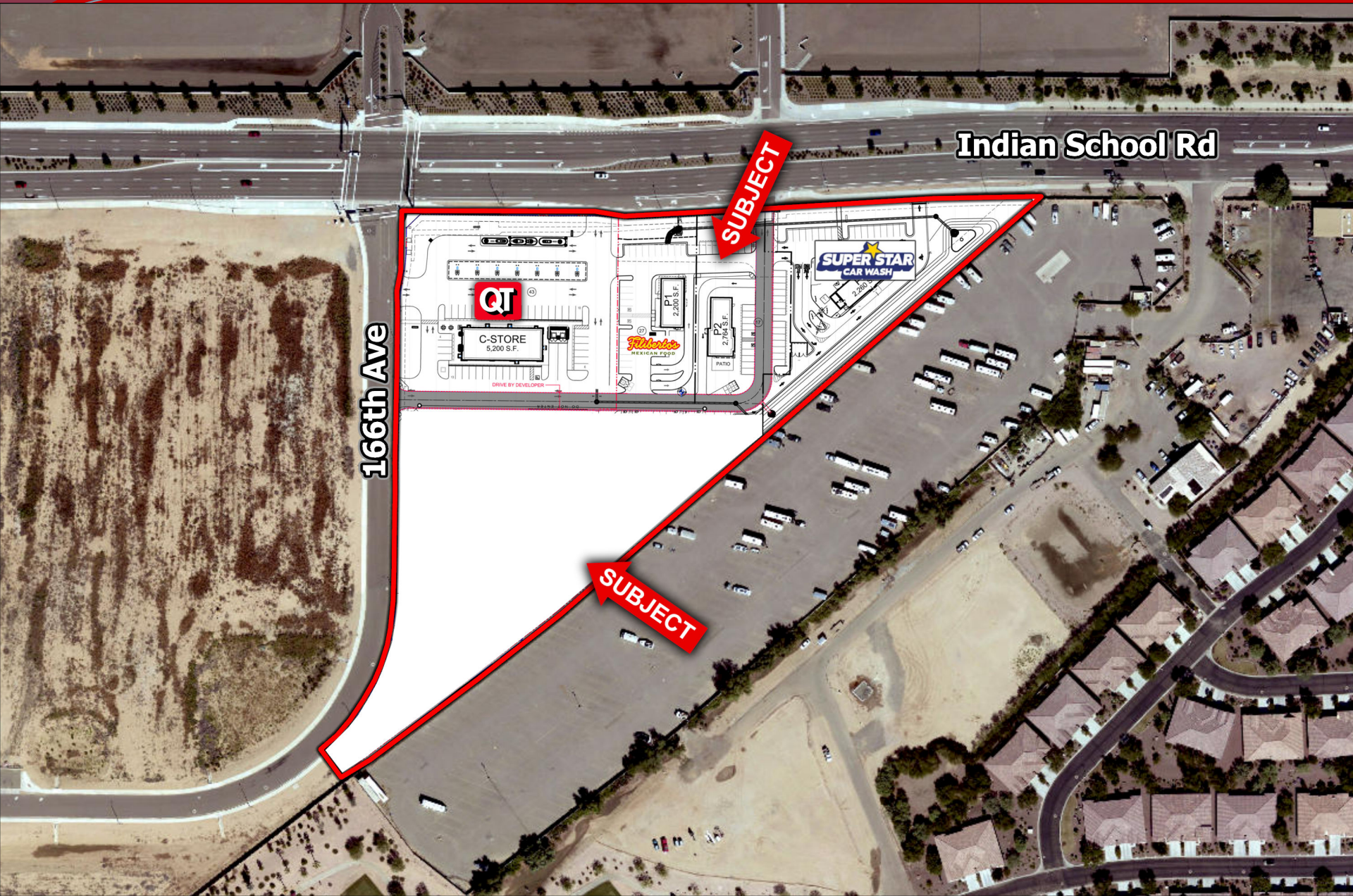




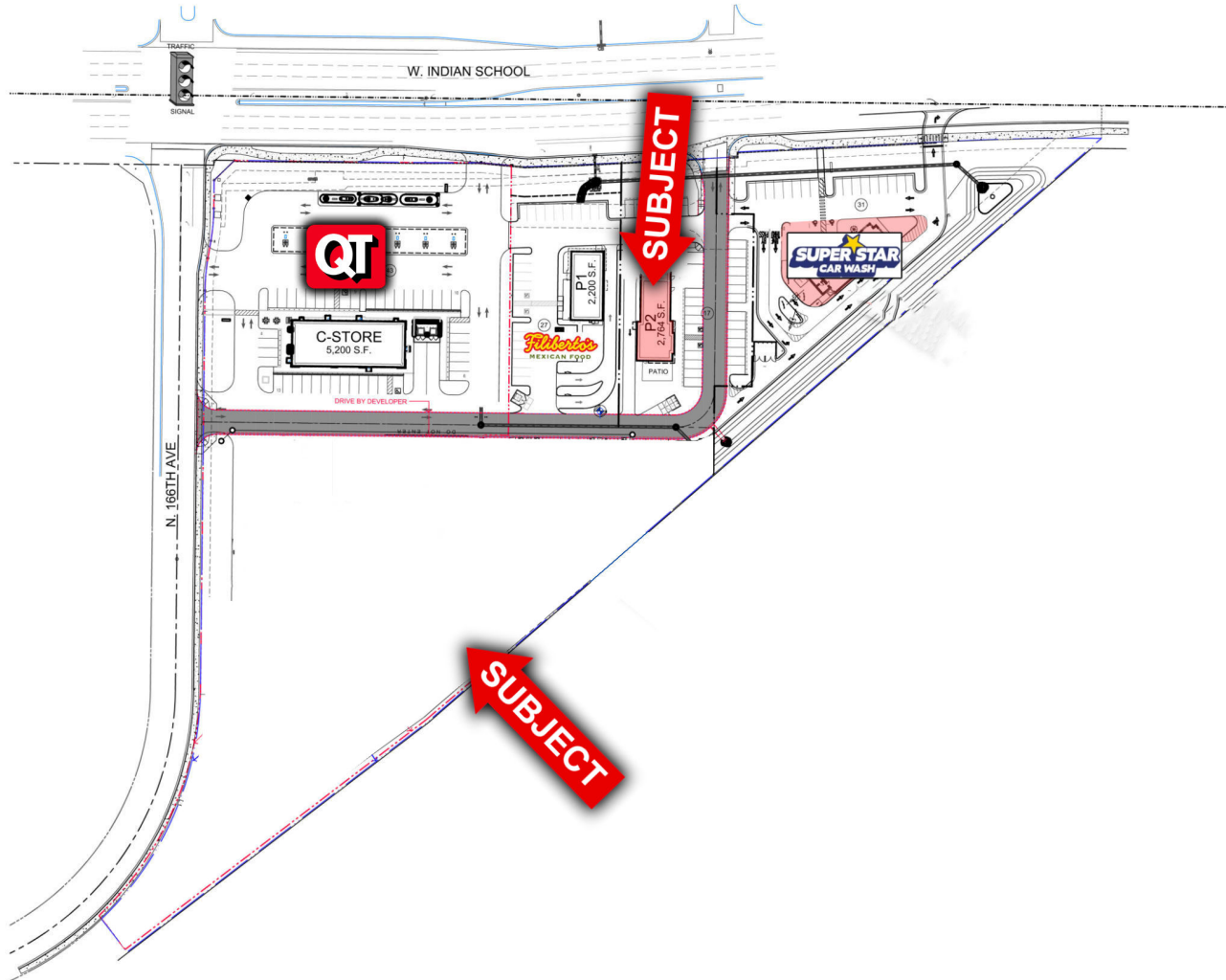
166<sup>TH</sup> AVE & INDIAN SCHOOL RD – Goodyear, AZ







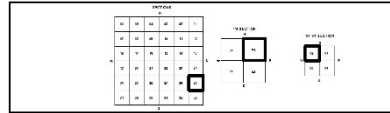
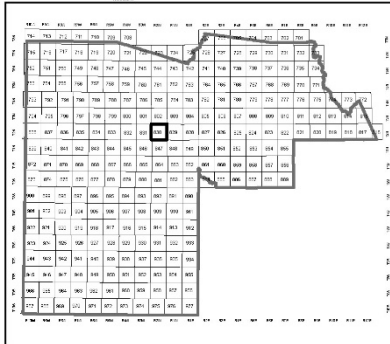




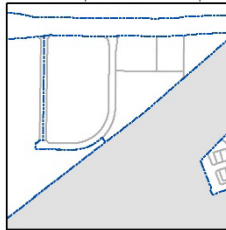
**MARICOPA COUNTY**  
STATE OF ARIZONA

PT. SECTION 25 T02N R02W

**830 - 25 - 01 - 02**



Parcels updated within this map



**MARICOPA COUNTY**  
ASSESSOR'S OFFICE

301 W. Jefferson Street  
Phoenix, AZ 85003

Date: 02/12/2019

<http://mcsassessor.maricopa.gov/assessor/>



**LEGEND:** ■ Parcels ■ Sections --- Centerlines  
□ Subdivisions + Section Corners

**Disclaimer - Indemnification**  
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