

# THOMAS RD. & DYSART RD.

AVONDALE, AZ 85395

EXCLUSIVELY LISTED | FOR SALE



## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,920,480 (\$11.50/SF)
<b>Lot Size:</b>	5.83 Acres
<b>Zoning:</b>	PAD- C-1, Neighborhood Commercial
<b>Status:</b>	Vacant Land
<b>General Plan:</b>	Local Commercial
<b>Water:</b>	City of Avondale
<b>Sewer:</b>	City of Avondale

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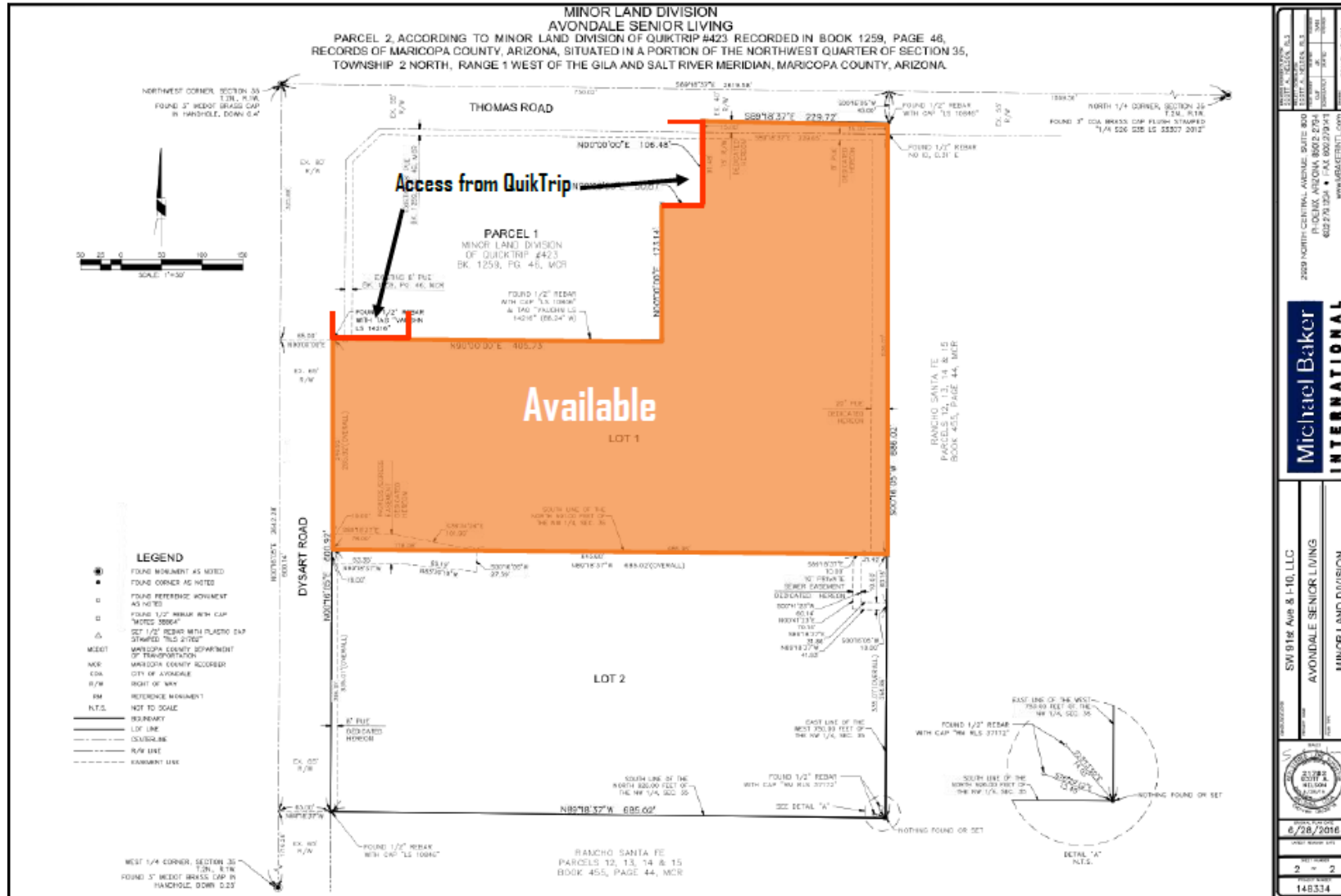
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# Employment in Avondale and Goodyear



## Thomas Rd & Dysart Rd

Avondale and Goodyear are fast growing communities of the West Metro-Phoenix area. Here are some recent job growth announcements.

The Chicago based milk company, Fairlife, has announced that they are going to hire more than **100** employees for its new production and distribution facility on the west side of the valley ([AZ Central](#)).

A Chino, California company, Quetico, is setting up shop in Goodyear which will bring **300** new distribution jobs along with it. The Goodyear Mayor Georgia Lord shows support in saying “Quality companies like Quetico, who choose to make their home in Goodyear, help us to build a stronger community” ([AZ Central](#)).

Ferrero USA, Inc. is also moving into Goodyear with an initial focus on distribution of Butterfinger, Baby Ruth and Crunch adding **50** new jobs to the area within the first year ([KTAR](#)).

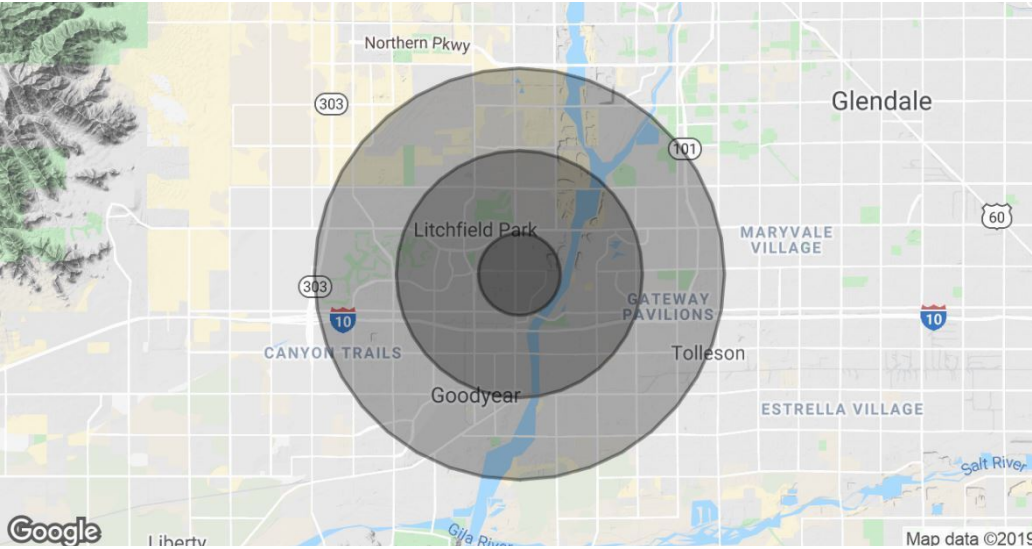
In July of this year, Amazon purchased 91.5 acres in Goodyear for \$19.85 million along the Loop 303 Corridor to create a Delivery Station. With Amazon already providing 1,100 jobs prior to this project, there is certainty in the continued growth that will come ([AZ Big Media](#)).

The cities of Avondale and Goodyear are continuing to grow and don’t seem to be slowing down anytime soon.

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## DEMOGRAPHICS

	1 Mile	3 Miles
Population	15,574	89,538
Households	5,274	30,029
Average Age	35.60	35.10
Median Household Income	\$81,619	\$74,105
Daytime Employees	2,778	26,499

## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Year	Distance
N Dysart Rd	W Thomas Rd N	24,707	2018	0.07 mi
N Dysart Rd	Sage Ln S	27,501	2018	0.38 mi
W Thomas Rd	N 135th Ave W	12,754	2018	0.46 mi
W Thomas Rd	N 127th Ave W	4,293	2018	0.52 mi
Osborn Rd	N 131st Dr NW	3,601	2018	0.62 mi

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