

LAND FOR SALE OR GROUND LEASE

SWC MOUNTAIN VISTA & WILLIS RD

SWC Mountain Vista & Willis Rd Goodyear, AZ 85338

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LOCATION DESCRIPTION

SWC Mountain Vista & Willis Rd

PROPERTY HIGHLIGHTS

- Two Parcels available: 8.49 acres and 12.34 acres.
- Estrella is one of the largest master planned communities in Arizona, made up of 20,000 acres and 8,000 existing residences.
- Population of over 110,000 people due to significant job and housing demand.
- Surrounded by large, planned housing developments with a median sale price over \$407,000.
- 8,000–10,000 DU planned for surrounded areas.
- Parcels are zoned Commercial.

	POPULATION			
		1 MILE	3 MILES	5 MILES
	Area Total	3,169	12,113	21,782
Median Age	53.1	51.1	47.9	
	HOUSEHOLD INCOME			
		1 MILE	3 MILES	5 MILES
	Median	\$119,081	\$123,508	\$121,790
Average	\$138,131	\$139,020	\$137,984	
	DAYTIME WORKFORCE			
		1 MILE	3 MILES	5 MILES
	Total Businesses	15	68	187
	Employees	76	359	1,483
Daytime Population	320	1,250	3,133	
	EDUCATION			
		1 MILE	3 MILES	5 MILES
Percentage with Degrees	65%	61%	57%	
	EMPLOYMENT			
		1 MILE	3 MILES	5 MILES
	White Collar	67.28%	66.87%	64.38%
Services	22.93%	20.94%	22.45%	
Blue Collar	9.71%	12.21%	13.15%	
	HOUSEHOLD STATISTICS			
		1 MILE	3 MILES	5 MILES
	Households	1,366	4,785	8,065
Median Home Value	\$525,602	\$514,816	\$487,320	

* 2025 Demographic data derived from ESRI

The information contained within this brochure has been obtained from sources other than Western Retail Advisors, LLC. Western Retail Advisors have not verified such information and make no guarantee, warranty, or representation about such information. It is your responsibility to independently confirm its accuracy and completeness. Any dimensions, specifications, floor plans, and information may not be accurate and should be verified by you prior to the lease or purchase of the property.

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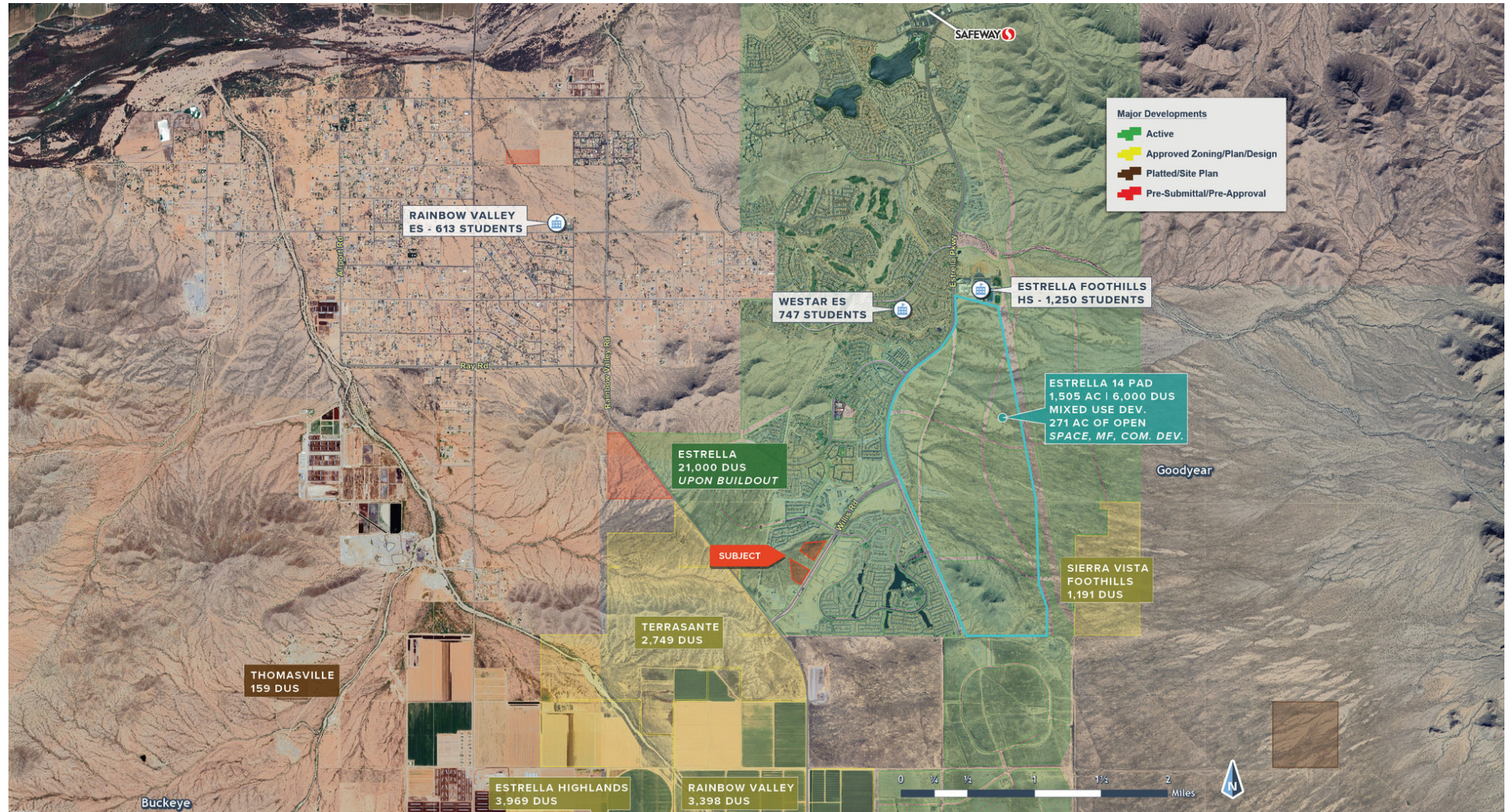
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