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±19.34 Acres For Sale - Bank Owned

NWC Litchfield Rd. and Wigwam Blvd., Litchfield, Arizona

Property Size: ±19.34 acres

Parcels: 501-68-761, 501-68-763, 501-68-764 (Tracts C-2, C-4, C-5)

Price: Submit

Zoning: Neighborhood Commercial

Demographics:

	1 Mile	3 Mile	5 Mile
*Estimated 2010 Population	±8,028	±90,114	±142,408
*Estimated 2010 HH Income	±\$108,352	±\$86,414	±\$82,298

*ESRI

Traffic Counts:

Litchfield Road: ±9,172 VPD (N), ±10,239 VPD (S)

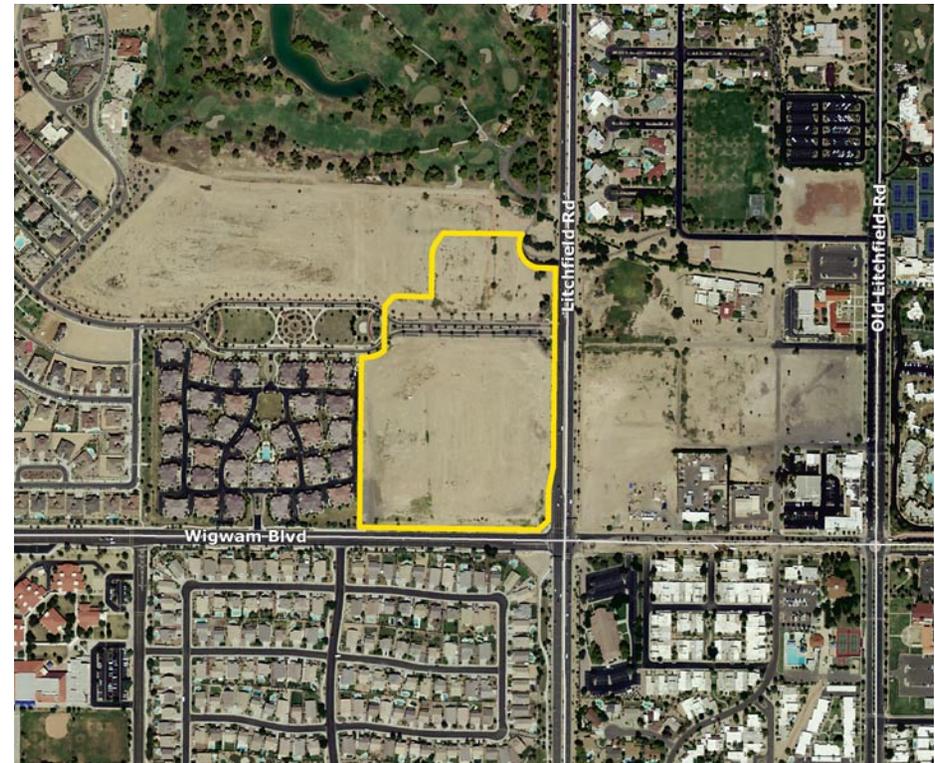
Wigwam Blvd: ±3,014 VPD (E), ±3,036 VPD (W)

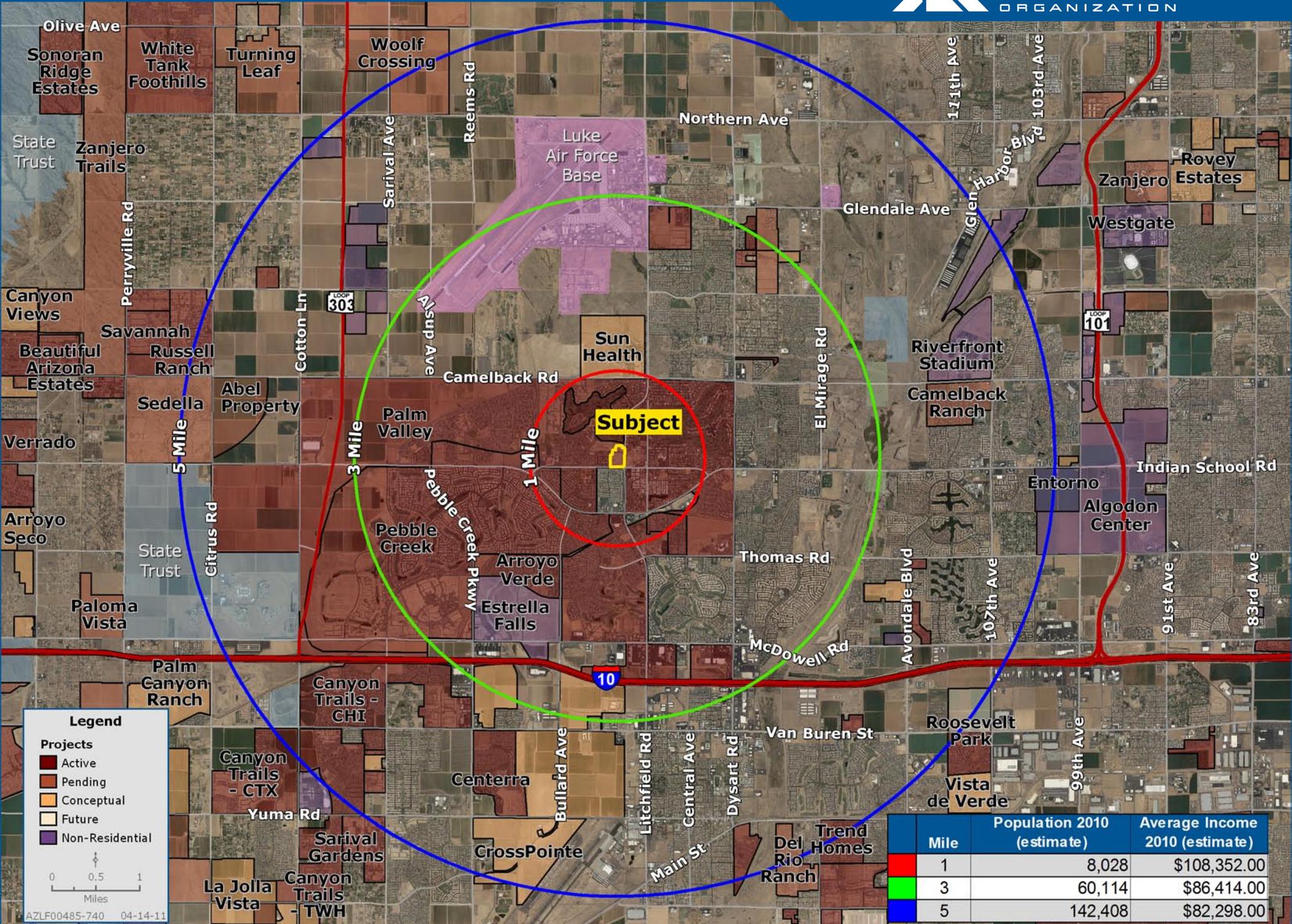
Source: City of Goodyear, 2008

Taxes: \$88,970.22 (combined 2010)

Comments:

- Signalized intersection
- Litchfield Road serves as a major north-south arterial
- Infrastructure to site
- Strong traffic counts
- Outstanding incomes within 1 mile (\$108,352)





Legend

Projects

- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 0.5 1
Miles

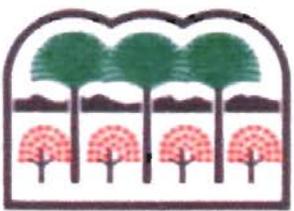
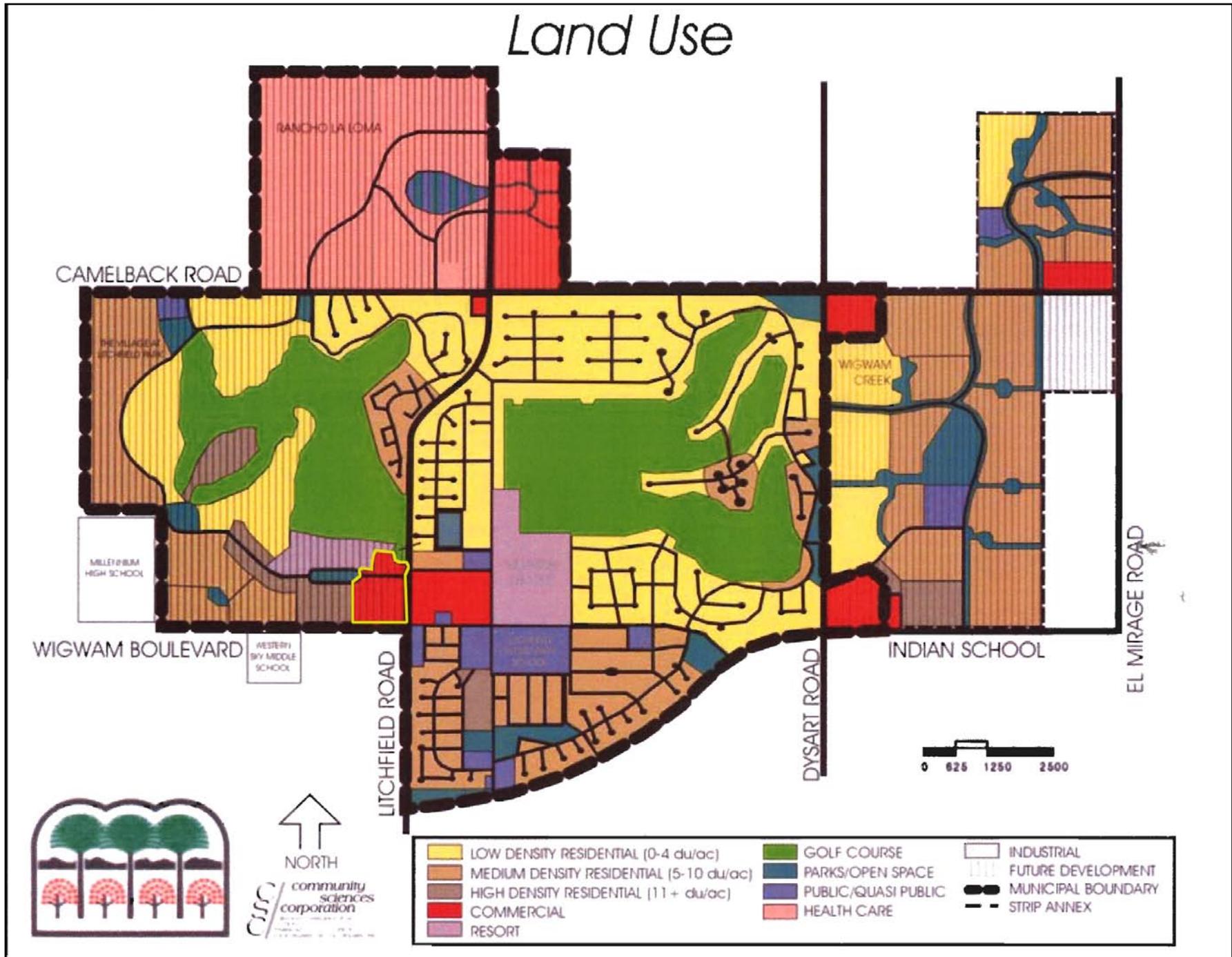
AZLF00485-740 04-14-11

	Mile	Population 2010 (estimate)	Average Income 2010 (estimate)
	1	8,028	\$108,352.00
	3	60,114	\$86,414.00
	5	142,408	\$82,298.00



0 75 150
Feet
AZWP00485 11-05-09

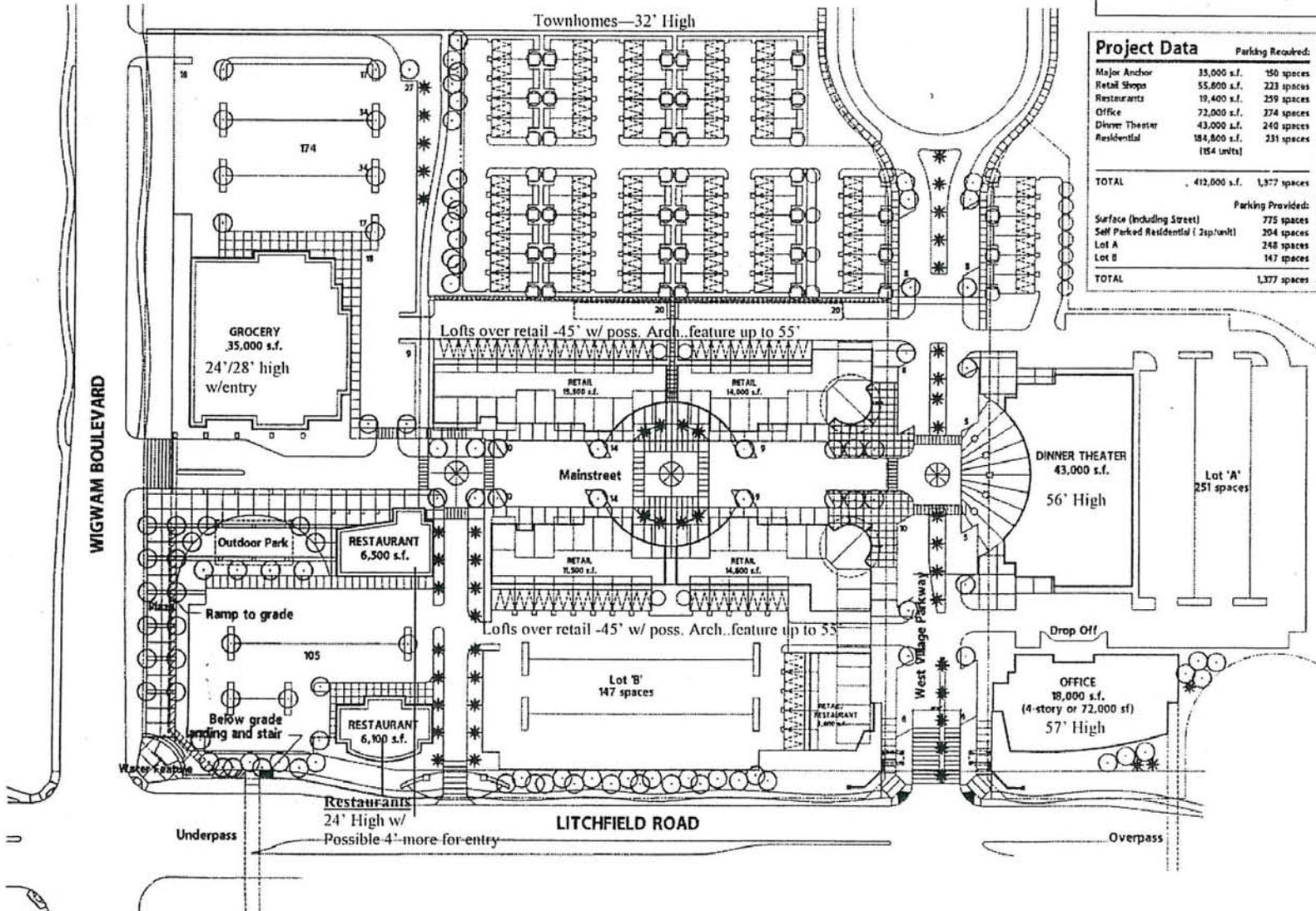
Land Use



CISC
community sciences corporation

PROPOSED ROSEWOOD PLAZA SITE PLAN

Building Heights:
 Dinner Theater - 56'
 Office Building - 57'
 Restaurants - 45'
 (w/possible 4' extra on entryway)
 Lofts over retail - 45'
 (w/possible architectural feature up to 55')
 Grocery - 24'
 (w/possible 4' extra on entry)
 Townhouses - 32' to top



Project Data		Parking Required:
Major Anchor	33,000 s.f.	150 spaces
Retail Shops	55,800 s.f.	223 spaces
Restaurants	19,400 s.f.	239 spaces
Office	72,000 s.f.	274 spaces
Dinner Theater	43,000 s.f.	240 spaces
Residential	184,800 s.f.	231 spaces
	(184 units)	
TOTAL	412,000 s.f.	1,377 spaces
		Parking Provided:
Surface (Including Street)		775 spaces
Self Parked Residential (1.2sp/unit)		204 spaces
Lot A		248 spaces
Lot B		147 spaces
TOTAL		1,377 spaces