



**HAUGEN**  
Commercial Real Estate, Inc.  
www.HaugenCommercialRealEstateInc.com

# NWC 159th Avenue & McDowell Road Goodyear, Arizona 85395

# FOR SALE

## PAD COMMERCIAL LAND

Approximately 5.98 Acres

### EAST VIEW



## PROPERTY HIGHLIGHTS

- Approximately 1-1/2 miles from Loop 303 and Interstate 10 Freeway Interchange!
- Located in Regional Commercial Core of entire Southwest Valley!
- Near Interstate 10!
- Ideally located along McDowell Road!
- Many amenities nearby!
- Area Retail Tenants Include: Super Walmart, Goodwill, BevMo, Party City, Paradise Bakery, Rubio's, Texas Roadhouse, Oreganos, EOS Fitness, C-A-L Ranch, Walgreen's, Lifetime Fitness, PF Changs, Red Lobster, and Olive Garden.

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.

**George Haugen**  
Designated Broker

8765 E. Bell Road, Suite 207  
Scottsdale, AZ 85260  
(480) 455-1150 Office  
(602) 499-6000 Mobile

George@HaugenCommercial.com



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SOUTHEAST VIEW



## PROPERTY DETAILS

<b>Size:</b>	+/- 5.98 Acres
<b>Zoning:</b>	PAD Allows C-1 uses (Neighborhood Commercial District)
<b>Access:</b>	The site is accessed via 159th Avenue.
<b>Utilities:</b>	Available, please contact the City of Goodyear for details
<b>Parcel #:</b>	508-14-898, 508-14-897
<b>2019 R.E. Taxes:</b>	\$11,852.68
<b>Price:</b>	PLEASE CALL

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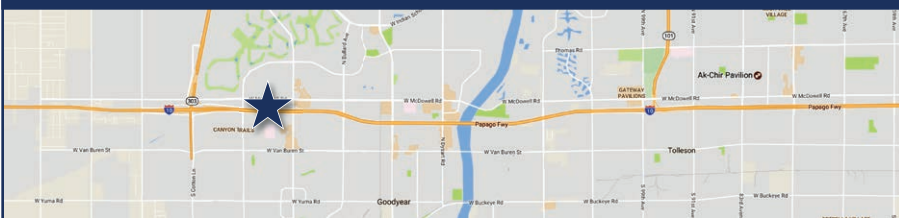
## PAD COMMERCIAL LAND

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**SOUTHWEST VIEW**



### PROPERTY LOCATION



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## PAD COMMERCIAL LAND

Approximately 5.98 Acres



### PLANNING & ZONING

14455 West Van Buren Street, Suite 0101  
Goodyear, AZ 85338  
623-932-3004 Ext 6

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# Executive Summary

N 159th Ave & W McDowell Rd, Goodyear, Arizona, 85395  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.46482  
Longitude: -112.40104

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	70	12,897	42,609
2010 Population	3,474	50,018	110,498
2019 Population	6,050	63,835	135,818
2024 Population	7,167	71,943	150,036
2000-2010 Annual Rate	47.77%	14.52%	10.00%
2010-2019 Annual Rate	6.18%	2.67%	2.26%
2019-2024 Annual Rate	3.45%	2.42%	2.01%
2019 Male Population	48.5%	46.0%	47.8%
2019 Female Population	51.5%	54.0%	52.2%
2019 Median Age	52.1	36.9	34.2

In the identified area, the current year population is 135,818. In 2010, the Census count in the area was 110,498. The rate of change since 2010 was 2.26% annually. The five-year projection for the population in the area is 150,036 representing a change of 2.01% annually from 2019 to 2024. Currently, the population is 47.8% male and 52.2% female.

### Median Age

The median age in this area is 52.1, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	74.8%	66.5%	63.1%
2019 Black Alone	7.6%	8.3%	8.6%
2019 American Indian/Alaska Native Alone	0.7%	1.5%	1.5%
2019 Asian Alone	3.8%	5.9%	5.0%
2019 Pacific Islander Alone	0.1%	0.2%	0.2%
2019 Other Race	9.4%	13.2%	16.9%
2019 Two or More Races	3.5%	4.4%	4.7%
2019 Hispanic Origin (Any Race)	21.6%	30.8%	37.9%

Persons of Hispanic origin represent 37.9% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.4 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	219	131	110
2000 Households	22	4,385	13,572
2010 Households	1,274	16,481	35,886
2019 Total Households	2,411	21,235	44,203
2024 Total Households	2,886	24,082	48,939
2000-2010 Annual Rate	50.06%	14.16%	10.21%
2010-2019 Annual Rate	7.14%	2.78%	2.28%
2019-2024 Annual Rate	3.66%	2.55%	2.06%
2019 Average Household Size	2.51	2.81	2.97

The household count in this area has changed from 35,886 in 2010 to 44,203 in the current year, a change of 2.28% annually. The five-year projection of households is 48,939, a change of 2.06% annually from the current year total. Average household size is currently 2.97, compared to 2.97 in the year 2010. The number of families in the current year is 33,921 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	21.2%	18.2%	18.2%
<b>Median Household Income</b>			
2019 Median Household Income	\$93,042	\$81,897	\$75,164
2024 Median Household Income	\$102,672	\$91,861	\$83,956
2019-2024 Annual Rate	1.99%	2.32%	2.24%
<b>Average Household Income</b>			
2019 Average Household Income	\$120,654	\$102,577	\$94,183
2024 Average Household Income	\$134,453	\$118,544	\$109,200
2019-2024 Annual Rate	2.19%	2.94%	3.00%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$49,569	\$34,278	\$30,617
2024 Per Capita Income	\$55,830	\$39,821	\$35,558
2019-2024 Annual Rate	2.41%	3.04%	3.04%

### Households by Income

Current median household income is \$75,164 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$83,956 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$94,183 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$109,200 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$30,617 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$35,558 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	114	132	134
2000 Total Housing Units	22	4,881	14,807
2000 Owner Occupied Housing Units	18	3,813	10,409
2000 Renter Occupied Housing Units	3	572	3,163
2000 Vacant Housing Units	1	496	1,235
2010 Total Housing Units	1,567	19,427	41,819
2010 Owner Occupied Housing Units	1,023	12,586	24,980
2010 Renter Occupied Housing Units	251	3,895	10,906
2010 Vacant Housing Units	293	2,946	5,933
2019 Total Housing Units	2,794	23,788	49,363
2019 Owner Occupied Housing Units	2,156	16,740	31,668
2019 Renter Occupied Housing Units	255	4,496	12,536
2019 Vacant Housing Units	383	2,553	5,160
2024 Total Housing Units	3,342	26,748	54,316
2024 Owner Occupied Housing Units	2,610	19,018	35,598
2024 Renter Occupied Housing Units	276	5,064	13,341
2024 Vacant Housing Units	456	2,666	5,377

Currently, 64.2% of the 49,363 housing units in the area are owner occupied; 25.4%, renter occupied; and 10.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 41,819 housing units in the area - 59.7% owner occupied, 26.1% renter occupied, and 14.2% vacant. The annual rate of change in housing units since 2010 is 7.65%. Median home value in the area is \$279,760, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 2.35% annually to \$314,212.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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