



FOR SALE

SWC OF VAN BUREN ST & ELISEO C FELIX JR WAY

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AVONDALE, AZ 85323

EVAN BUREN STREET

N ELISEO C. FELIX JR WAY



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PROPERTY INFORMATION

SWC Of Van Buren St & Eliseo C Felix Jr Way
Avondale, AZ 85323



OFFERING SUMMARY

Sale Price:	Subject to Offer
Lot Size:	0.98 Acres
Zoning:	C-2
Submarket:	Avondale
Property Taxes:	\$3,239.92

PROPERTY OVERVIEW

The subject site consists of one land parcel equally 0.98 acres. It has over 250 feet of linear frontage on both N Eliseo C Felix Jr Way and W Van Buren. The Parcel is C-2 zoned in the city of Avondale.

LOCATION OVERVIEW

- The subject property sits in an opportunity zone on the southwest corner of Eliseo C Felix Jr Way and Van Buren Street. It is one block south of the I-10 and a new Walmart Superstore. Also sitting 10 miles from the Arizona Cardinals State Farm Stadium and the Westgate Entertainment District allows for a short drive and an increase in traffic. The property lies directly across the street from Coldwater Plaza with anchor tenants such as Home Depot and Sams Club. It is also one block Southeast of Exit 129 of the I-10 Freeway. Lastly, the property lies within an opportunity zone of Maricopa County.

SALE HIGHLIGHTS

- 0.98 Acres of Land for Sale
- Lies Within an **Opportunity Zone**
- 10 Miles from Westgate Entertainment District and State Farm Stadium
- Over 250' of Frontage on N Eliseo C Felix Jr Way and E Van Buren Street
- 1 Block Southeast of I-10 Exit 129
- 3 Miles from Phoenix Goodyear Airport
- Multiple Amenities in Immediate Trade Area



"Opportunity Zone" Description

ARIZONA OPPORTUNITY ZONES

Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.

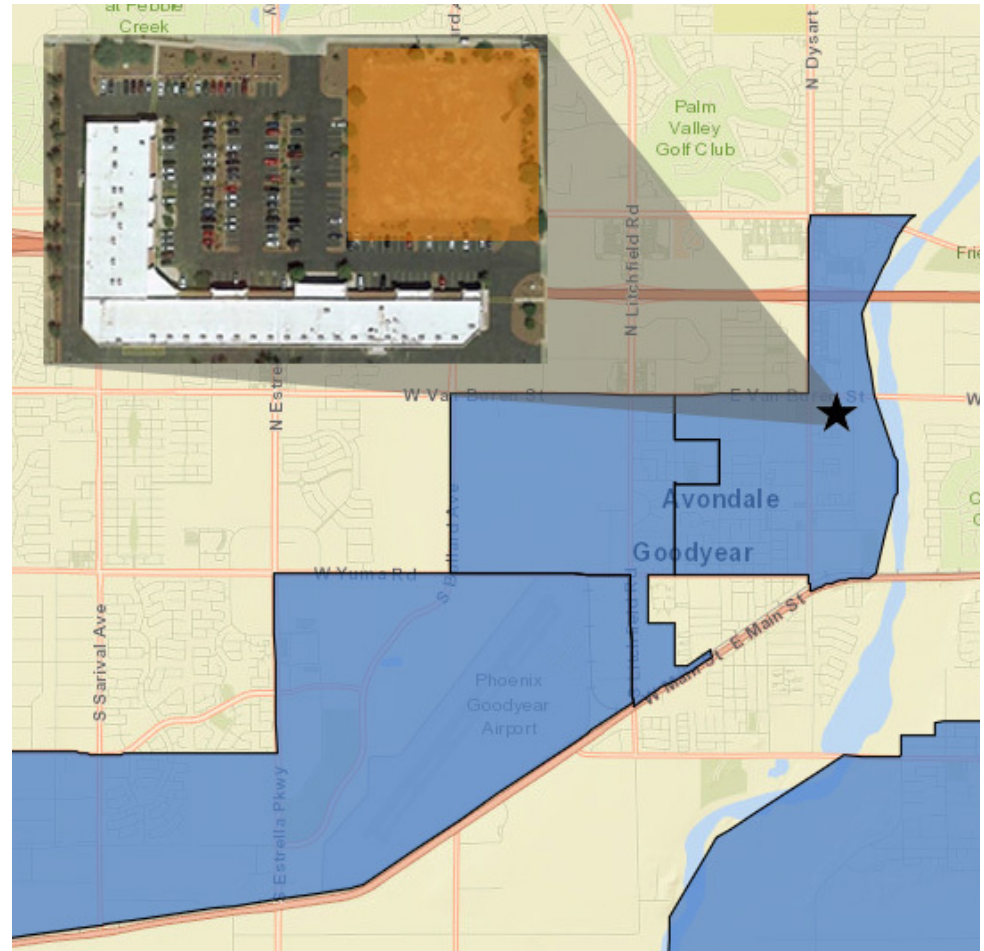
The federal Opportunity Zones program allows each state's governor to nominate up to 25 percent of the qualifying low-income Census tracts as Opportunity Zones. It was created under a provision of the Tax Cuts and Jobs Act, which was signed into law December of 2017. Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment:

Investments held 10 years: taxable amount of the capital gains reinvested is reduced by 15% and no tax is owed on appreciation. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 10 years. Tax owed on the original \$100 is deferred until 2026, and taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). No tax is owed on Opportunity Zone investment's capital gain. Assuming a 7% annual growth rate, the after-tax value of the original \$100 investment is \$176 by 2028.*

Investments held 7 years: taxable amount of the capital gains reinvested is reduced by 15%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 7 years, selling in 2025. Taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). Assuming a 7% annual growth rate, the investor will owe \$15 in tax (23.8% of \$61) on the Opportunity Zone investment's capital gain.*

Investments held 5 years: taxable amount of the capital gains reinvested is reduced by 10%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 5 years, selling in 2023. Taxable amount is reduced to \$90 (\$100 minus \$10). Investor will owe \$21 in tax on the original capital gains (23.8% of \$90). Assuming a 7% annual growth rate, the investor will owe \$10 in tax (23.8% of \$40) on the Opportunity Zone investment's capital gain.*

*Source: [Economic Innovation Group, 2018](#)





HISTORIC DOWNTOWN GLENDALE

Downtown Glendale has been named by USA Today and Sunset Magazine as one of the country's best places for shopping. The district spans 10 square blocks of famous antique stores and ethnic eateries. Downtown Glendale hosts many popular events throughout the year such as concerts at Murphy Park and holiday extravaganzas that attract thousands of people.



STATE FARM STADIUM

State Farm Stadium formerly known as University of Phoenix Stadium is a multi-purpose football stadium located in Glendale, AZ. The stadium is home to the Arizona Cardinals NFL team and the annual Fiesta Bowl. The stadium has 63,400 seats and also hosts numerous concerts and other large sporting events. The stadium brings in hundreds of thousands of people and millions in revenue for the city per year.



WESTGATE ENTERTAINMENT DISTRICT

Conveniently located in between State Farm Stadium and the Gila River Arena, Westgate Entertainment District is a super regional destination for shopping, dining, entertainment, and commercial offices. Westgate Entertainment District attracts over 22 million visitors annually.



◦ **PARCEL NUMBER:**
500-24-017

◦ **LOT SIZE:**
42,694 sq ft

◦ **ZONING:**
C-2
(Community Commercial)

Area Amenities





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