

OFFERING MEMORANDUM

SWC CITRUS ROAD AND BETHANY HOME ROAD

Litchfield Park, AZ 85340

EXCLUSIVELY LISTED BY:

JONATHAN LEVY

O: 480.425.5538

jonathan.levy@svn.com

AZ #SA648012000





TABLE OF CONTENTS

4	PROPERTY INFORMATION	
	Property Summary	5
	Complete Highlights	6
7	LOCATION INFORMATION	
	Retailer Map	8
	Location Maps	9
	Liberty & Amazon	10
11	DEMOGRAPHICS	
	Demographics Map & Report	12
	Full Bleed Photo	13

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

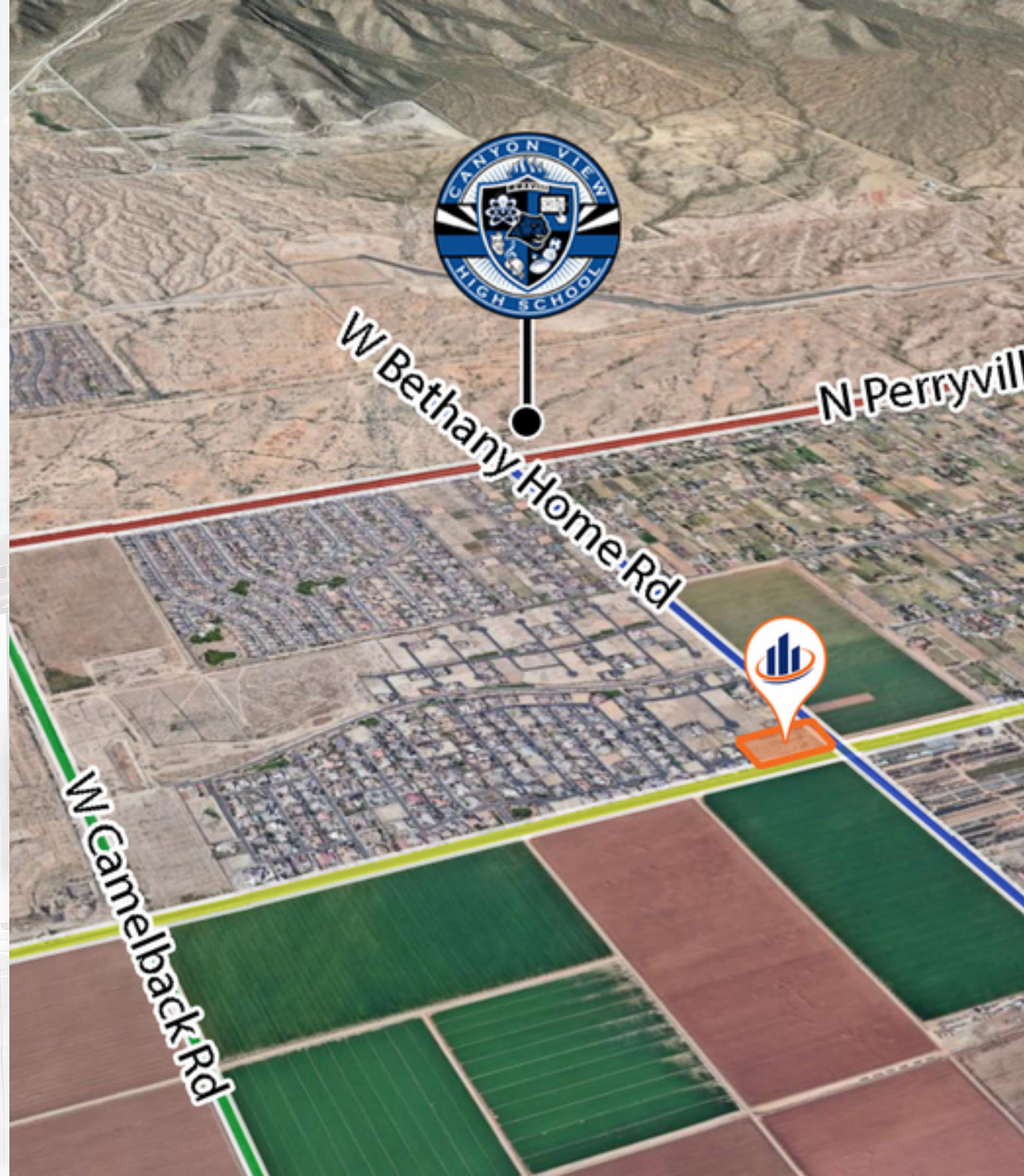
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

PROPERTY
INFORMATION





OFFERING SUMMARY

SALE PRICE:	\$2,136,618
PRICE PSF:	\$8.99
LOT SIZE:	5.45 Acres
ZONING:	C-2
MARKET:	Phoenix
SUBMARKET:	West Valley - Loop 303
2019 PROPERTY TAX:	\$4,597.26
APN:	502-27-013J

PROPERTY OVERVIEW

SVN Desert Commercial Advisors is pleased to present a development site located on the hard corner of Citrus Road and Bethany Home Road in Litchfield Park, AZ. The site is currently zoned C-2 and it's located within the path of numerous residential development. Additionally, there are multiple commercial developments in the immediate area with deliveries expected to be within the next 12-18 months.

LOCATION OVERVIEW

The subject property is located on the southwest hard corner of Citrus Road and Bethany Home Road in Litchfield Park, AZ. The property falls within Maricopa County's jurisdiction and zoning code. There are numerous residential developments in the neighboring area consisting of Abel Ranch, Allen Ranches, Trigos, and Sadella. Meritage Homes is one of the prominent home builders in this submarket as they have over 1,200 homes in development. Additionally, Amazon and Microsoft acquired a respective 238 acres along Citrus Road, south of Camelback Road for future development. The loop 303 corridor continues to be an industry hub powerhouse as it houses corporate users such as UPS, Boeing, Sub-Zero, Ball Corporation, Dicks, and REI.

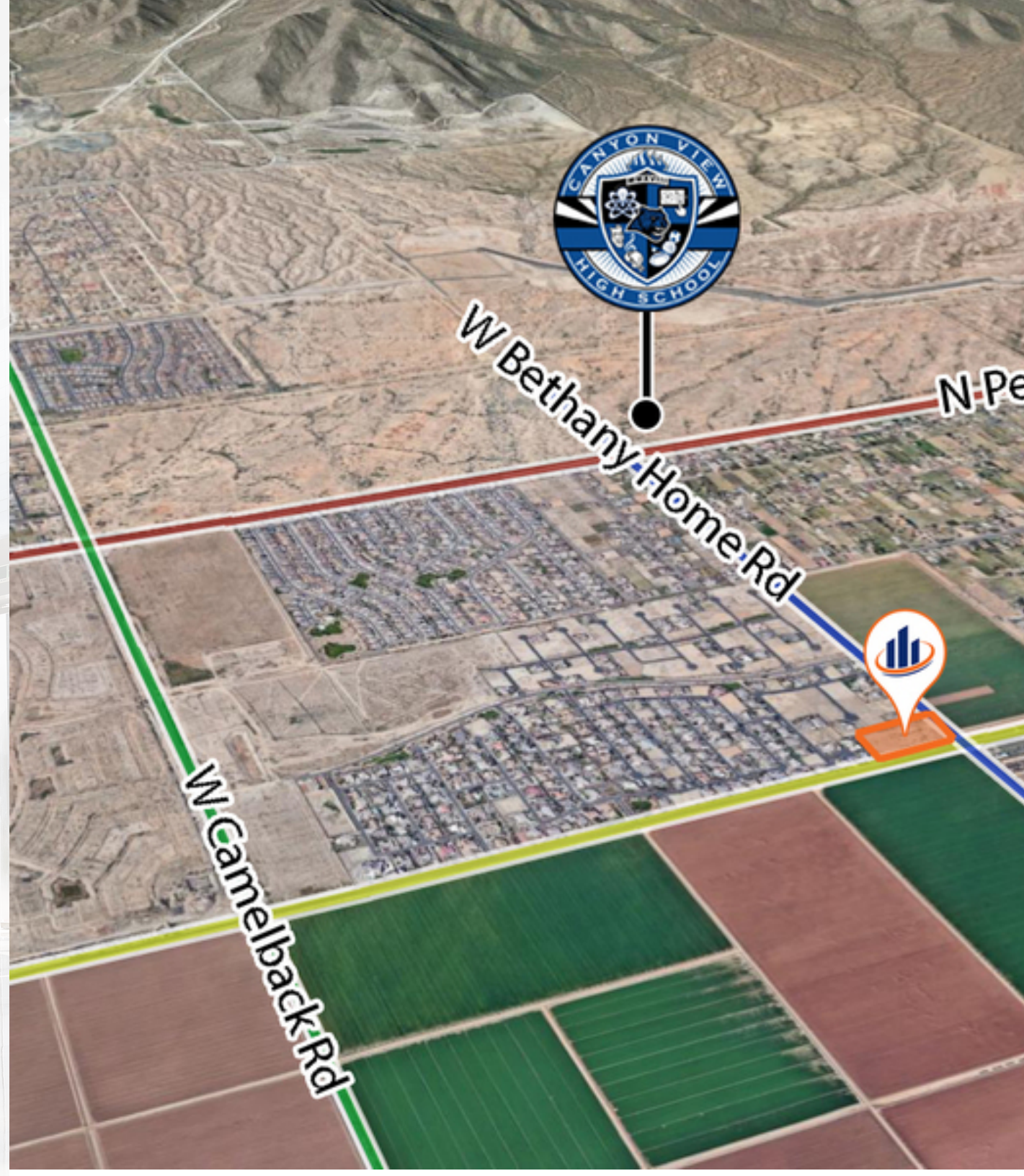
OFFERING HIGHLIGHTS

- ±5.45 Acre Hard Corner Development Site
- C-2 Zoned
- Owner Open to Selling Individual PADs
- Strong West Valley Demographic Area
- Median HHI over \$120,000 Annually
- Population Growth of ±14% within the Next Five Years
- Numerous Residential Developments in Immediate Area
- Located in Close Proximity to Booming Loop 303 [Dicks, REI, UPS, Boeing, Amazon, Microsoft]
- C-2 Zoning Permissible Uses Public/Private School, Auto Repair and Garages, Bars, Health Spas/Gyms, Conservatories, Feed Stores, Funeral Homes, Hospital, Hotels, Medical Labs, Plant Nurseries, Theaters, Self Storage, [and Others].
- Meritage Homes Development Across The Street w/ ±200 Homes
- Allen Ranches and Abel Ranch Home Developments within Immediate Area [±1,200 Homes]
- 595 Home Development Proposed to the West.

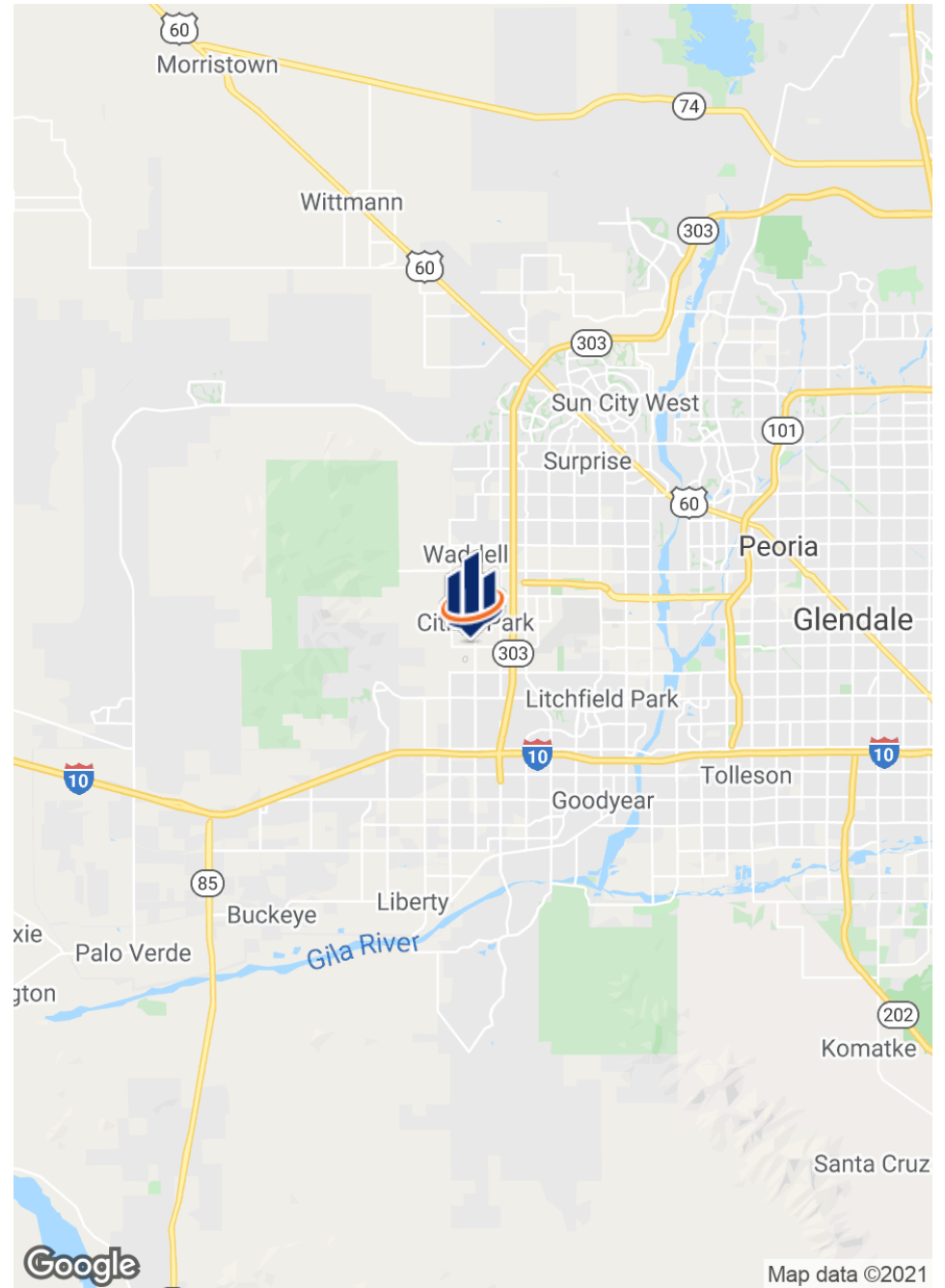
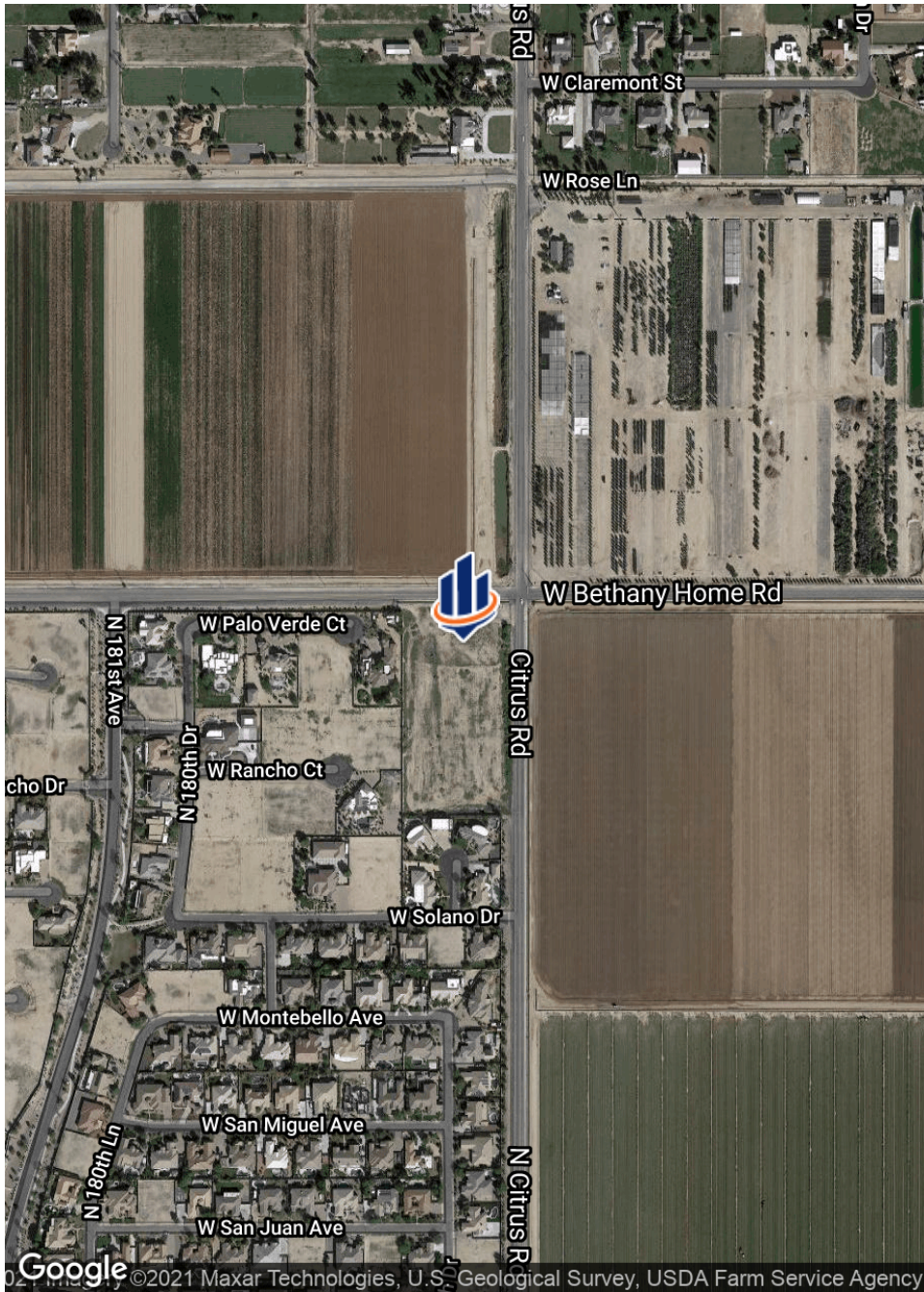


SECTION 2

LOCATION
INFORMATION









LIBERTY 303

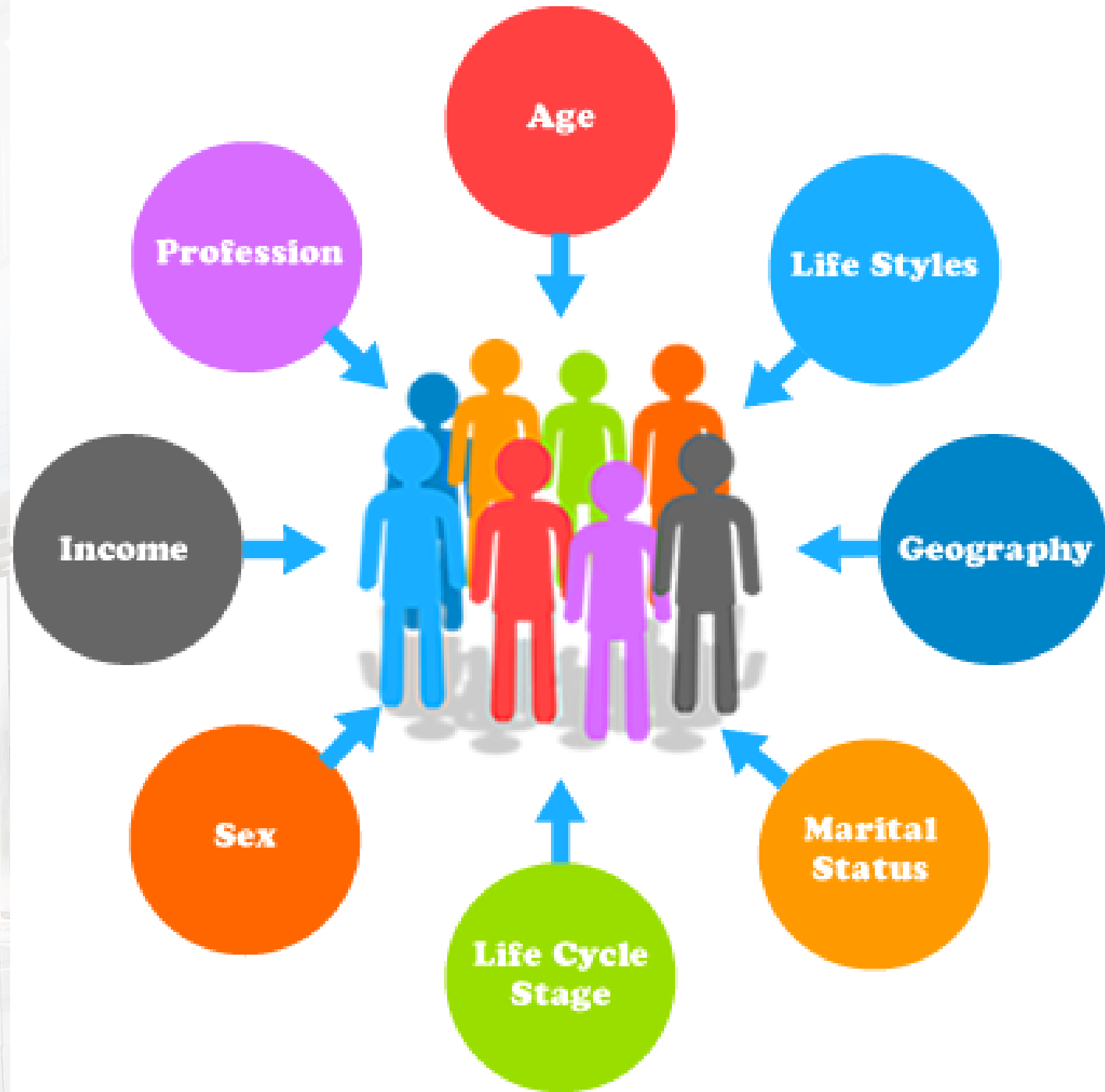
- Liberty 303 embodies high-performance design, state-of-the-art infrastructure and unparalleled visibility in the heart of Goodyear, Arizona.
- 102 acre site
- Zoning: I-1 with pad overlay City of Goodyear
- Utilities: Water, Sewer, Electrical, Telephone

AMAZON

- 91.5 acre site
- Rooted among other major industrial projects
- 3 locations in Goodyear
- Amazon Logistics' fifth Delivery Station in Arizona
- Amazon is a fortune 500 company

SECTION 3

DEMOGRAPHICS



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	933	32,639	288,457
AVERAGE AGE	42.6	38.4	32.5
AVERAGE AGE (MALE)	40.9	34.1	31.5
AVERAGE AGE (FEMALE)	43.9	38.1	33.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	296	10,036	94,351
# OF PERSONS PER HH	3.2	3.3	3.1
AVERAGE HH INCOME	\$90,440	\$87,471	\$75,320
AVERAGE HOUSE VALUE		\$335,031	\$286,682

* Demographic data derived from 2010 US Census

