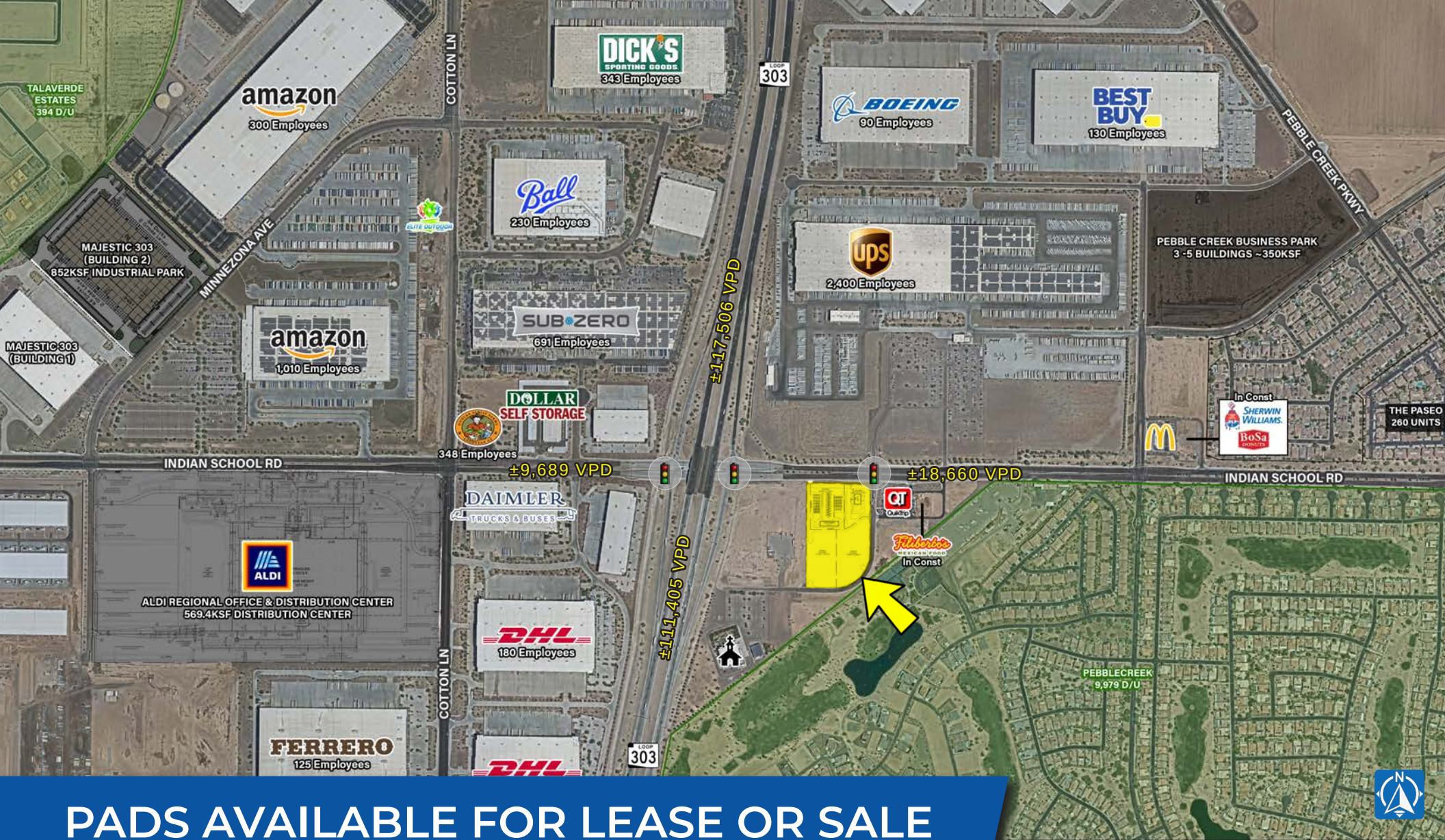




E
SEC

LOOP 303 & INDIAN SCHOOL RD

GOODYEAR, AZ



PROPERTY SUMMARY

AVAILABLE **PAD A** ±2.1 AC
PAD B ±1.3 AC |
Two (2) Hotel Sites Available

PRICING Call for Pricing

HIGHLIGHTS

Access & Visibility

- » Full diamond interchange with exposure to Loop 303, one of the Valley's fastest-growing freeway corridors
- » Signalized intersection access with convenient ingress/egress

Growth & Demand Drivers

- » Located in the West Valley/Goodyear submarket, one of metro Phoenix's highest-growth residential corridors, with new master-planned communities driving rooftop growth
- » Proximity to major industrial/logistics development along the 303 corridor (distribution centers, manufacturing, warehouse employment), supporting daytime population and commuter traffic
- » Near Luke Air Force Base and Goodyear Airport, contributing to area employment base, with over 56,000 employees in a 5 mile radius

TRAFFIC COUNTS

Loop 303

N ±117,506 VPD (NB & SB)
S ±111,405 VPD (NB & SB)

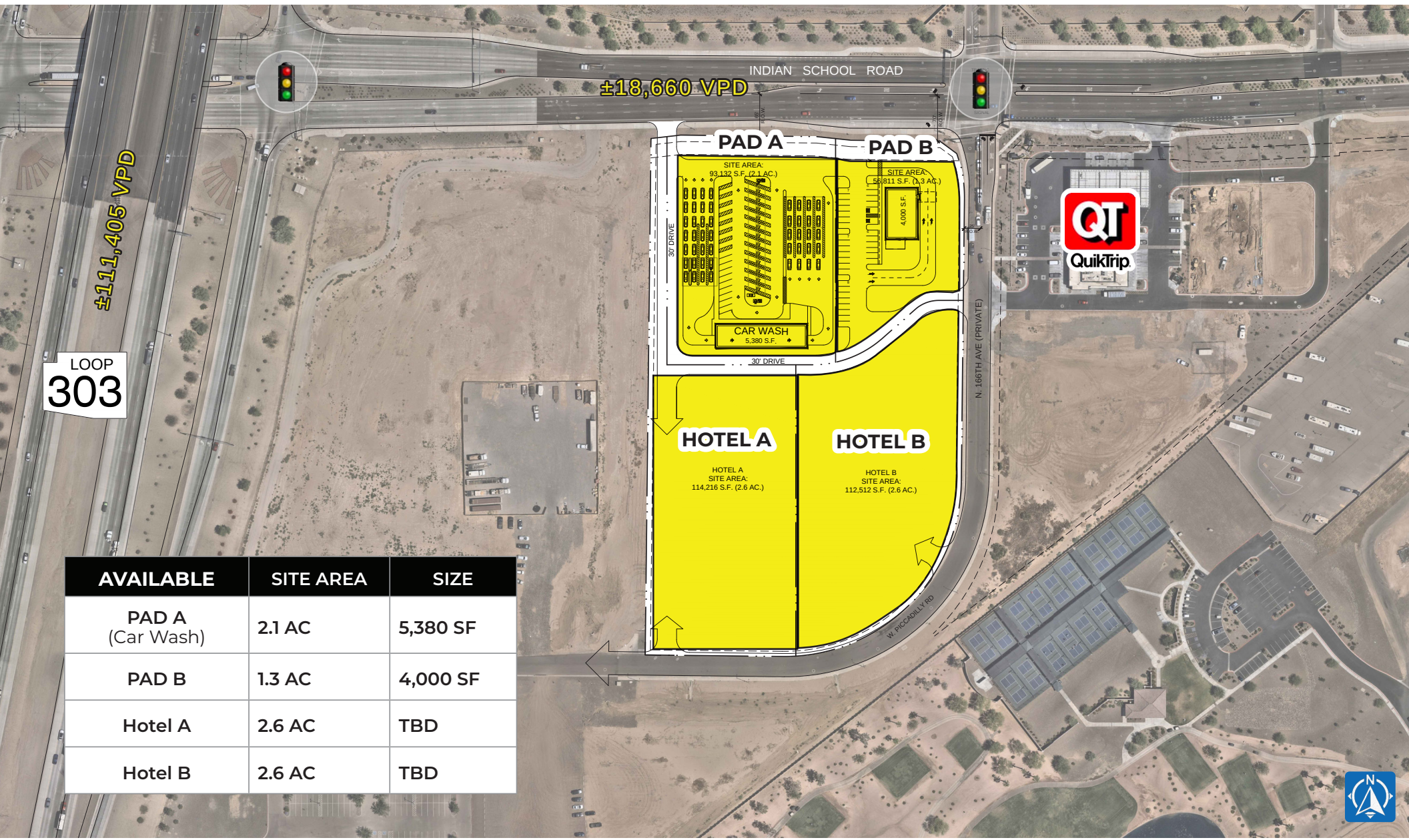
ADOT 2025

Indian School Rd

E ±18,660 VPD (EB & WB)
W ±9,689 VPD (EB & WB)

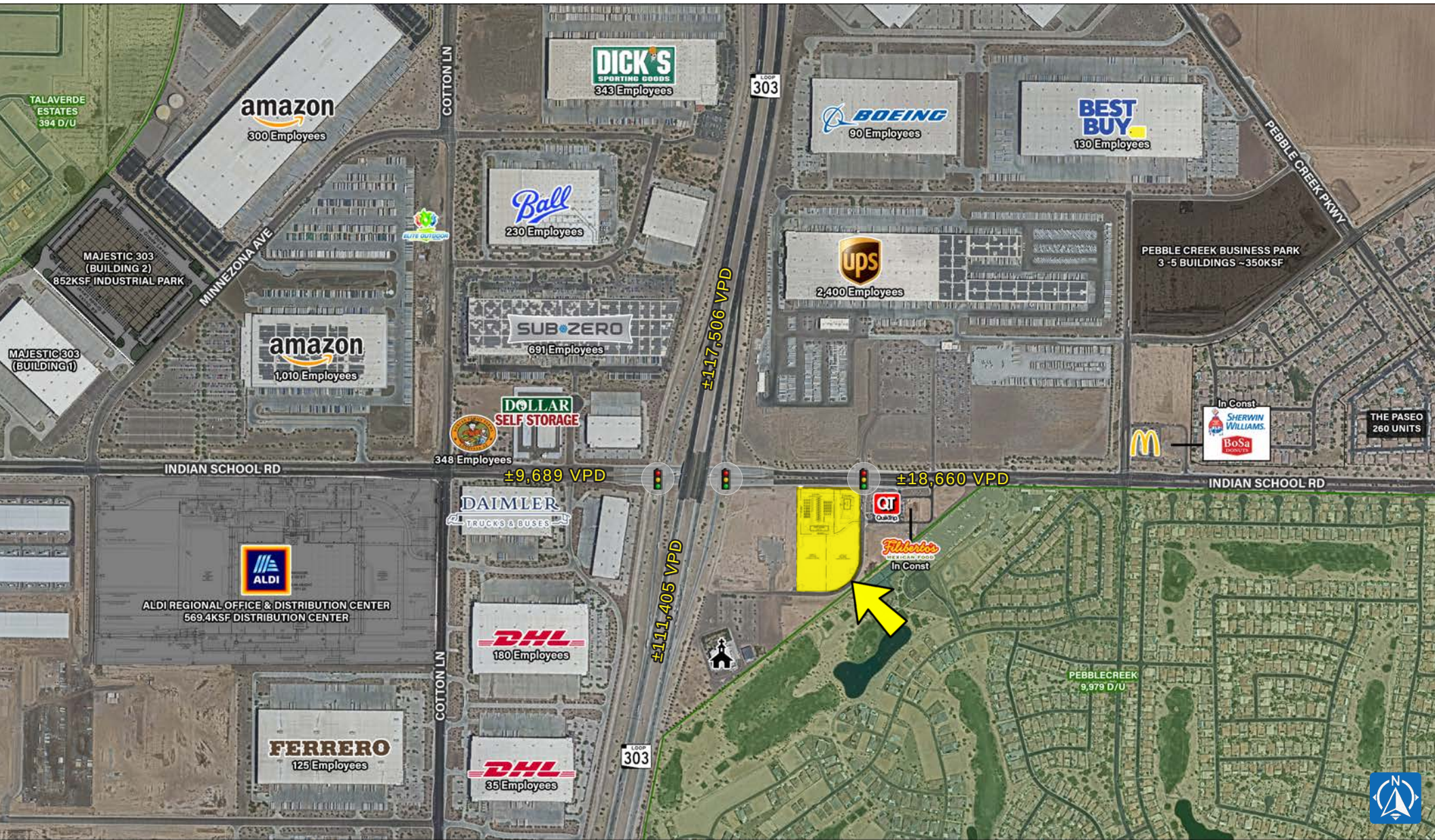


SITE PLAN



AVAILABLE	SITE AREA	SIZE
PAD A (Car Wash)	2.1 AC	5,380 SF
PAD B	1.3 AC	4,000 SF
Hotel A	2.6 AC	TBD
Hotel B	2.6 AC	TBD

ZOOM AERIAL



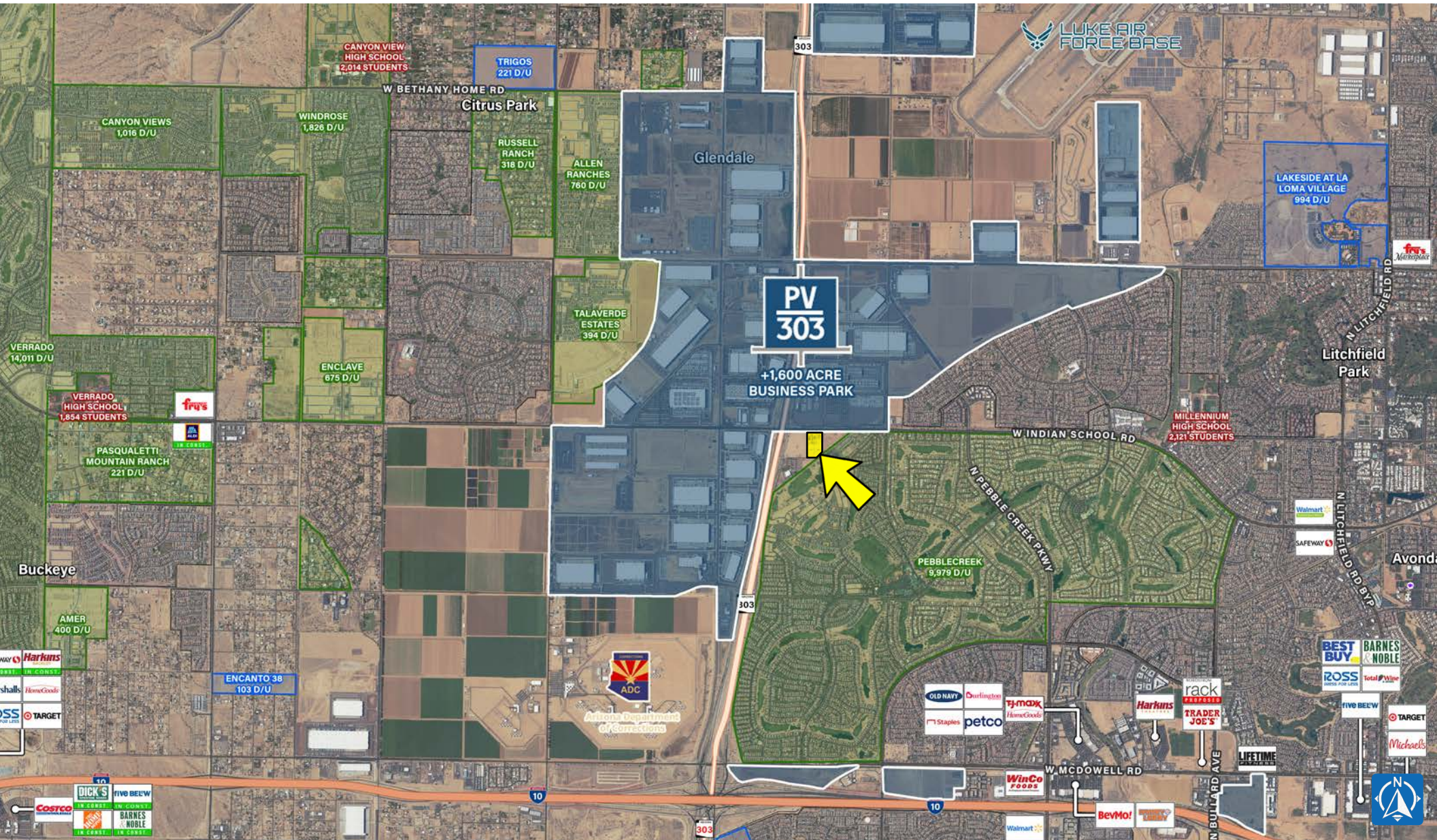
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SEC

PADS AVAILABLE FOR LEASE OR SALE

LOOP 303 & INDIAN SCHOOL RD | GOODYEAR, AZ



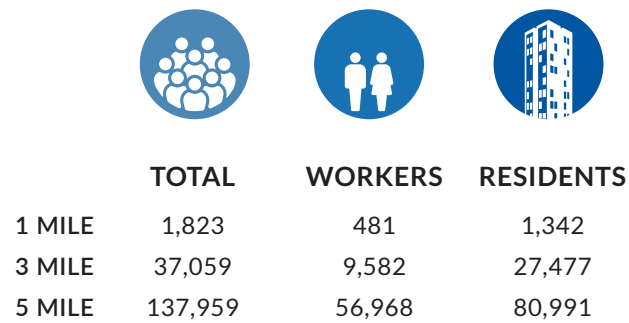
WIDE AERIAL



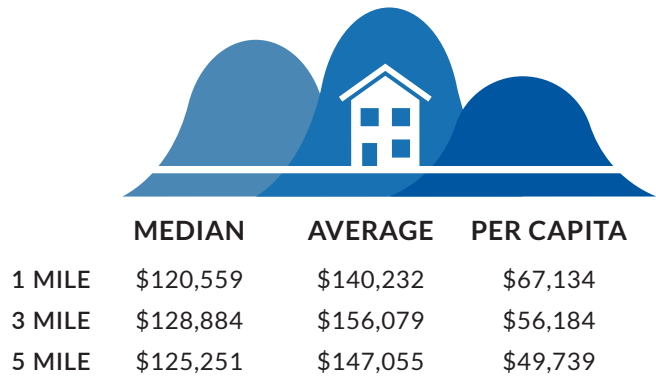
DEMOGRAPHICS

2026 ESRI

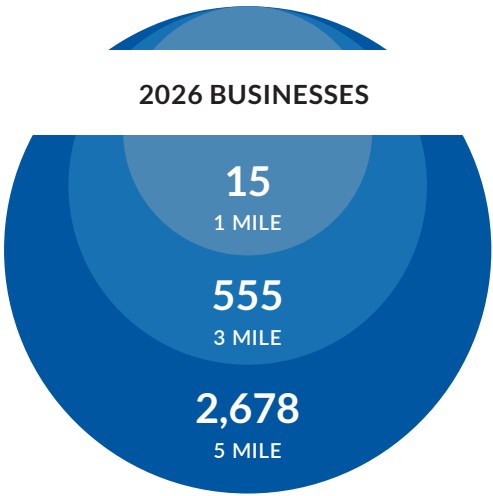
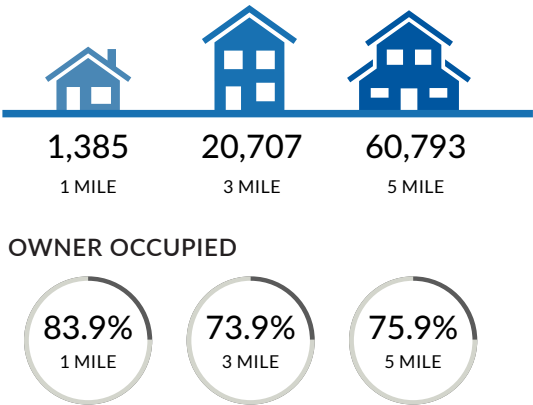
2026 DAYTIME POPULATION



2026 HOUSEHOLD INCOMES



2026 HOUSING UNITS



2026 POPULATION
2031 POPULATION

1 MILE 2,070 2,153
3 MILE 52,624 57,462
5 MILE 161,831 177,166

2026 HOUSEHOLDS
2031 HOUSEHOLDS

1 MILE 1,126 1,198
3 MILE 18,597 20,554
5 MILE 54,668 60,543



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