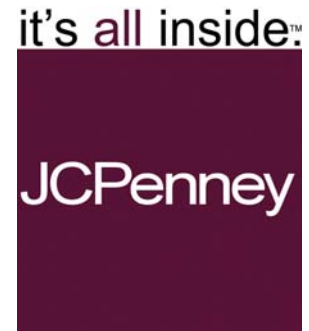


Palm Valley Cornerstone

SOUTHWEST CORNER DYSART ROAD & McDOWELL ROAD
GOODYEAR, ARIZONA

Anchored by the following tenants:



www.phoenixcommercialadvisors.com/listings/info/dysamcdo.htm



3020 East Camelback Road, Suite 215
Phoenix, Arizona 85016
Phone: 602-957-9800
Fax: 602-957-0889
www.phoenixcommercialadvisors.com



Another project of:



ZACHARY PACE
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REGAN AMATO
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(602) 288-3474

NEW DEVELOPMENT AVAILABLE

PALM VALLEY CORNERSTONE

SWC DYSART ROAD & MCDOWELL ROAD

GOODYEAR, ARIZONA

Area Information

Area Description:

- A 9,000-acre master-planned community in the Southwest Phoenix metro area, developed by SunCor Development Company.
- In 1994, named "Best New Development in the Valley" by The Arizona Republic.
- Located 20 minutes from Phoenix (and Phoenix Sky Harbor International Airport), primarily in the cities of Goodyear, Avondale, and Litchfield Park.
- Extraordinary population growth since the 1990's, which is expected to continue through the next two decades.
- Rapidly changing demographics, with the typical household becoming younger, better educated, and more affluent.
- Impressive housing prices, reflecting the areas' high desirability to homebuyers.
- **Excellent business opportunities:** SunCor's meticulous planning and long-term commitment in Palm Valley have resulted in an established, flourishing community with a broad range of housing, a highly rated school system, top-quality recreational amenities, and superior locations for retail, restaurants, professional and corporate offices, and industrial uses.

Demographics:

Population:	1 Mile	3 Mile	5 Mile
2008 Estimate	8,025	74,635	154,127
2013 Projection	9,903	94,639	198,941
Average HH Income:	1 Mile	3 Mile	5 Mile
2008 Estimate	\$76,074	\$75,251	\$72,044

*For further information,
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NEW DEVELOPMENT AVAILABLE

PALM VALLEY CORNERSTONE

SWC DYSART ROAD & MCDOWELL ROAD
GOODYEAR, ARIZONA

SITE PLAN (NOT DRAWN TO SCALE)



PALM VALLEY CORNERSTONE

DYSART & McDOWELL RD
GOODYEAR/AVONDALE, ARIZONA



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