



14900 West Van Buren Street, Goodyear, AZ 85338

±10 Acres (Divisible) Available for Sale

±10 Acres (Divisible to ±5 Acres) For Sale

Introducing a prime infill location in the thriving city of Goodyear, AZ. This ±10 acre site offers a strategic location with close proximity to the I-10 and countless amenities, showcasing unparalleled development potential in today's market. Ideal for developing flex/showroom or light industrial spaces, this property presents an exceptional opportunity for businesses looking to establish a strong presence in an expanding market.

PROPERTY HIGHLIGHTS

- ±10 acres of prime infill land available for sale
- Divisible to ±5 acres
- Direct access from Van Buren Street
- Only 1 mile from Interstate 10
- Surrounded by retail amenities and an abundance of growth
- Zoning: PAD with light industrial overlay; City of Goodyear
- Site Utilities
 - 24" water line with 8" stubs into the site
 - 21" sewer line with stub into the site



Bullard Wash

Van Buren St

± 350'

± 589'

± 370'

± 368'

± 185'

± 406'

± 635'

± 338'

± 126'



Amenity Map



GOODYEAR BY THE NUMBERS

LABOR FORCE POPULATION

age 16+ within a 30 minute drive time

1.36 M

PROFESSIONAL WORKERS

management, business,
sales, office

66.4%

EDUCATION ATTAINMENT

population 25 years and older

36.6%

Some College or Associate Degree

35.9%

Bachelor Degree or Higher

DEMOGRAPHICS



POPULATION

111,508

MEDIAN AGE

37.4

MALE

50.6%

FEMALE

49.3%



TOTAL HOUSING UNITS

43,650

MEDIAN HOME VALUE

\$398,993

MEDIAN HOME VALUE

\$398,993

SINGLE-HOME HOME PERMITS

49.3%



MEDIAN HOUSEHOLD INCOME

\$100,538

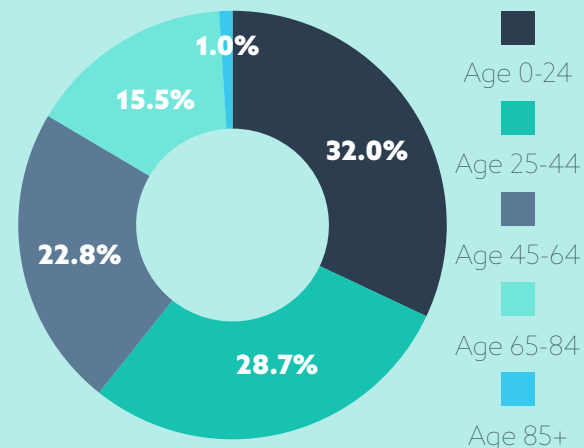
AVERAGE HOUSEHOLD INCOME

\$128,835

MEDIAN GROSS RENT

\$1,642

POPULATION BY AGE



WORKER COMMUTE FLOWS










Source: U.S. Census Bureau, OnTheMap Application
Inflow/Outflow Analysis 2021



Corporate Neighbors map



Why Goodyear

-  One of the 10 fastest growing cities in the nation (population of more than 50,000)
-  200+ restaurants, great shopping and entertainment options
-  47 miles of trails for mountain biking, hiking and horseback riding
-  Goodyear Ballpark - Spring Training home to the Cincinnati Reds and Cleveland Guardians
-  Affordable housing in a variety of upscale master planned communities
-  Highly educated and skilled workforce
-  Low costs of doing business and incentives for premiere businesses looking to be located in Goodyear
-  5 hours 30 minutes to Los Angeles and 5 hours to San Diego, California

Source: developgoodyearaz.com/why-goodyear



Anthony Lydon, SIOR

Vice Chairman

+1 602 282 6268

aj.lydon@jll.com

John Lydon

Senior Managing Director

+1 602 282 6326

john.lydon@jll.com

Kelly Royle

Vice President

+1 602 282 6258

kelly.royle@jll.com

Nicole Marshall

Associate

+1 602 282 6300

nicole.marshall@jll.com

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information.

If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.

©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

