

# NWC Bethany Home Rd & Litchfield Rd

6030 N Litchfield Road | Litchfield Park, AZ



2.39 AC  
AVAILABLE

Contact Broker  
RATE

## CONTACT

**CHUCK GIBSON**  
602.682.6035  
chuck.gibson@srsre.com

**ED BEEH**  
602.682.6040  
ed.beeh@srsre.com

## ABOUT THE PROPERTY

- Land area of 2.39 AC available For Sale
- Adjacent to Rural Metro Fire Station
- Significant infrastructure improvements in place
- In close proximity to several freeways: Loop 303 (3.4 Miles), Interstate 10 (4.3 Miles), Loop 101 (5.0 Miles)
- Luke Air Force Base less than one mile to the north; 7,500 military members and 15,000 family members
- Zoned M-1 Industrial, City of Glendale

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Est Population	7,778	55,537	156,322
2030 Est Population	8,129	59,084	170,902
Average HH Income	\$113,208	\$136,135	\$126,611
Daytime Population	5,343	51,924	135,754
Year: 2025   Source: Esri			

## TRAFFIC COUNTS

Litchfield Road	17,823 VPD
Bethany Home Road	3,746 VPD
Year: 2024   Source: ADOT	



# NWC Bethany Home Road & Litchfield Road

6030 North Litchfield Road | Glendale, Arizona 85340





# NWC Bethany Home Rd & Litchfield Rd

6030 N Litchfield Road | Litchfield Park, AZ



## MINOR LAND DIVISION-LOT SPLIT FOR ULTIMATE RV & BOAT STORAGE II, LLC

PART OF THE SE1/4, SEC. 9, T.2N., R.1W, G&SR B&M  
MARICOPA COUNTY, ARIZONA

APN: 501-58-001H (UNSUBDIVIDED)  
LITCHFIELD & BETHANY HOME, LLC  
ZONED M-1  
DEED #111-12323  
VACANT LAND

DRAINAGE EASEMENT  
PER BK 1359 PG 17  
TO BE ABANDONED  
WITH THIS PLATTING

EMERGENCY ACCESS EASEMENT  
PER BK 1359 PG 17

5/8" REBAR W/CAP  
LS#10846



SCALE: 1"= 50'  
0 25 50 100 150'

PARCEL 2  
PER BK 1359, PG 17

APN: 508-05-870  
MTT PROPERTIES LLC  
ZONED M-1  
DEED #180272811

Rural Metro  
Fire Station

POB LOT 1

Lot 2  
2.39 AC

POB LOT 2

LITCHFIELD ROAD  
N00°04'13"E  
2612.63'

1824.63'

788.01'

55' R/W

2612.63'

N00°04'13"E

908.01'

2612.63'

N00°04'13"E

908.01'

N00°04'13"E

908.01'

N00°04'13"E

N00°04'13"E

E 1/4 CORNER  
SECTION 9  
T.2N. R.1W  
FOUND BRASS CAP  
IN HANDHOLE

PARENT PARCEL: APN 508-05-871

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9;  
THENCE NORTH 88°47'11" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 65.01 FEET;  
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 33.01 FEET TO THE TRUE POINT OF BEGINNING OF HEREIN DESCRIBED PARCEL;  
THENCE NORTH 88°47'11" WEST PARALLEL WITH AND 33.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 359.43 FEET;  
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 735.00 FEET PARALLEL WITH AND 424.39 FT. WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER;  
THENCE SOUTH 88°47'11" EAST, A DISTANCE OF 359.43 FEET;  
THENCE SOUTH 00°04'13" WEST, PARALLEL WITH AND 65.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 735.00 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 6.229 ACRES MORE OR LESS.

LOT 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9;  
THENCE NORTH 88°47'11" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 65.01 FEET;  
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 33.01 FEET;  
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 579.97 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 88°47'11" WEST, A DISTANCE OF 359.43 FEET;  
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 155.03 FEET PARALLEL WITH AND 424.39 FT. WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER;  
THENCE SOUTH 88°47'11" EAST, A DISTANCE OF 359.43 FEET;  
THENCE SOUTH 00°04'13" WEST, PARALLEL WITH AND 65.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 155.03 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 1.279 ACRES, MORE OR LESS.

LOT 2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 9;  
THENCE NORTH 88°47'11" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 65.01 FEET;  
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 33.01 FEET;  
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 289.99 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 88°47'11" WEST, A DISTANCE OF 359.43 FEET;  
THENCE NORTH 00°04'13" EAST, A DISTANCE OF 289.99 FEET PARALLEL WITH AND 424.39 FT. WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER;  
THENCE SOUTH 88°47'11" EAST, A DISTANCE OF 359.43 FEET;  
THENCE SOUTH 00°04'13" WEST, PARALLEL WITH AND 65.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 289.99 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 2.392 ACRES, MORE OR LESS.

LOT 3

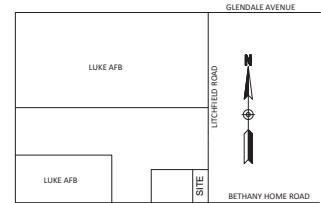
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SE COR. SEC. 9  
T.2N. R.1W  
FOUND BRASS CAP  
IN HANDHOLE

### LEGEND:

- SECTION CORNER
- BRASS CAP FLUSH
- MONUMENT AS NOTED
- SECTION LINE
- EASEMENT LINE
- PROPERTY BOUNDARY



VICINITY MAP  
SEC. 9, T. 2N., R. 1W.  
(NOT TO SCALE)

### LOT AREA SUMMARY:

PARENT PARCEL 6.228 AC.  
LOT 1 1.238 AC.  
LOT 2 2.495 AC.  
LOT 3 2.496 AC.

### ACKNOWLEDGEMENT:

I, MICHAEL K. PRUETT, AS MANAGING MEMBER OF ULTIMATE RV & BOAT II, LLC AN ARIZONA LIMITED LIABILITY CORPORATION ON BEHALF OF THE CORPORATION, OWNER OF THE PROPERTY MAPPED HEREON, HAVE AUTHORIZED THIS MINOR LAND DIVISION AS SHOWN HEREON AND THE SAME TO BE ATTESTED, THEREUNTO DULY AUTHORIZED THIS DAY OF \_\_\_\_\_

BY:

MICHAEL K. PRUETT, MANAGING MEMBER

### ACKNOWLEDGEMENT

STATE OF ARIZONA }  
COUNTY OF MARICOPA } SS

BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, MICHAEL K. PRUETT, MANAGING MEMBER OF ULTIMATE RV & BOAT II, LLC, AN ARIZONA LIMITED LIABILITY CORPORATION ON BEHALF OF THE CORPORATION, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE OWNER OF THE PROPERTY MAPPED HEREON.

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

### CITY OF GLENDALE APPROVALS:

LAND DEVELOPMENT ENGINEER DATE

PLANNING DIRECTOR DATE

### SURVEYOR'S CERTIFICATE:

I PHILLIP W. ROSENDAHL DO HEREBY CERTIFY THAT THIS MINOR LAND DIVISION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION FROM INFORMATION GATHERED AS DEPICTED HEREON AND IS AN ACCURATE AND CORRECT SURVEY WITH MONUMENTS SET AS DESCRIBED.

PHILLIP W. ROSENDAHL AZ RLS#24532 DATE 7/17/20



<b>MINOR LAND DIVISION</b> <b>ULTIMATE RV &amp; BOAT II, LLC</b>		DESIGN: PWR DRAWN: PWR
APN 508-05-871 6030 N. LITCHFIELD RD. LITCHFIELD PARK, ARIZONA 85340		
ROSENDAHL ENGINEERING		
ENGINEERING = SURVEYING	URBAN DESIGN = COMMERCIAL / RESIDENTIAL	PROJECT NO. 1904112 DATE: 4/15/20 SHEET 1 OF 1
857 N. BARKLEY ST. MESA, ARIZONA 85203		PHONE: (480) 599-1243 EMAIL: wayne@rosendahlengineering.com

# NWC Bethany Home Rd & Litchfield Rd

## 6030 N Litchfield Road | Litchfield Park, AZ



	1 mile	3 miles	5 miles
<b>Population</b>			
2025 Population	7,778	55,537	156,322
2000 Population	1,804	13,613	53,953
2010 Population	7,057	42,440	113,133
2030 Population	8,129	59,084	170,902
2000-2020 Population: Annual Growth Rate	7.55%	6.77%	4.72%
2010-2020 Population: Annual Growth Rate	0.92%	1.75%	1.83%
2024-2029 Population: Annual Growth Rate	0.89%	1.25%	1.80%
2025 Median Age	34.0	35.9	37.1
<b>Households</b>			
2000 Households	642	4,752	18,592
2010 Households	2,939	14,435	39,019
2025 Total Households	2,570	18,522	54,035
2030 Total Households	2,756	19,880	59,589
2000-2020 Households: Annual Growth Rate	7.40%	6.54%	4.68%
2010-2020 Households: Annual Growth Rate	-0.92%	1.57%	1.75%
2024-2029 Households: Annual Growth Rate	1.41%	1.43%	1.98%
2025 Average Household Size	2.97	2.94	2.85
<b>Housing</b>			
2025 Total Housing Units	2,725	20,030	59,586
2025 Owner Occupied Housing Units	1,826	13,235	37,503
2025 Renter Occupied Housing Units	744	5,287	16,532
2025 Vacant Housing Units	155	1,508	5,551
2025 Median Home Value	\$479,765	\$543,590	\$487,158
<b>Race and Ethnicity</b>			
2025 White Alone	47.0%	52.9%	52.3%
2025 Black Alone	9.8%	9.0%	8.2%
2025 American Indian/Alaska Native Alone	1.7%	1.3%	1.6%
2025 Asian Alone	6.3%	7.1%	5.6%
2025 Pacific Islander Alone	0.5%	0.3%	0.3%
2025 Hispanic Origin (Any Race)	38.8%	32.7%	36.3%
<b>Income</b>			
2025 Median Household Income	\$100,544	\$117,580	\$104,262
2025 Average Household Income	\$113,208	\$136,135	\$126,611
2025 Per Capita Income	\$36,270	\$45,808	\$43,840
<b>2025 Population 25+ by Educational Attainment</b>			
Total	4,955	36,123	104,721
High School Graduate	22.9%	17.8%	19.9%
GED/Alternative Credential	4.2%	2.7%	3.8%
Some College, No Degree	20.7%	19.7%	22.7%
Associate Degree	10.6%	12.3%	12.7%
Bachelor's Degree	19.0%	24.9%	20.0%
Graduate/Professional Degree	10.7%	14.8%	13.6%
<b>Data for all businesses in area</b>			
Total Businesses:	91	1,079	2,833
Total Employees:	3,259	15,589	38,549
Total Residential Population:	7,778	55,537	156,322
Employee/Residential Population Ratio:	0:1	0:1	0:1
2025 Total Daytime Population	5,343	51,924	135,754
Workers	1,627	26,587	58,309
Residents	3,716	25,337	77,445

Source: Esri, U.S. Census, Esri-Data Axle

07/09