



±1.79 AC PAD AVAILABLE



# ESTRELLA PKWY & VAN BUREN ST

GOODYEAR, AZ



PhoenixCommercialAdvisors.com



# property summary

AVAILABLE	± 1.79 AC	ZONING	PAD
PRICING	Call for Pricing		

## PROPERTY HIGHLIGHTS

- Last available Pad at the Corner.
- Fully Improved Pad with Offsites Complete
- Along rapidly developing Estrella Pkwy Corridor
- Surrounded by over 2,000 new Single Family Homes and Multi-Family Units.
- Over 50,000 Cars Per Day at the intersection.

## AT THE INTERSECTION



## TRAFFIC COUNT

### ESTRELLA PKWY

N: ±32,484 VPD (NB/SB)

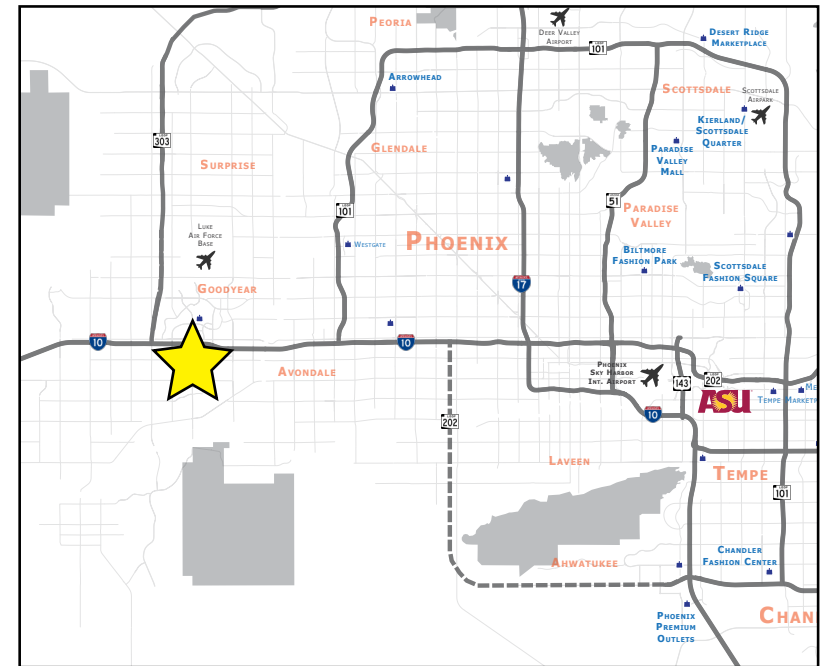
S: ±40,562 VPD (NB/SB)

### VAN BUREN ST

E: ±10,172 VPD (EB/WB)

W: ±14,219 VPD (EB/WB)

INRIX 2023



E  
SEC

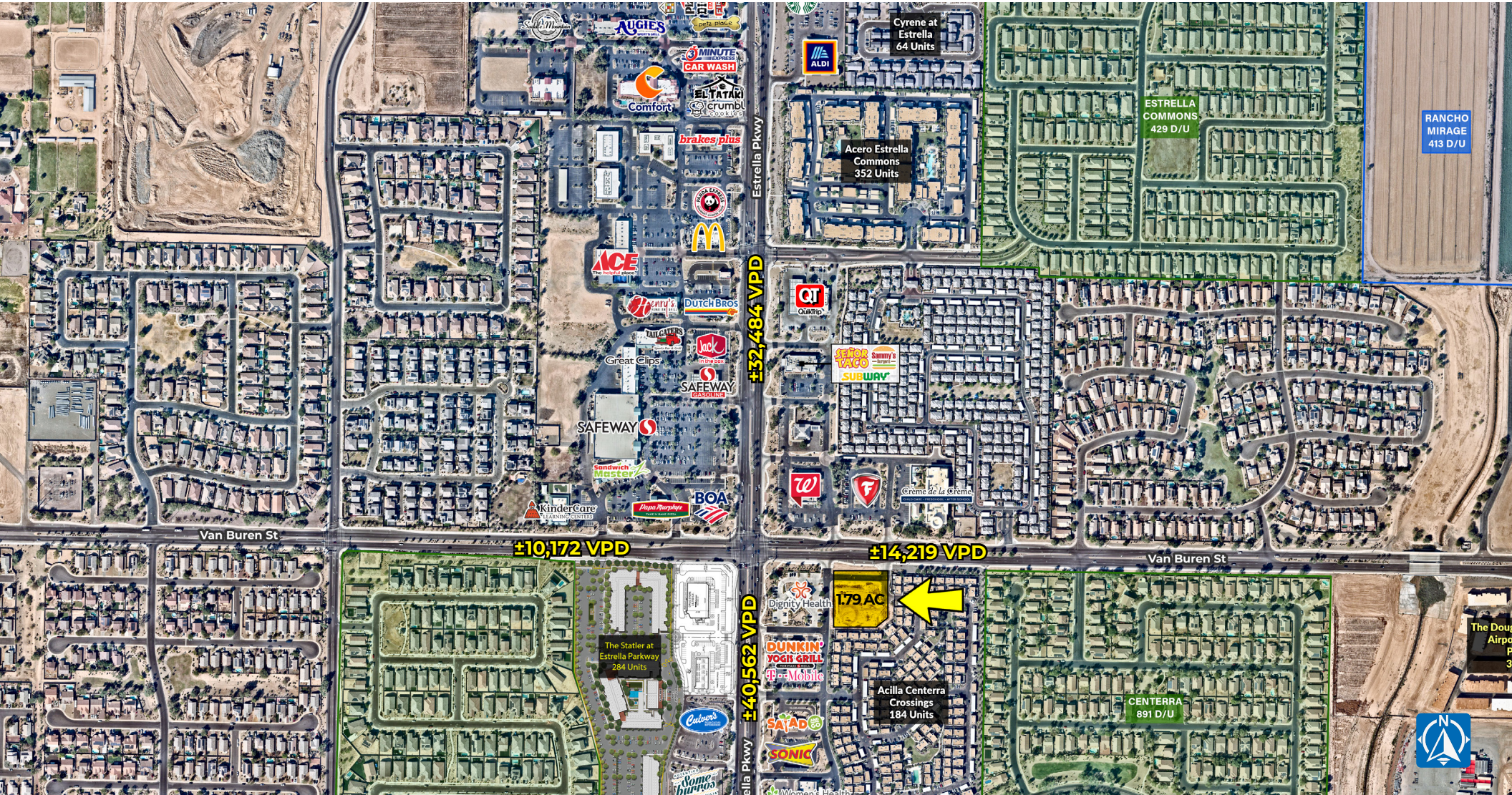
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# zoom aerial



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SEC

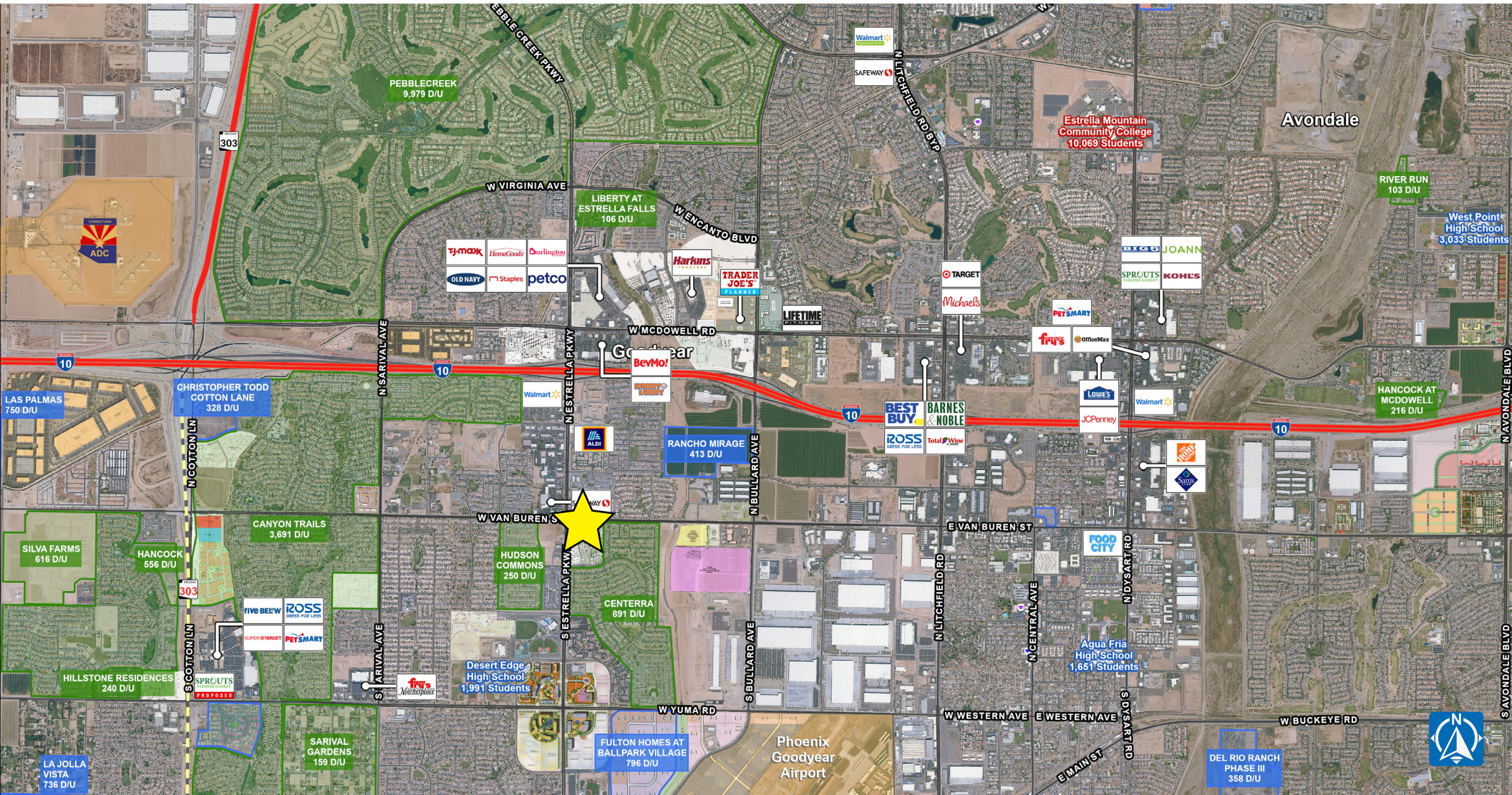
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# wide aerial



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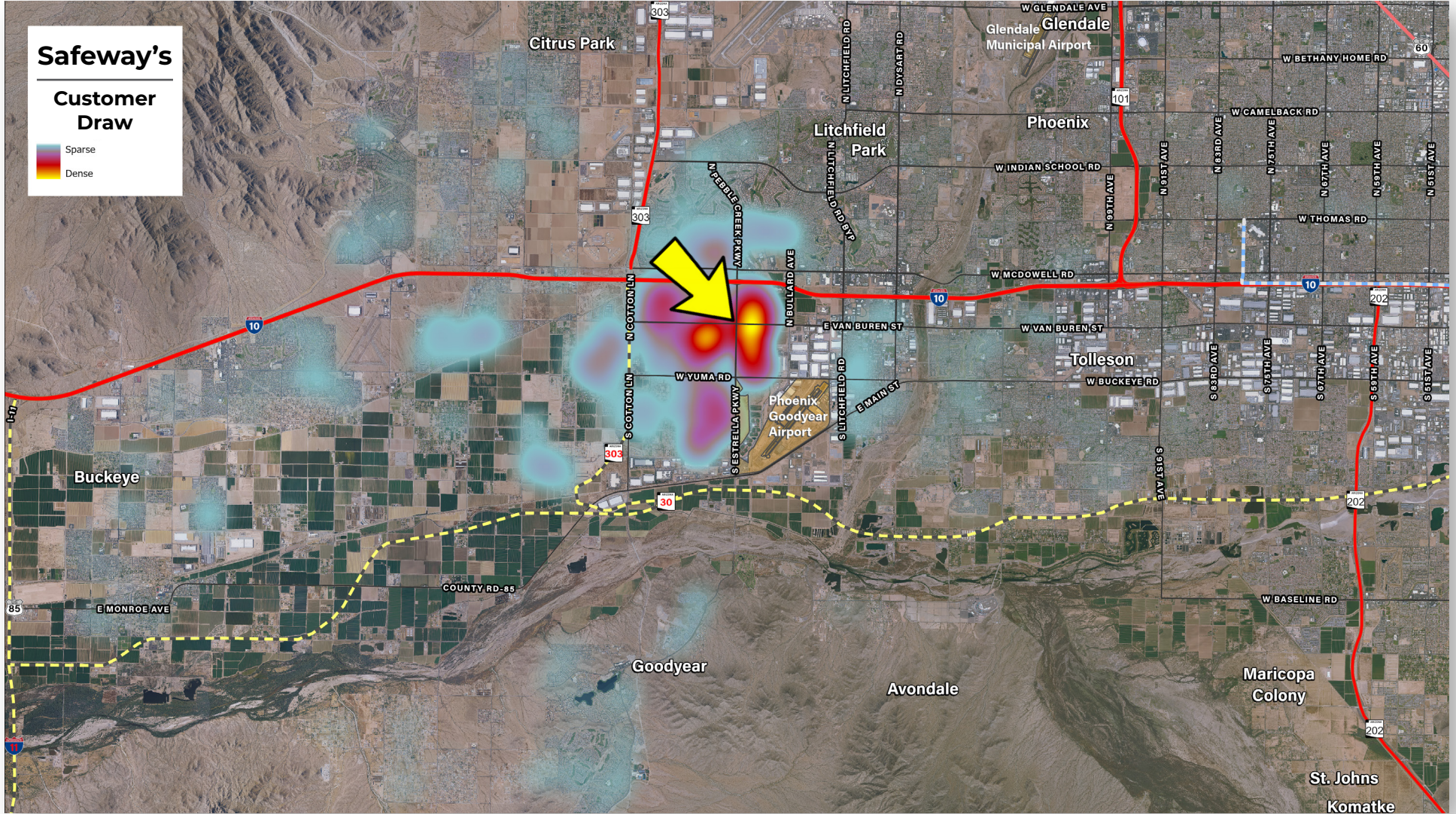
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# placer map



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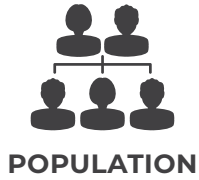


# demo

2024 ESRI



	1-Mile	3-Mile	5-Mile
2024 Total Daytime Pop	8,895	71,061	132,249
Workers	2,932	28,184	48,734
Residents	5,963	42,877	83,515



	1-Mile	3-Mile	5-Mile
2024 Total Population	12,693	84,366	167,716
2029 Total Population	15,465	96,737	188,618



	1-Mile	3-Mile	5-Mile
Median HH Income	\$84,275	\$93,224	\$96,103
Average HH Income	\$102,946	\$123,552	\$121,535
Per Capita Income	\$35,260	\$42,574	\$40,149



	1-Mile	3-Mile	5-Mile
2024 Housing Units	5,152	32,652	61,079
Owner Occupied	44.6%	60.5%	63.1%
Renter Occupied	39.8%	28.1%	27.4%



	1-Mile	3-Mile	5-Mile
2024 Households	4,351	28,944	55,283
2029 Households	5,400	33,631	63,055



	1-Mile	3-Mile	5-Mile
2024 Businesses	275	1,796	3,063

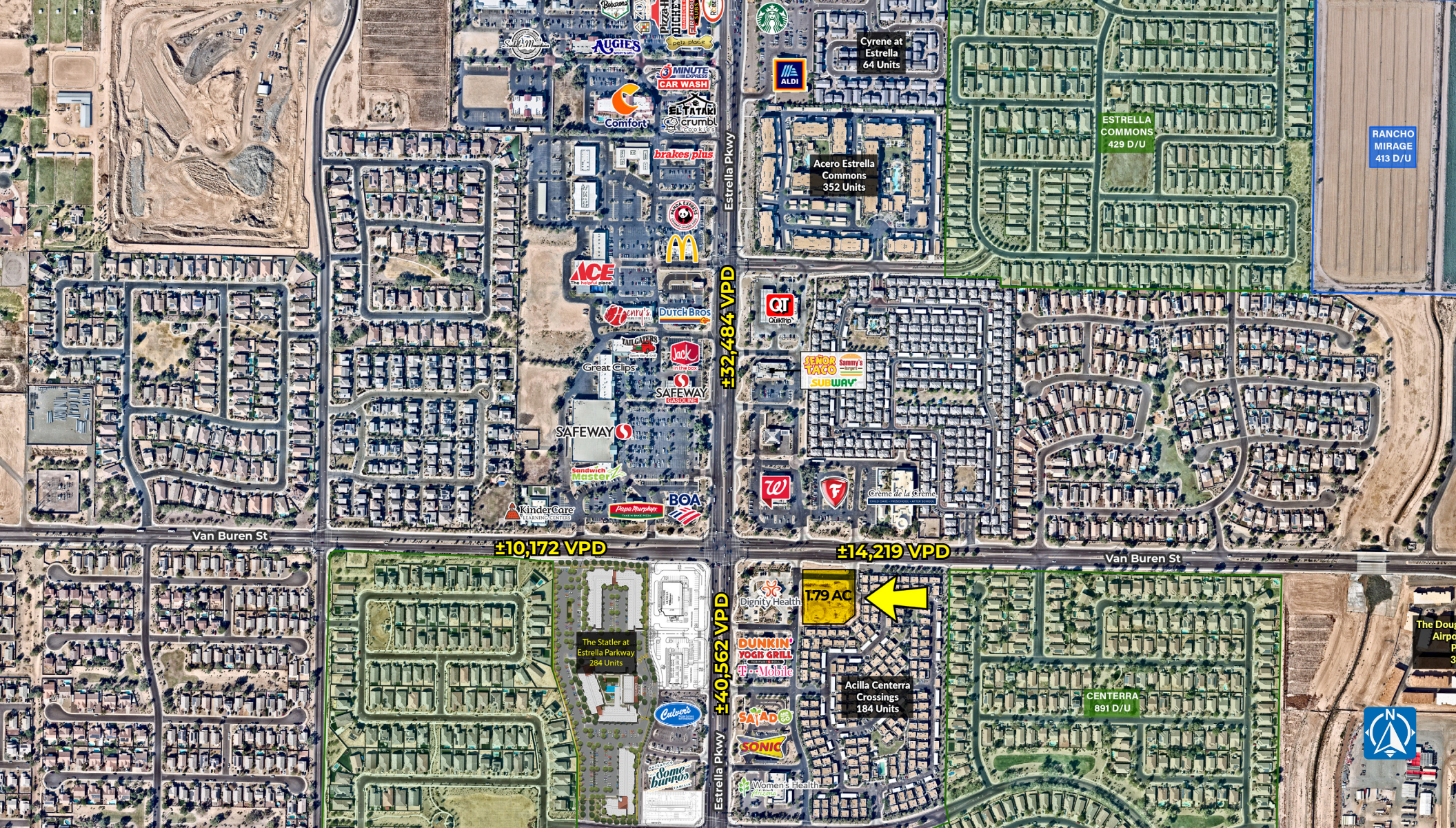
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SEC

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exclusively listed by

**NICK DEDONA**

(602) 734.7208

ndedona@pcaemail.com

**ZACH PACE**

(602) 734.7212

zpace@pcaemail.com

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3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
P. (602) 957-9800 F. (602) 957-0889  
www.pcainvestmentsales.com