

# AVONDALE – CITY CENTER – 33 ACRES +/- ALL OR PART

SWC OF INTERSTATE 10 AND AVONDALE BOULEVARD  
PRIME CITY CENTER LOCATION – AVONDALE, AZ

- **PRIME CITY CENTER LOCATION**
- **ALL OR PART – 33 ACRE +/-**
- **GATEWAY TO ISM RACEWAY**
- **RESORT, HOTEL, OFFICE, RETAIL,  
RESTAURANT, DRIVE THRU, MULTI  
FAMILY**
- **PARTIALLY DEVELOPED SITE**
- **OFFICE BUILDING PLANS AVAILABLE FOR  
QUICK BUILD**
- **HIGH TRAFFIC COUNTS AND VISIBILITY**



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## Executive Summary

- Avondale Boulevard LLC is offering this Prime City Center District Property For Sale. This” all or part” opportunity allows End Users an opportunity to get to the market quicker than raw land since most of the infrastructure is in place. Allowed uses include Resort, Hotel, Restaurant, Drive Thru, Office, Retail Banks, Medical, etc.. Land is held “Free & Clear” and owner will work with end users to allow for development. Bring any and all offers
- PADS will be delivered to End Users in “Ready to Build” condition with sales at Market Rate Pricing.
- Final Development of the site will begin upon the securing of an End User.
- Avondale Boulevard LLC will Develop the property and will pay investment partner incrementally upon the successful “Close of Escrow” of the Finished PADs.
- Total Site Price:       \$ 14,400,000.00  
  
Individual Pads will be at “Market Rate” – Please Call
- Avondale Boulevard LLC owns the land “Free and Clear” and will work with end users.
- PAD’s expected to be “Build Ready” within 6-8 Months of secured End User
- Much of the infrastructure is in place so the Development process should be somewhat streamlined

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## Property / Development Summary

**Location:** Southwest Corner of Interstate 10 and Avondale Boulevard.

**Area:** **Tremendous Hard Corner Location !** Avondale is booming with over 5,000 Single Family Residences planned within a 5 mile Radius. Avondale Boulevard is the “Gateway” to the newly renovated ISM Raceway. Easy access to Interstate 10, Loop 101 and 303 Freeways. The City Center District was created to implement the City Council’s vision of creating a high density, mixed use environment that will become a premier destination for shopping, dining, entertainment, employment and various types of residential uses for the area of Avondale located between the Avondale Civic Center and Interstate Highway 10.

**Amenities:** High Visibility Location! Full Diamond Interchange at Interstate 10. Traffic Light in place at Roosevelt Road. Much of the infrastructure is in place. Great Neighborhood Center Location. Plans for a 5 Story Office Building also available.

**APN:** 500-01-016, 500-01-17 and 500-01-018A

**Land Area:** +/- 33.79 Acres

**Zoning:** City Center District, Employment Mixed Use (Retail, Office, Multi Family allowed)

**Lots:** Lots will be determined by the End Users Requirements

**Utilities:** SRP Electric, Avondale Water and Sewer,

**Traffic Counts:** Avondale Blvd 24,856 Interstate 10 190,332

### Demographics(projected 2023)

	1Mile	3Mile	5Mile
Population	10,455	100,395	226,347
Households	3,531	31,779	72,331
Avg. HH Income:	\$ 80,873	\$83,605	\$84,501

**FOR ADDITIONAL INFORMATION**

**Pryde Realty**

**Gary Pryde**

**Phone: 602.828.6148**

**Email: gpryde2@cox.net**



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**VICINITY MAPS**



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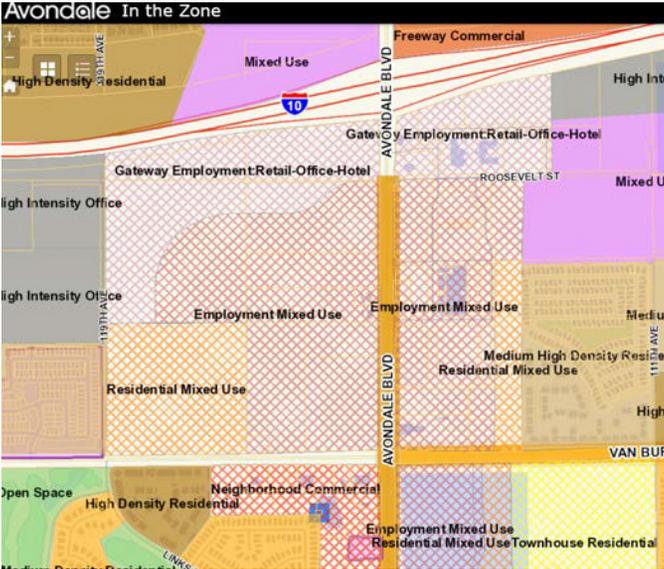
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## VICINITY MAPS



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## Market Summary

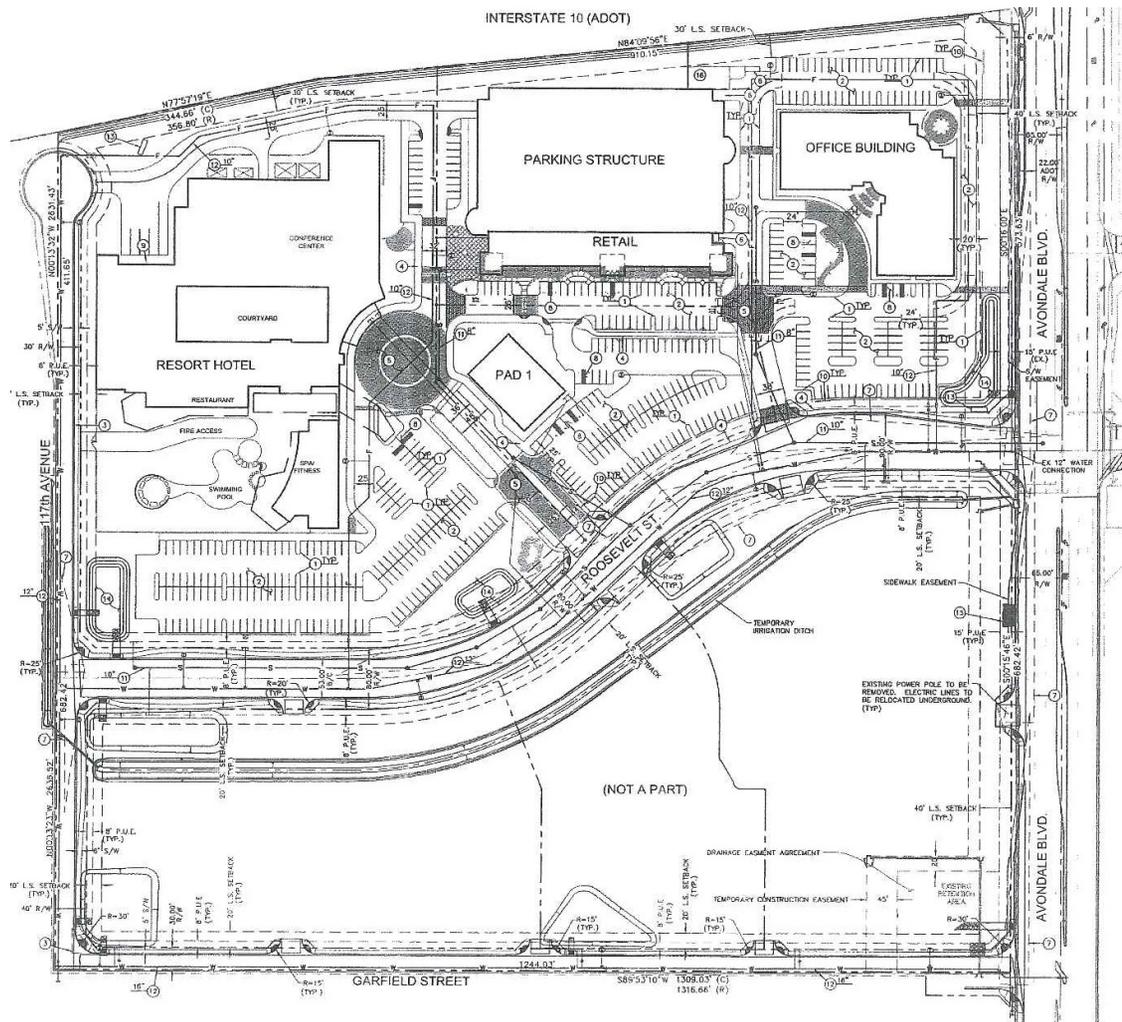
**Tremendous Hard Corner Location !** Avondale is booming with over 5,000 Single Family Residences planned within a 5 mile Radius. Avondale Boulevard is the “Gateway” to the newly renovated ISM Raceway. Easy access to Interstate 10, Loop 101 and 303 Freeways. The City Center District was created to implement the City Council’s vision of creating a high density, mixed use environment that will become a premier destination for shopping, dining, entertainment, employment and various types of residential uses for the area of Avondale located between the Avondale Civic Center and Interstate Highway 10.

- Tremendous Prime Location
- Avondale is BOOMING
- Endless Opportunities
- Easy Access to Interstate 10
- Metro Phoenix only 20 Minutes away
- Mixed Use – Allowing most developments
- Metro Phoenix only 30 Minutes away
- Street Light in place
- Partial infrastructure in place
- Plans for 5 Story Office Building Available
- Gateway to ISM International Raceway

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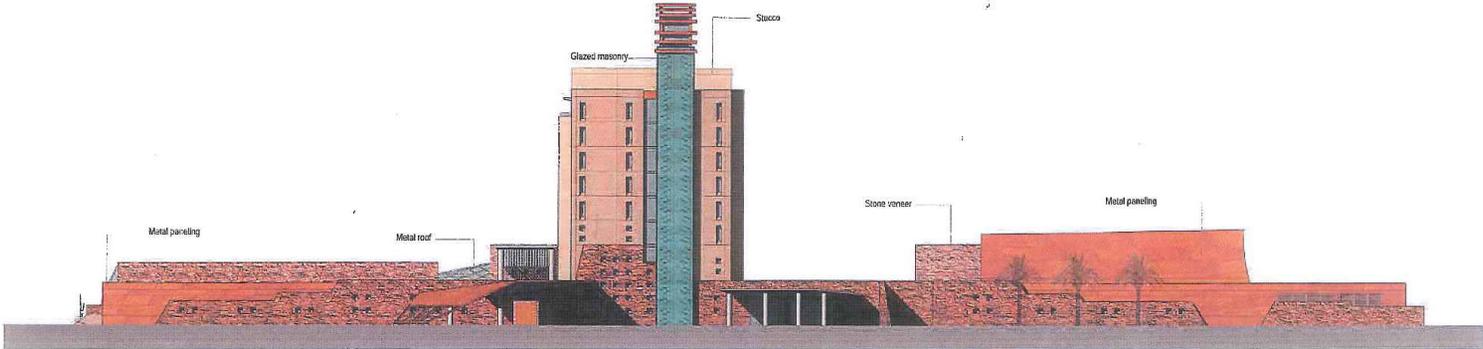
## PREVIOUSLY PLANNED – SUMMIT AT AVONDALE



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## CONCEPTUAL RESORT HOTEL



EAST ELEVATION



SOUTH ELEVATION

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## CONCEPTUAL OFFICE BUILDING



West Elevation



South Elevation

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**CONCEPTUAL OFFICE BUILDING**



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