



# EXECUTIVE SUMMARY



**LOCATION** The Property is located at the southeast corner of Glendale Avenue and Cotton Lane in Glendale, Arizona.

**SIZE** ±9.60 Acres (Available all or part)

Note: 26,967sqft Easement encumbering the northeast corner of the Property as depicted in the attached [Exhibit "B"](#)

**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** Glendale Avenue: ±4,633 East/West VPD  
Cotton Lane: ±1,302 North/South VPD  
Loop 303: ±58,047 North/South VPD  
Source: ADOT 2021 & 2022

## DEMOGRAPHICS

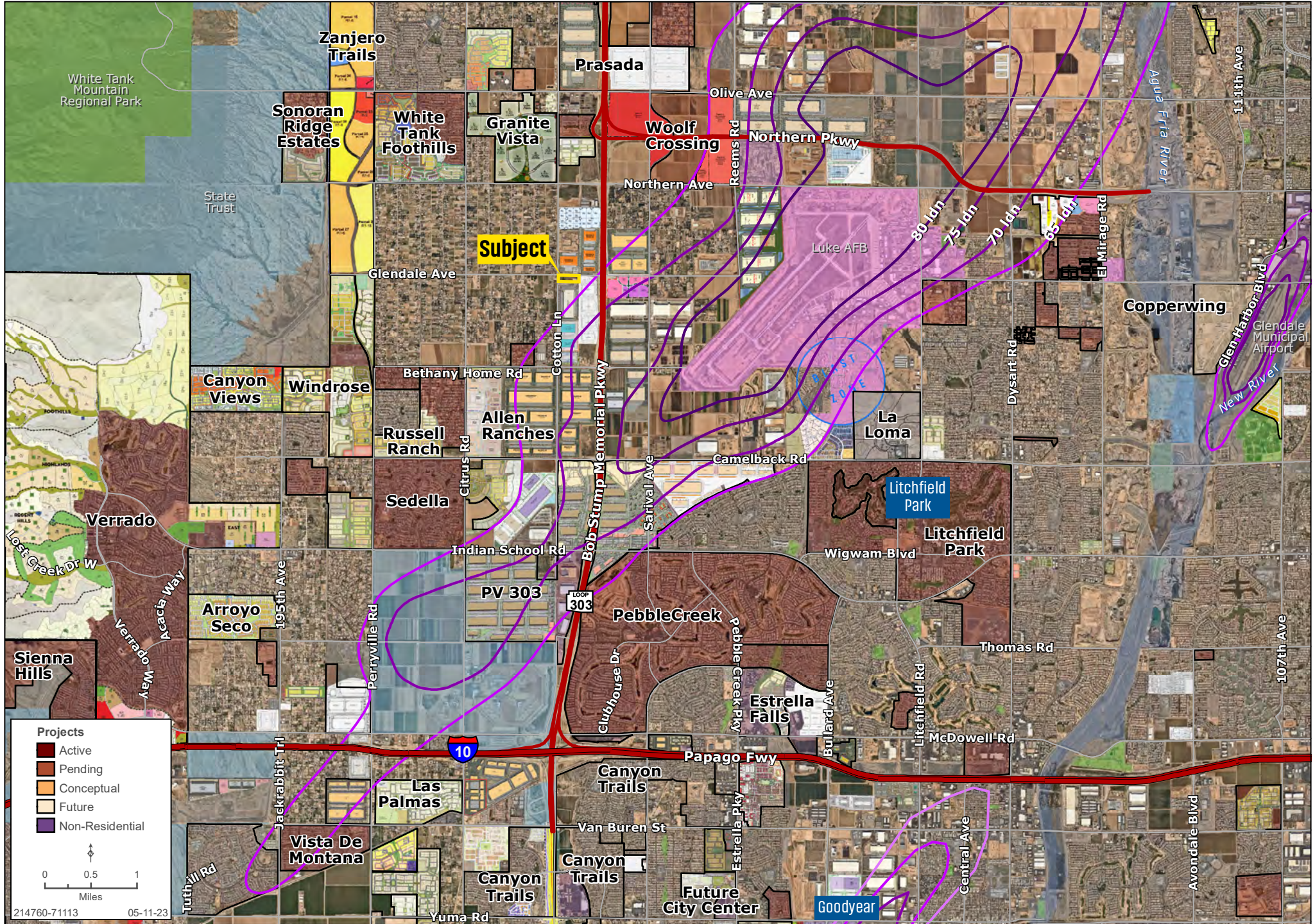
	1 MILE	3 MILES	5 MILES
<b>2022 Est. Population</b>	±1,449	±18,236	±96,803
<b>2022 Avg. HH Income</b>	\$145,728	\$136,197	\$131,011

- COMMENTS**
- Development of the Property will require Roadway/PUE dedications of 35' for Glendale Avenue and 30' for Cotton Lane.
  - Developer of the Property will be required to construct road, curb, gutter and sidewalk for both Glendale Avenue & Cotton Lane frontage.
  - Property is within territory in the vicinity of a military airport. [Click here for more information.](#)



# DEVELOPMENT MAP

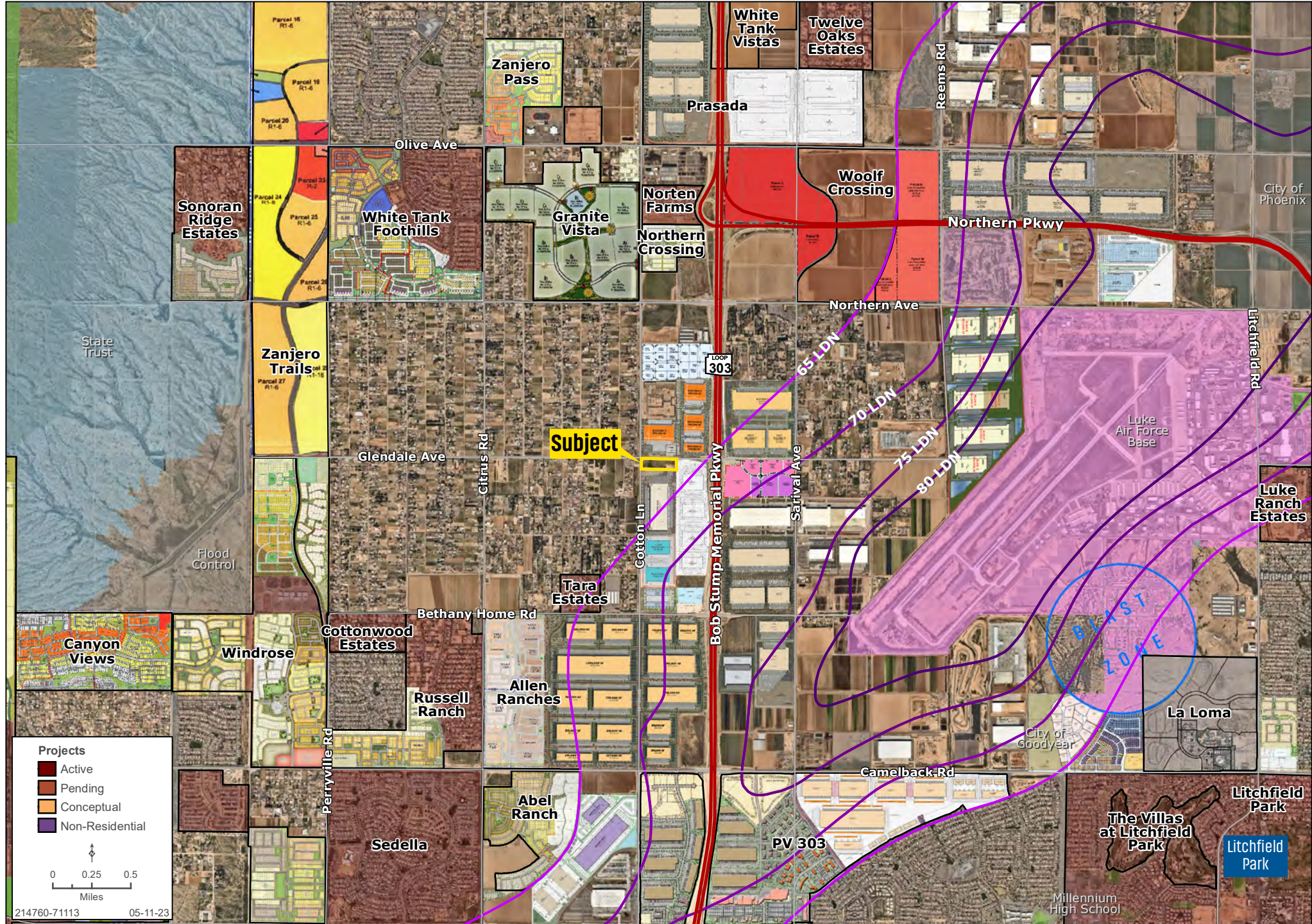
Mike Schwab | Michael Schwab Jr. | 480.483.8100 | www.landadvisors.com



214760-71113 05-11-23

# AREA MAP

Mike Schwab | Michael Schwab Jr. | 480.483.8100 | www.landadvisors.com



**Projects**

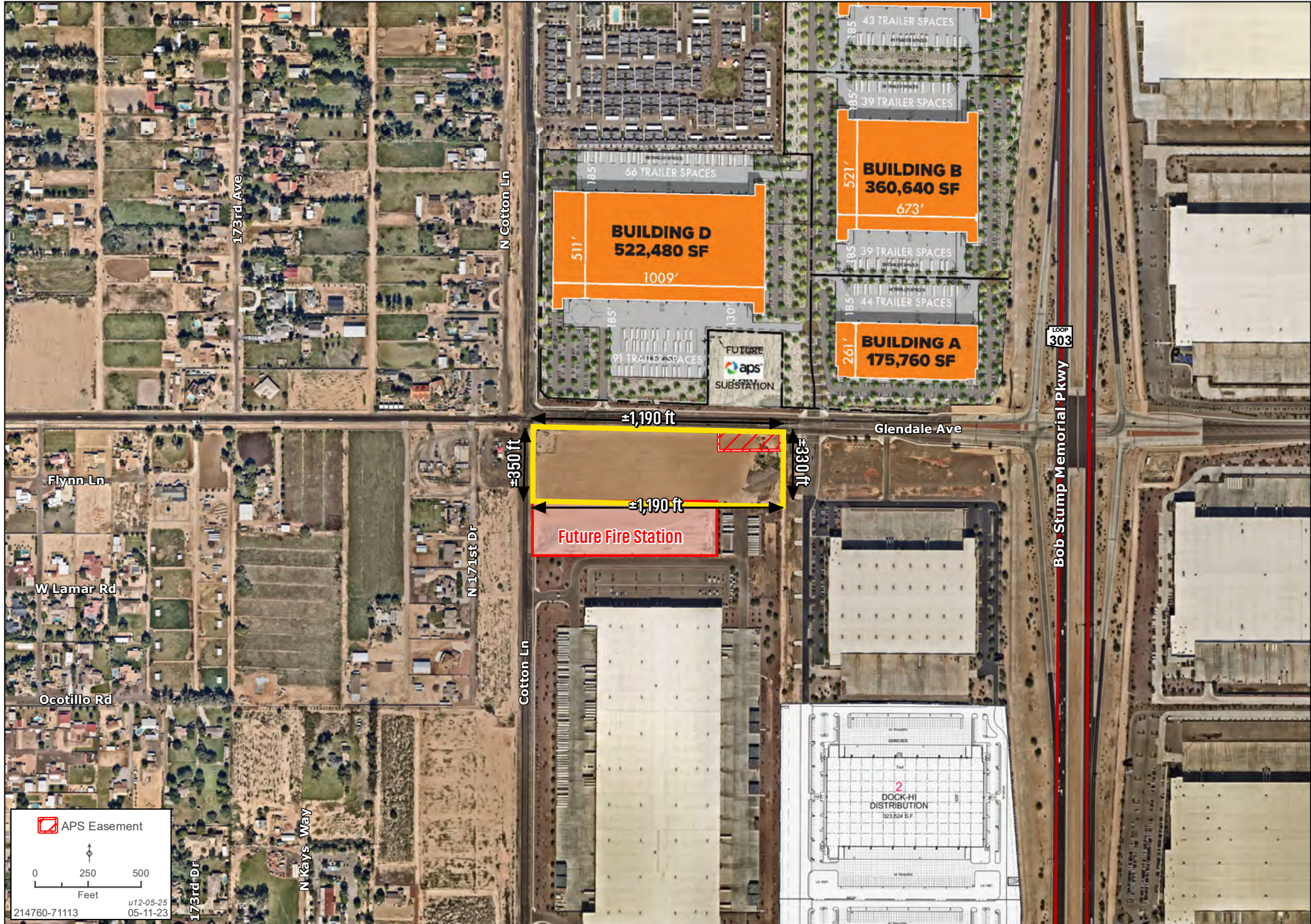
- Active
- Pending
- Conceptual
- Non-Residential

0 0.25 0.5  
Miles

214760-71113 05-11-23

# DETAIL MAP

Mike Schwab | Michael Schwab Jr. | 480.483.8100 | www.landadvisors.com



# DETAIL MAP

Mike Schwab | Michael Schwab Jr. | 480.483.8100 | www.landadvisors.com



The information in this document and any attachments regarding any property has been obtained from sources believed reliable, but we have not verified it and we make no guarantee, warranty, or representation as to its accuracy or completeness, and we do not undertake to update or correct any of the information presented. Any projections, opinions, assumptions, or estimates ("forward-looking statements") used are, for example, only and do not represent the current or future performance of the property and actual results may differ materially from such forward-looking statement due to, without limitation, changes in: (i) the market, (ii) governmental legal, regulatory or permitted use changes, and (iii) other factors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the property's suitability for your needs. Any reliance on this information is at your own risk and is subject to change, prior sale or complete withdrawal. AZMaricopa214760 - 12.05.2025.



[LandAdvisors.com](https://www.LandAdvisors.com)