

**FOR SALE**  
DEVELOPMENT SITES

**NEC of Eliseo Felix Jr Way &  
9th Street**

Avondale, AZ 85323



I-10

Dysart Road

N Eliseo Felix Jr Way

**SITE**  
500-02-107 &  
500-02-106



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# INVESTMENT SUMMARY

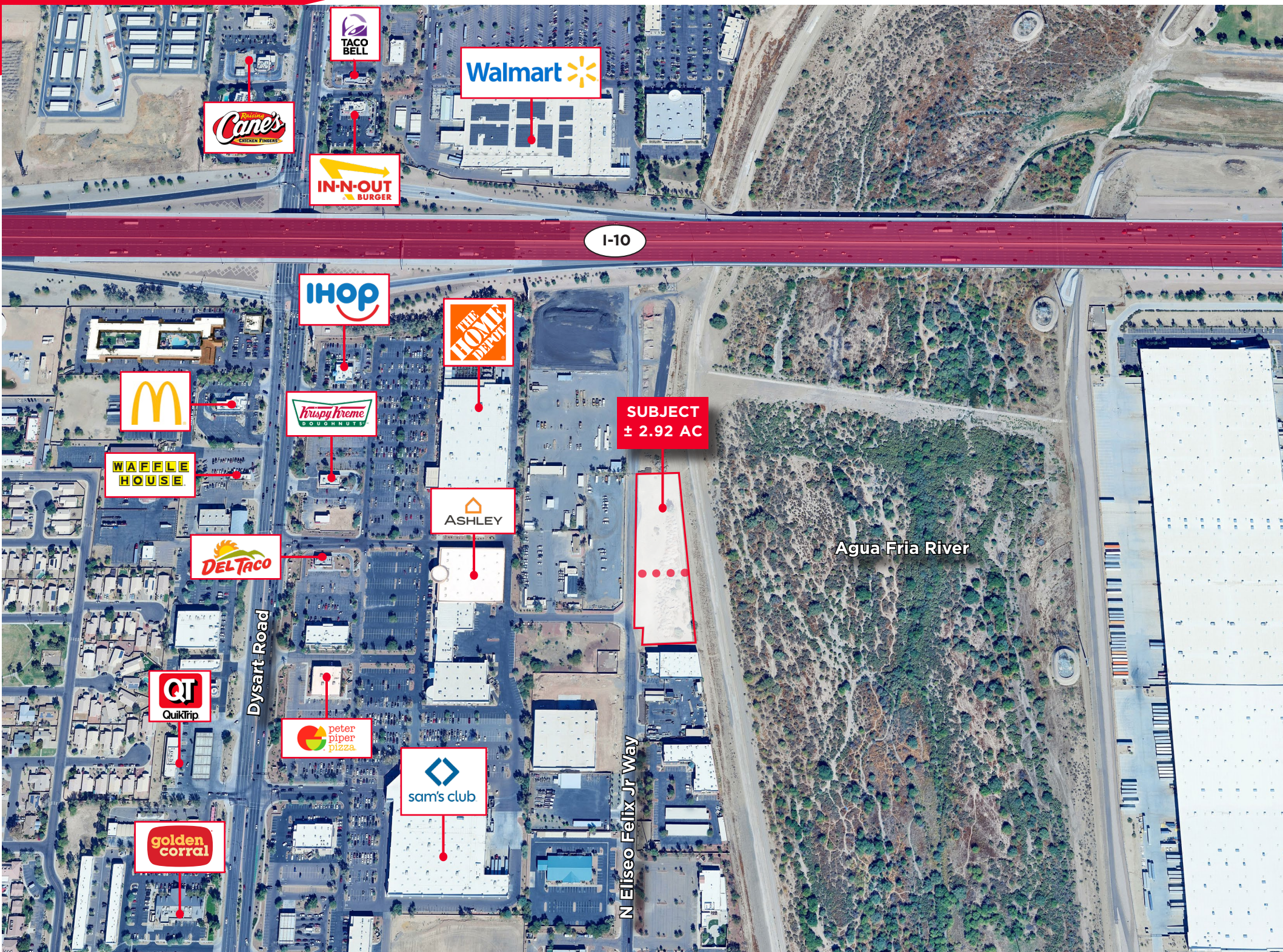
- Prime 2.92-acre site located in the City of Avondale with excellent unobstructed freeway visibility
- Additional area along eastern border (approx. 40'x657') available via permit allows for increased density
- Located just south of the I-10 freeway off the Dysart Road exit
- Positioned within major industrial and manufacturing hubs along Interstate-10 and Loop 303
- Located near the Abrazo West Campus Hospital, City of Hope Hospital, the Phoenix-Goodyear Airport, Phoenix Raceway and Goodyear Ballpark, a 10,000 seat spring training stadium which is home to the Cleveland Guardians and the Cincinnati Reds

## PROPERTY OVERVIEW

<b>Asking Price</b>	Contact Listing Brokers
<b>Location</b>	NEC of Eliseo Felix Jr Way & 9th Street
<b>APN</b>	500-02-107 & 500-02-106
<b>Lot Size</b>	± 2.92 AC (± 127,195 SF)
<b>Zoning</b>	Commerce Park (CP)
<b>Jurisdiction</b>	City of Avondale

\*Source: CoStar





I-10

SUBJECT  
± 2.92 AC

Agua Fria River

Dysart Road

N Eliseo Felix Jr Way

Goodyear



**SUBJECT**  
**± 2.92 AC**

I-10

Avondale Commerce Center



Dysart Road



FACTOR\_



Phoenix-Goodyear Airport

Agua Fria River



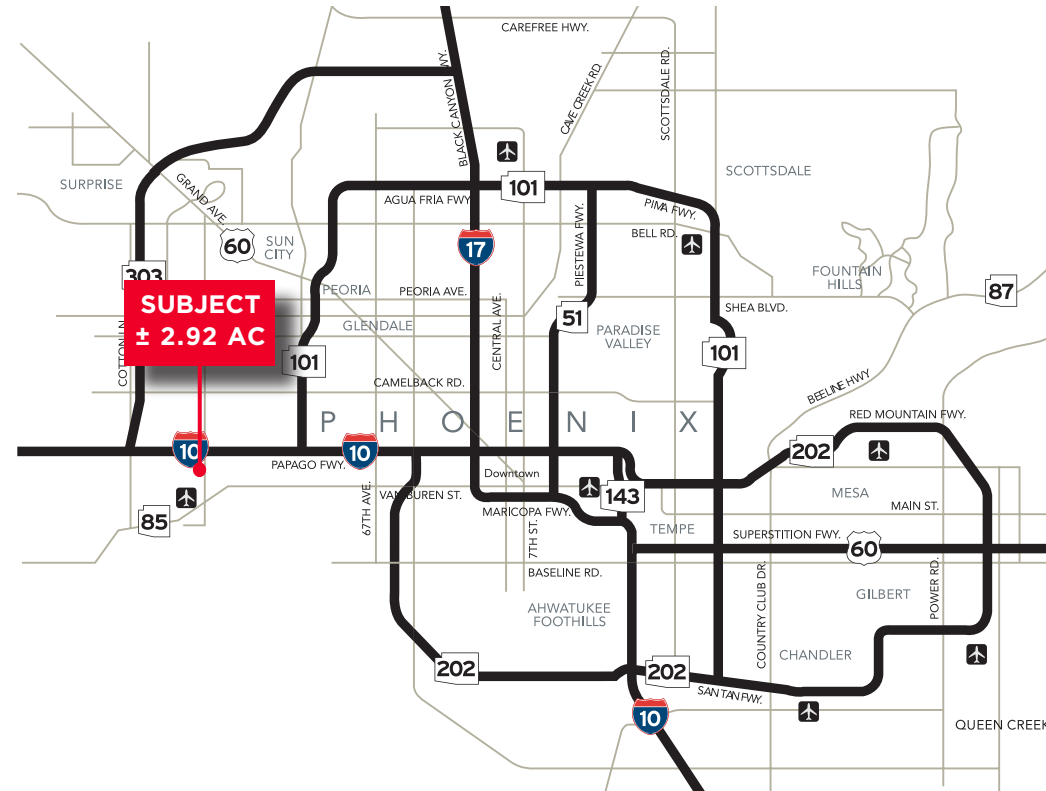
# MARKET OVERVIEW



Avondale, Arizona, situated in Maricopa County within the Phoenix metropolitan area, has transitioned from an agricultural center to a vibrant suburban city with a diverse economic base. Key sectors driving Avondale's economy include healthcare, retail, education, manufacturing, and logistics. Major employers such as the Abrazo West Campus hospital and Estrella Mountain Community College play crucial roles in the local economy. The city's strategic location near Interstate 10 and the Loop 101 and 303 freeways makes it an attractive hub for manufacturing and logistics companies, leveraging its connectivity for economic growth.

The city's rapid population growth, now exceeding 90,000 residents, is fueled by its affordable housing, quality educational institutions, and comprehensive healthcare services. Avondale's demographic diversity supports a wide range of economic activities and contributes to a vibrant community. Many residents commute to neighboring cities within the Phoenix metro area, creating a dynamic regional workforce. The local government actively supports business development through incentives, streamlined permitting processes, and economic development resources, fostering a robust environment for entrepreneurship and small business growth.

Ongoing infrastructure and city development projects aim to sustain economic growth and enhance the quality of life for Avondale residents. These projects focus on expanding transportation options, improving commercial spaces, and developing residential areas. As the city continues to grow, it emphasizes sustainable development and economic diversification, with initiatives to attract sectors such as technology, advanced manufacturing, and green industries. Avondale's commitment to sustainable growth and a supportive business environment positions it for a prosperous and resilient future.



### Healthcare & Health-Tech Corridor

Avondale's Health-Tech Corridor, located along Interstate 10 from 99th Avenue to Dysart Road, is the location of choice for health-tech opportunities, featuring state-of-the-art facilities and a collection of intellectual talent. Some of the prominent sites include Park 10, located on McDowell Road and 107th Avenue overlooking Interstate 10 with a 60,000 square foot medical office building concept. Just a block further west along McDowell Road, Akos Medical Campus phase one is vertical with phase two coming soon, providing an additional 68,000 square foot class A medical office building. This specialty corridor is home to Phoenix Children's Specialty & Urgent Care Center, Copper Springs Hospital, Arizona Center for Cancer and many more.

### Class A Office

With multiple sites under development, Avondale is the up and coming location for new office space in the Phoenix metro. Competitively priced land allows for the addition of quality amenities to office spaces, and Avondale's west valley location provides employers with unparalleled access to talent. The BLVD, Avondale's newest trendy district concept is a forward-looking vision in multi-use spaces that includes new Class A office space, retail, restaurants and residential districts, all pedestrian-oriented with stylish garden areas, water features and anchored by American Sports Center and multiple hotels.

### Manufacturing & Logistics

Avondale boasts over 2.7 million square feet of manufacturing & logistics space with 2.2 million square feet coming online. Prime speculative industrial space and greenfield build-to-suit sites are available along Avondale's I-10 employment corridor. Available space ranges from 1,500 SF to 400,000 SF in several new developments less than a mile from five full diamond interchanges. Build-to-suit options include up to 40 acres with zoning for manufacturing and internet fulfillment cross dock facilities. A robust talent pipeline of over 61,200 skilled workers, interstate connectivity, same day access to Southern California ports and 22 million consumers, it's no wonder businesses like The Vitamin Shoppe, Cummins, Hickman's, Conn's, Port Authority, King Koil and Copper State Rubber are thriving in Avondale

### Hospitality, Retail & Entertainment

Strong retail power centers anchored by Costco, Hobby Lobby and DSW, as well as authentic international eateries with national recognition and new investments by Marriott, Hilton Avid and My Place Hotels create a proven market that draws visitors and residents alike. Major attractions including Phoenix Raceway (home of NASCAR), American Sports Centers and Old Town Avondale bring yearround visitors. Avondale's hospitality and retail markets also benefit from outdoor recreation and the area's major and national league sports and training facilities. New development opportunities are available throughout the city.



92,168

POPULATION  
(CITY LIMITS)



1.6%

ANNUAL GROWTH RATE  
(2010 - 2023)



\$316,793

MEDIAN HOME VALUE



\$76,317

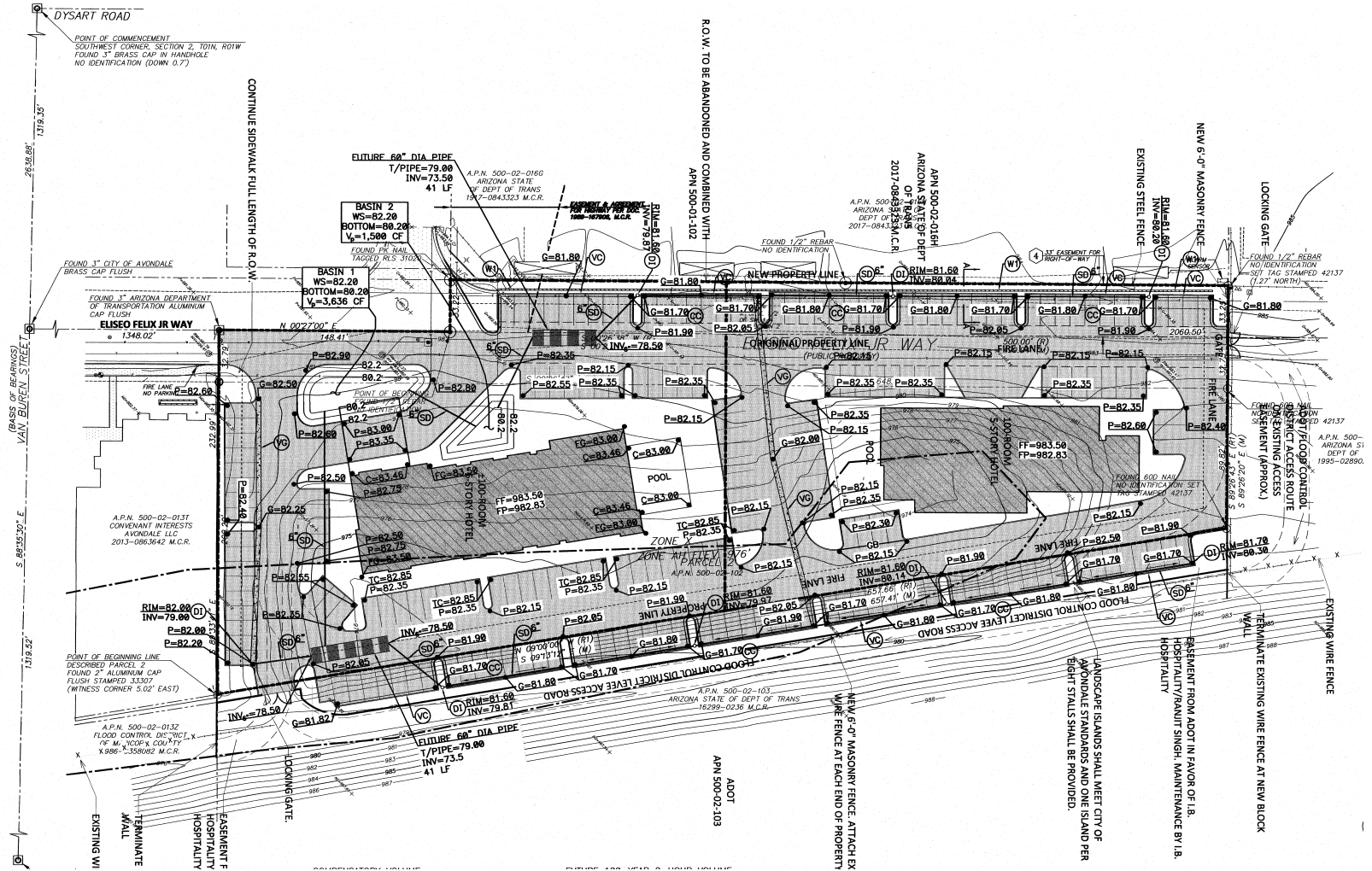
MEDIAN HOUSEHOLD  
INCOME

### TOP EMPLOYERS

EMPLOYER	# EMPLOYEES
Amazon (Fulfillment & Global Operations)	1030
Maricopa County Community College District	450
Akos	400
State of Arizona	170
Copper Springs	150
Universal Technical Institute	120
Integrated Medical Services	110
Chas Roberts Air Conditioning	100
AZ Pro Signs	100
King Koil	90

Sources: City of Avondale Economic Development, CoStar, ESRI

# PRELIMINARY SITE PLAN FOR HOTEL DEVELOPMENT





**SUBJECT**  
± 2.92 AC

I-10

9th Street

Eliseo Felix Jr Way



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