



PRIME COMMERCIAL LAND ON I-10, GOODYEAR, ARIZONA
6.41 ACRE LAND FOR SALE!

SWC MCDOWELL ROAD & CITRUS ROAD - GOODYEAR, ARIZONA 85326

EXCLUSIVELY LISTED BY:



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EXECUTIVE SUMMARY

The subject property is a ±6.41-acre parcel located at the southwest corner of McDowell Road and Citrus Road in Goodyear, Arizona. The site offers excellent visibility and access along two key corridors, with convenient connectivity to major transportation routes throughout the Phoenix metropolitan area.

Located in one of the fastest-growing areas of the West Valley, the property is well-positioned to benefit from ongoing residential growth, infrastructure investment, and expanding economic activity. The surrounding area continues to attract new development, reinforcing its appeal for commercial and employment uses. Nearby population growth and increasing consumer demand further support the long-term viability of new projects in this location.

The ±6.41-acre site presents a strong opportunity for industrial and/or commercial development, offering flexibility for a range of potential users including investors, developers, and owner-users seeking to capitalize on Goodyear's continued growth. Its size and configuration allow for efficient site planning and a variety of potential layouts. With continued momentum in the West Valley, this property represents a compelling opportunity for near- and long-term investment.

LAND HIGHLIGHTS

- **Freeway Visibility:** ±400 feet of direct I-10 freeway frontage with unobstructed sightlines. One of the largest exposed land positions along this corridor, offering exceptional brand and monument signage opportunities.
- **Hard Corner Positioning:** Anchors the NE corner of N Citrus Rd & W McDowell Rd, a signalized intersection capturing traffic from two major arterials plus the I-10 on/off ramp cluster, the most coveted position on the submarket.
- **Loop 303 Proximity:** Just 1 mile from Loop 303, connecting directly to the West Valley's primary industrial and logistics corridor and one of the region's fastest-growing employment bases.
- **Flexible Site Size:** ±6.41 gross acres across two C-2 zoned parcels. Site scales to accommodate a fuel anchor, multi-pad retail campus, or a phased mixed-use development without rezoning.
- **Shovel-Ready Zoning:** C-2 zoning supports gas stations, convenience stores, drive-thru restaurants, auto repair, retail, hospitality, and medical uses. No rezoning required for most commercial uses.
- **High-Growth Market:** Goodyear, AZ ranks among the fastest-growing cities in the U.S., with surging rooftop growth, new master-planned communities, and major industrial investment surrounding the site.

Sale Price: Call Broker

Price/Acre: Call Broker

Lot Size (Acres): 6.41 Acres

Frontage: McDowell Road, Citrus Road, & I-10

Parcel Number: 502-37-173A / 502-37-002A

Zoning: C2, City of Goodyear
PAD to allow industrail usage



PARCEL MAP

Parcel Number: 502-37-173A / 502-37-002A



West McDowell Road 5,395 Traffic Count

North Citrus Road 6,358 Traffic Count

I-10 117,967 Traffic Count

GOODYEAR, ARIZONA

Goodyear, Arizona is a rapidly growing city located in the western part of the Phoenix metropolitan area, known for its blend of suburban comfort and desert beauty. With a warm climate and abundant sunshine year-round, it offers residents and visitors plenty of opportunities for outdoor recreation, including hiking, golf, and exploring scenic desert landscapes. The city has developed a strong sense of community while continuing to expand with new neighborhoods, shopping centers, and businesses. Goodyear is also home to spring training facilities for Major League Baseball, adding to its appeal as a lively yet relaxed place to live, work, and visit.



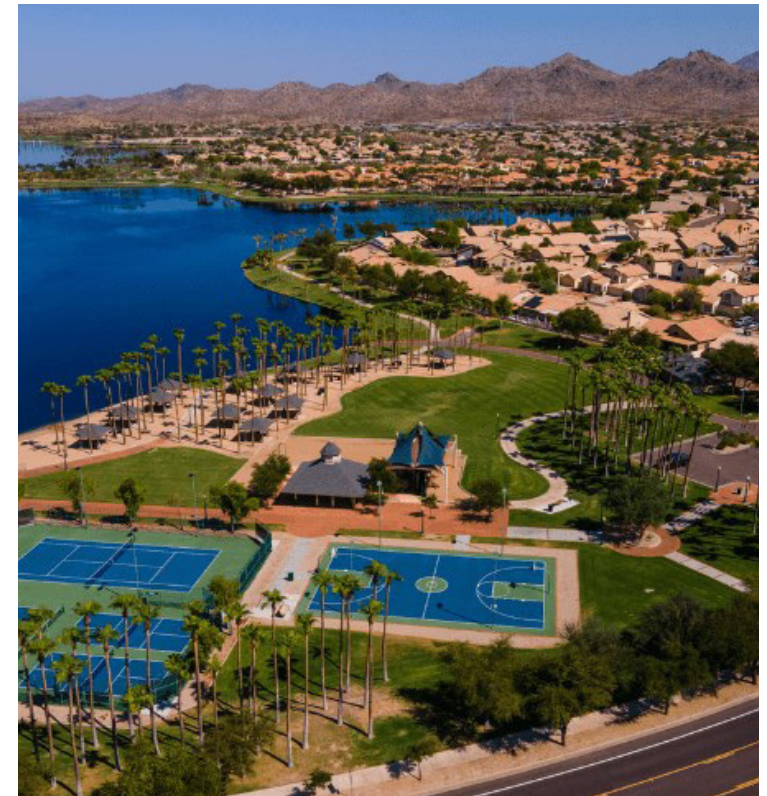
5 MILE DAYTIME POPULATION
242,605



5 MILE AVG HOUSEHOLD INCOME
\$134,153

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	11,603	75,114	204,513
Employees:	5,760	21,282	38,092
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	3,571	24,712	69,656
Average Size:	3.5	3.4	3.4
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$77,996	\$122,570	\$134,153
Annual Household Expenditure:	\$346.48 M	\$2.73 B	\$8.05 B





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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.