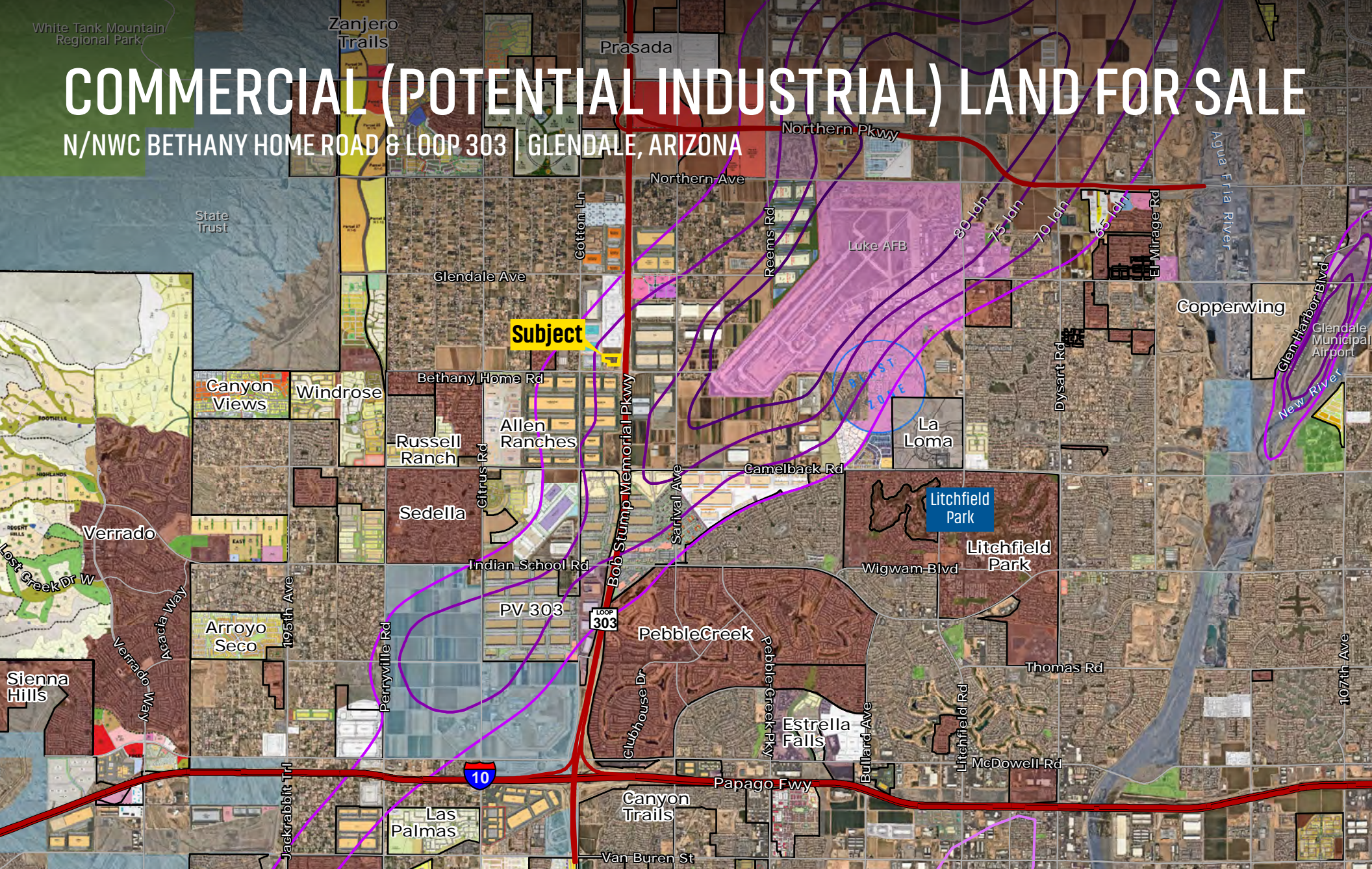


# COMMERCIAL (POTENTIAL INDUSTRIAL) LAND FOR SALE

N/NWC BETHANY HOME ROAD & LOOP 303 | GLENDALE, ARIZONA



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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. The information contained within is subject to change without notice. AZMaricopa232920 - 05.08.2023.

# EXECUTIVE SUMMARY



**LOCATION** The Property is located north of the northwest corner of Bethany Home Road & Loop 303 in Glendale, Arizona.

**SIZE** ±9.49 Acres (Available all or part)

**PRICE** Submit for Owner Review

**ZONING** Commercial | [Click here to view the Zoning Approval Letter & Ordinance.](#)  
[Click here to view the Approved PAD Narrative.](#)

**TRAFFIC COUNTS** Bethany Home Road: ±4,219 East/West VPD (2022)  
Loop 303: ±58,047 North/South VPD (2021)  
Source: Adot

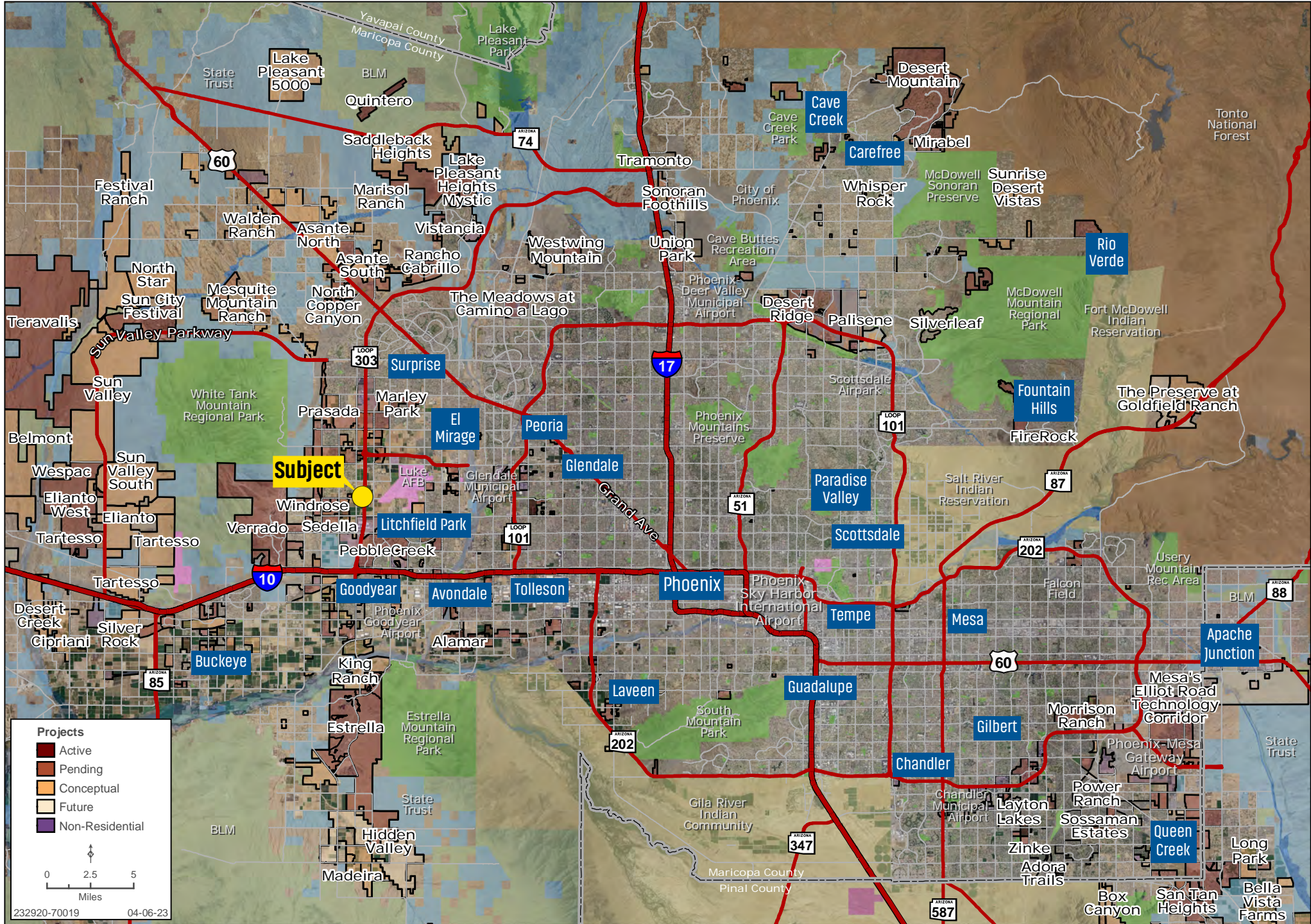
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>2022 Est. Population</b>	±608	±23,717	±105,242
<b>2022 Avg. HH Income</b>	\$155,750	\$139,753	\$131,751

- COMMENTS**
- Property has full movement access on to Bethany Home Road via a shared access drive along its western boundary. There is a future right-in, right-out driveway that will provide access to its southern boundary.
  - Property is subject to Declaration of Easements, Covenants and Restrictions. [Click here to view the Declaration.](#)
  - Property is within territory in the vicinity of a military airport. [Click here for more information.](#)
  - A Zoning Amendment is in process that will establish a Comprehensive Sign Plan for the Property. [Click here to view the CSP.](#)

# REGIONAL MAP

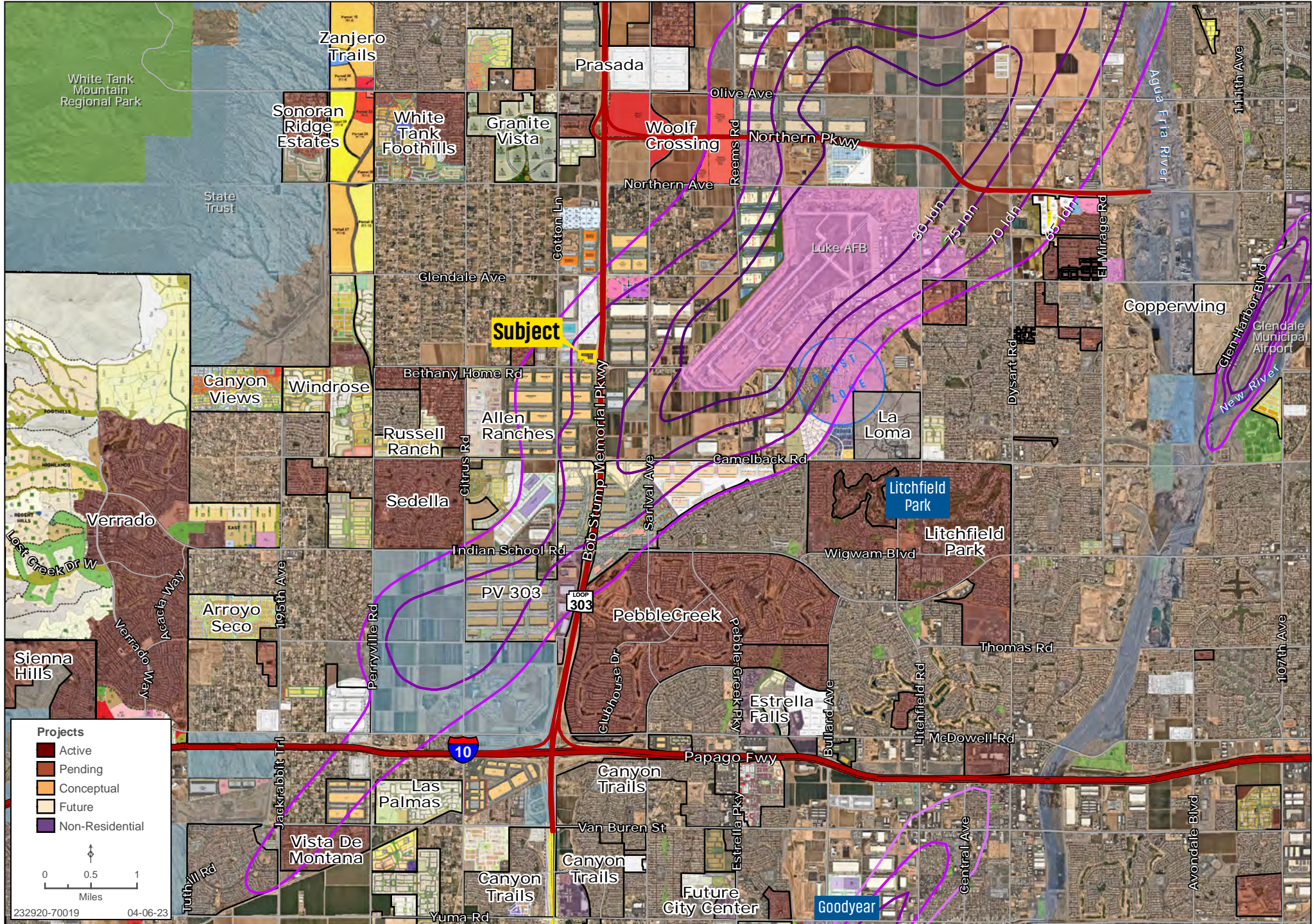
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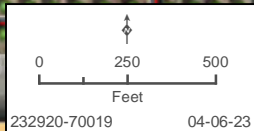
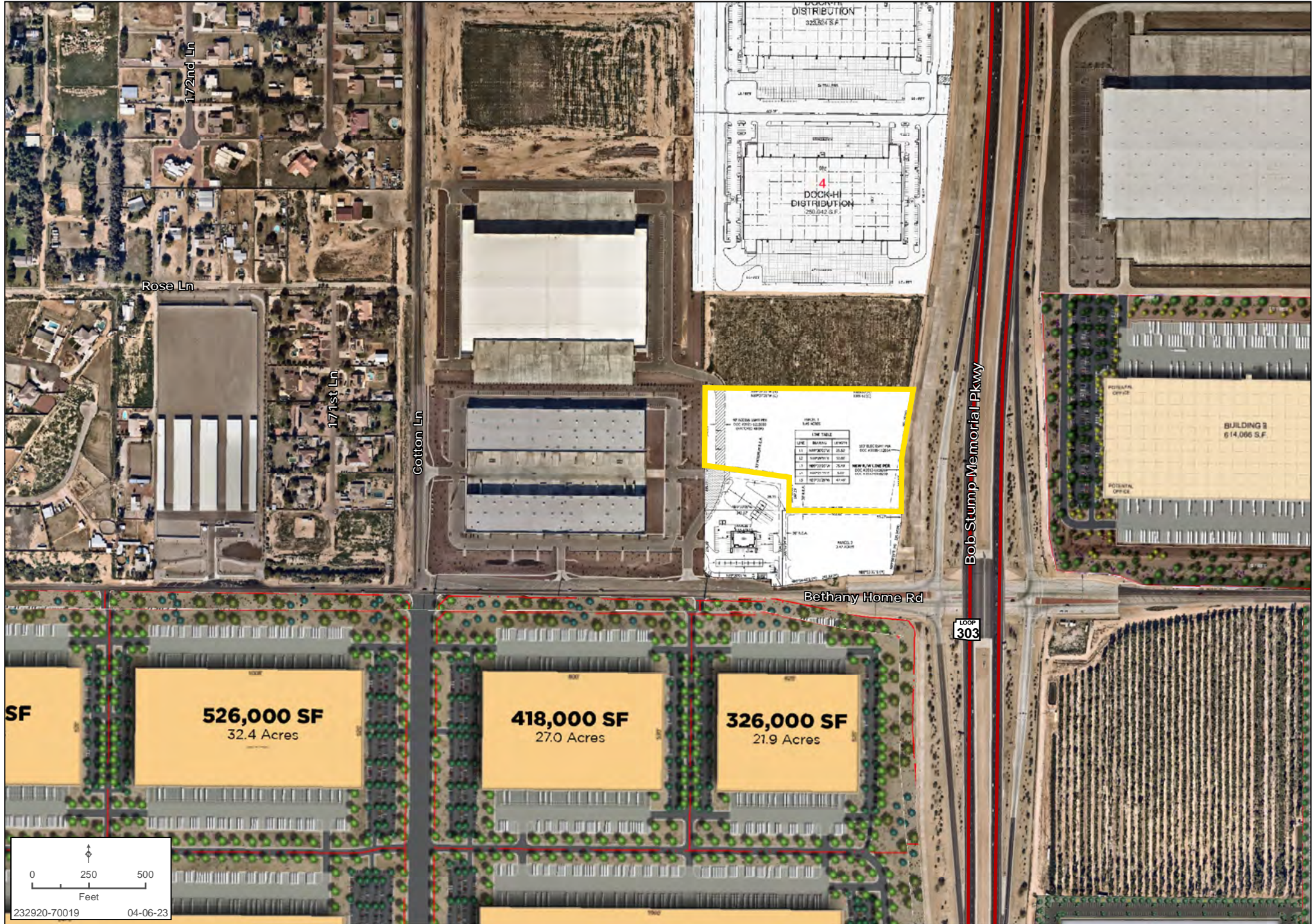
# DEVELOPMENT MAP

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# SURROUNDING DEVELOPMENT MAP

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# DETAIL MAP

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