



THE
QUAD
303

±56.5 AC LAND AVAILABLE (DIVISIBLE)!

SWC SARIVAL & MC 85 | GOODYEAR, AZ

Eisenberg Company
Development • Brokerage • Management

CBRE



±56.5 AC TOTAL LAND (DIVISIBLE)

- LOT A: ±33.376 AC
- LOT B: ±23.428 AC



S COTTON LANE

S SARIVAL AVENUE

ARIZONA
85

ARIZONA
85

LOT A

LOT B

- **Zoning: I-1**
- **Flexible BTS Possibilities**
- **Two to Four BTS Building Scenarios**
- **Access to diverse labor workforce**

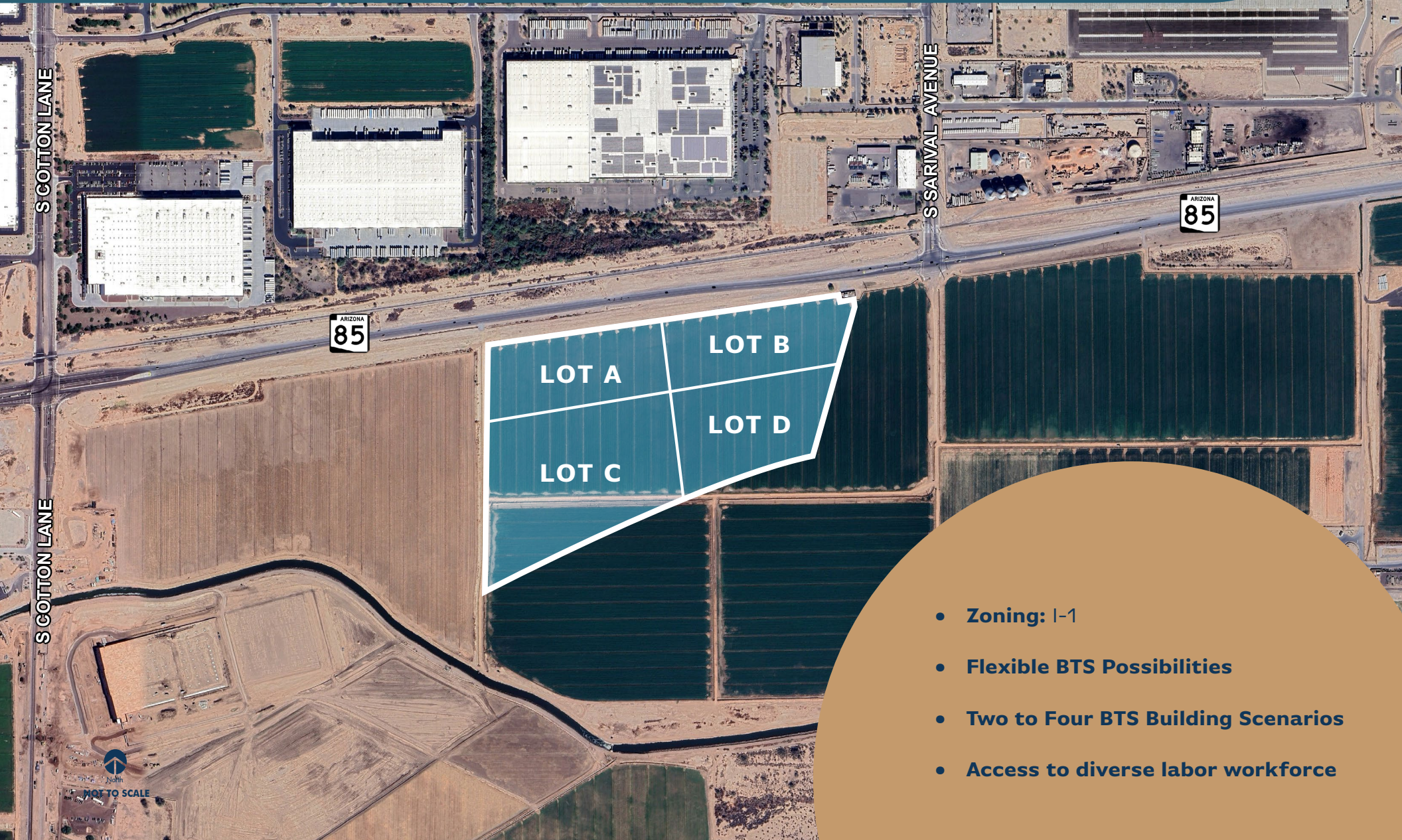


NOT TO SCALE



±56.5 AC TOTAL LAND (DIVISIBLE)

- LOT A: ±11.212 AC
 - LOT C: ±22.164 AC
 - LOT B: ±11.535 AC
 - LOT D: ±11.883 AC
- COMBINABLE TO ±33.376 AC
- COMBINABLE TO ±23.418 AC



- Zoning: I-1
- Flexible BTS Possibilities
- Two to Four BTS Building Scenarios
- Access to diverse labor workforce

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LOT A

LOT B

LOT C

LOT D



NOT TO SCALE

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GOODYEAR AT A GLANCE

SOURCE: CITY OF GOODYEAR, ECONOMIC DEVELOPMENT, DECEMBER 2024



POPULATION

±116,694



MEDIAN HOUSEHOLD INCOME

\$100,538



MEDIAN AGE

37.4



WORKFORCE POPULATION

1.36 M (WITHIN 30 MIN DRIVE)



MEDIAN HOME VALUE

\$398,993



PROFESSIONAL WORKERS

66.4%



±3,526,250 MILLION SF OF RETAIL AMENITIES WITHIN A 5 MILE RADIUS

SOURCE: CBRE RESEARCH

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