

ANY

INTS MAP

Prime PAD-Zoned Development Opportunity

Cotton Lane, Goodyear, AZ 85395



Gina Faith

Gina Faith Realty

2950 N Litchfield Rd, Goodyear, AZ 85395

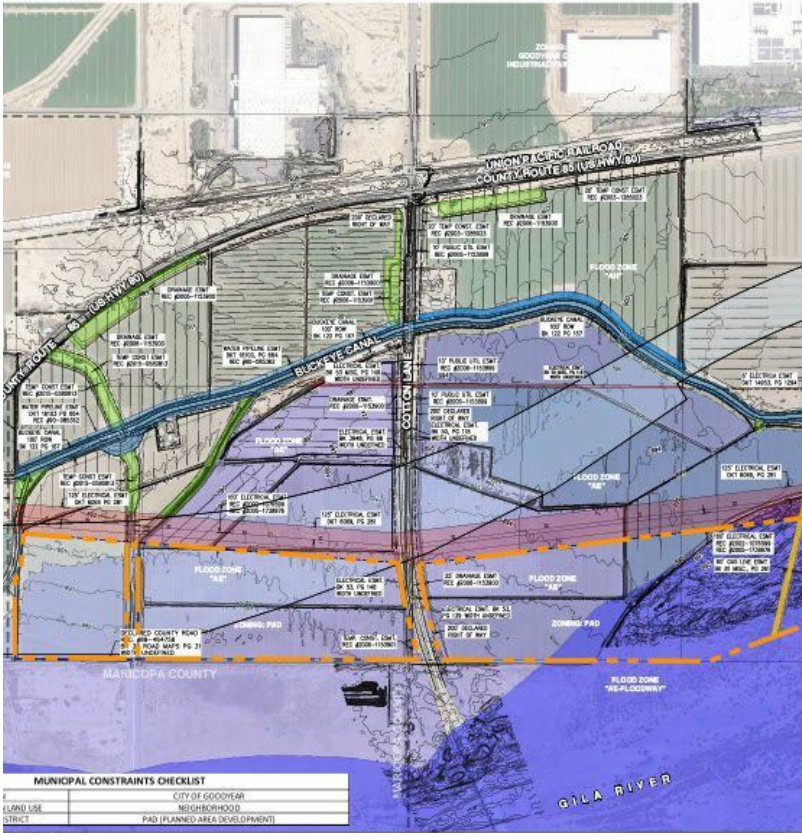
ginafaithrealty@gmail.com

(623) 850-2330

Prime PAD-Zoned Development Opportunity

\$12.50 sq/ft

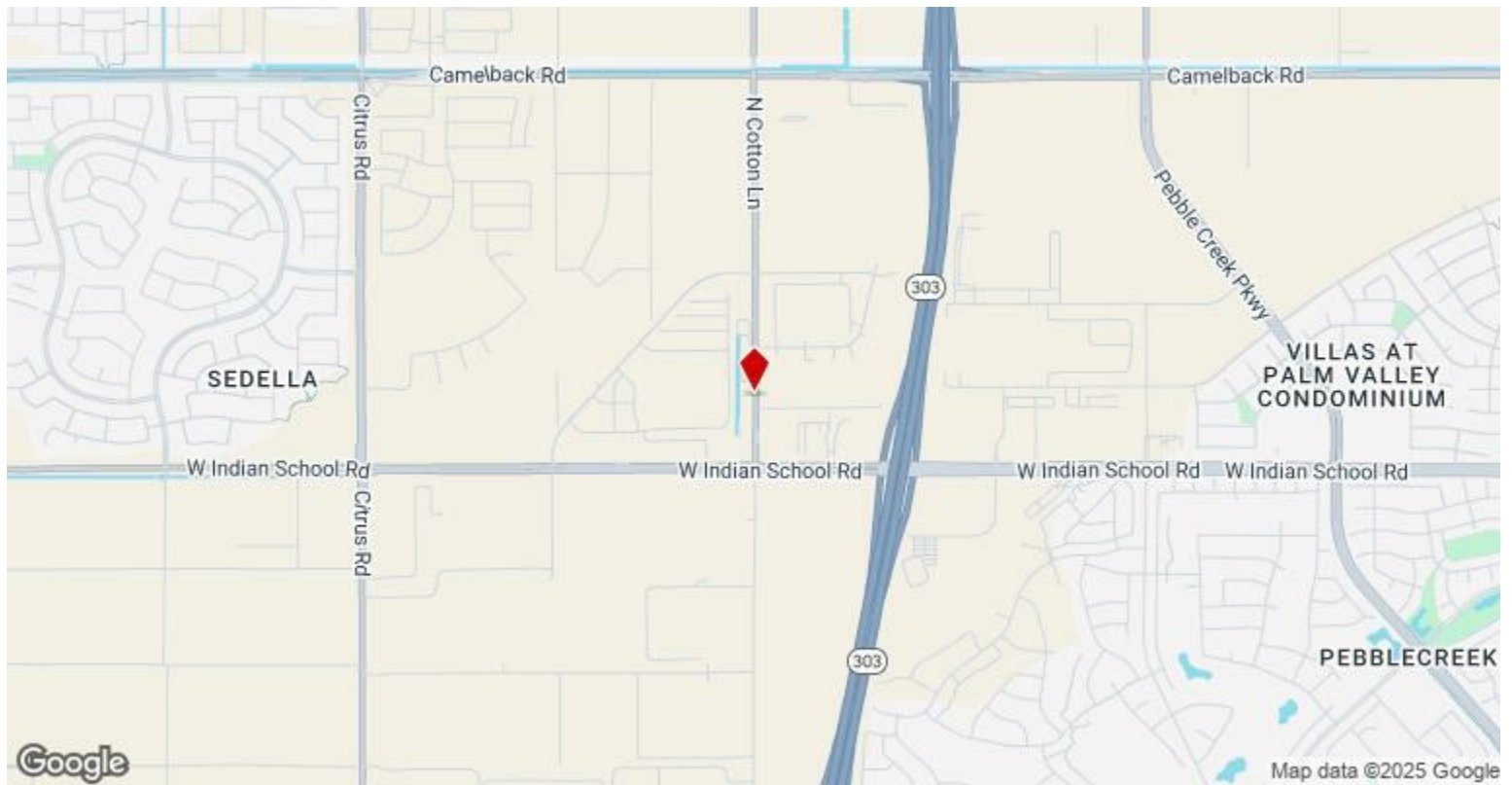
Exceptional opportunity to acquire 2 contiguous parcels of raw land offered at \$12.50 per square foot, located in a highly desirable growth corridor off Cotton Lane and south of MC-85. Parcels may be purchased individually or as a combined assemblage, allowing flexibility for phased or master-planned development. The property is zoned PAD (Planned Area Development), providing versatility for a wide range of potential commercial or mixed-use concepts, subject to municipal approval. The location offers strong visibility, convenient access to major transportation routes, and proximity to ongoing and future development in one of the area's fastest-growing markets. Please note: Portions of the property are subject to an ADOT taking, which will result in a reduction of overall square footage. The new State Route 30 will impact the development of the property. Pricing reflects current square footage; final acreage and net usable area to be confirmed. Buyer to verify all zoning, development potential, and impact of the ADOT taking.



COMPANY

STRAINTS MAP

Price:	\$12.50 sq/ft
Property Type:	Land
Property Subtype:	Industrial
Proposed Use:	
Sale Type:	Investment or Owner User
Total Lot Size:	184.00 AC
No. Lots:	2
Zoning Description:	PAD
APN / Parcel ID:	500-84-002T, 502-49-008B



Cotton Lane, Goodyear, AZ 85395

500-84-002T is 123.51 acres of which has approximately 49 buildable acres. 502-49-008B is 61 acres of which has approximately 28.4 buildable acres.