

For Sale

PRIME WEST VALLEY DEVELOPMENT OPPORTUNITY

*±4.59 Acres for Sale with
Interstate 10 and McDowell
Road Frontage*

W/SWC 107TH AVE & MCDOWELL RD



±4.59 ACRES

W MCDOWELL RD

MCDOWELL
MEDICAL PLAZA

WEST VALLEY
MEDICAL PLAZA



W/SWC 107TH AVE & MCDOWELL RD



Kidder Mathews is pleased to present ±4.59 acres of commercial property in Avondale, Arizona. The fully improved site is located on the Interstate 10 just west of 107th Avenue in the West Valley's "Healthcare Corridor".

Interstate 10 pylon signage is available

Fully improved site with plans

Great opportunity for an owner/user or developer



PARCEL SIZE 199,990 SF (4.59 AC)

ZONING C-3

PARCEL NUMBER 102-56-014

4.59 AC
AVAILABLE

\$3.25 MM
SALE PRICE

HIGHLY- ACCESSIBLE LOCATION

Less than one mile to I-10 access with a full diamond interchange on 107th Avenue

Frontage on Interstate 10 and McDowell Road

Vibrant neighboring retail (Main Event, Portillo's, First Watch, Barrio Queen, Nationwide Vision)

Adjacent to ClearSky Rehabilitation Hospital and McDowell Medical Plaza

Located between Banner Estrella Medical Center and Abrazo West Campus

1 MIN
TO INTERSTATE 10

4 MIN
TO LOOP 101



W/SWC 107TH AVE & MCDOWELL RD

Exclusively represented by

MICHAEL DUPUY

602.513.5123

michael.dupuy@kidder.com

ZACK HARRIS

602.513.5121

zack.harris@kidder.com

KIDDER.COM

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**km Kidder
Mathews**