



±4.6 Acres of Land
NEc Central & Van Buren, Goodyear, AZ

Unpriced

Please contact the listing agent for pricing guidance



8767 E. Via de Ventura
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Scottsdale, AZ 85258
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Vacant Land Overview

Price: Unpriced
 Land Area: ±200,752 sq. ft. (±4.609 acres)
 Parcel #: 500-03-537
 Zoning: C-2, City of Goodyear

Comments

Seller will consider all options...selling all or part of the property, selling pads, build-to-suit, ground lease, etc. Pricing varies depending on the proposed transaction. Pads will be higher priced.

Demographics (2019)

	1-mile	3-miles	5-miles
Population:	9,568	84,959	197,926
Avg. Household Inc.: \$	48,848	73,647	81,956
Total Households:	2,970	27,421	59,476

Complete demographics are available upon request.

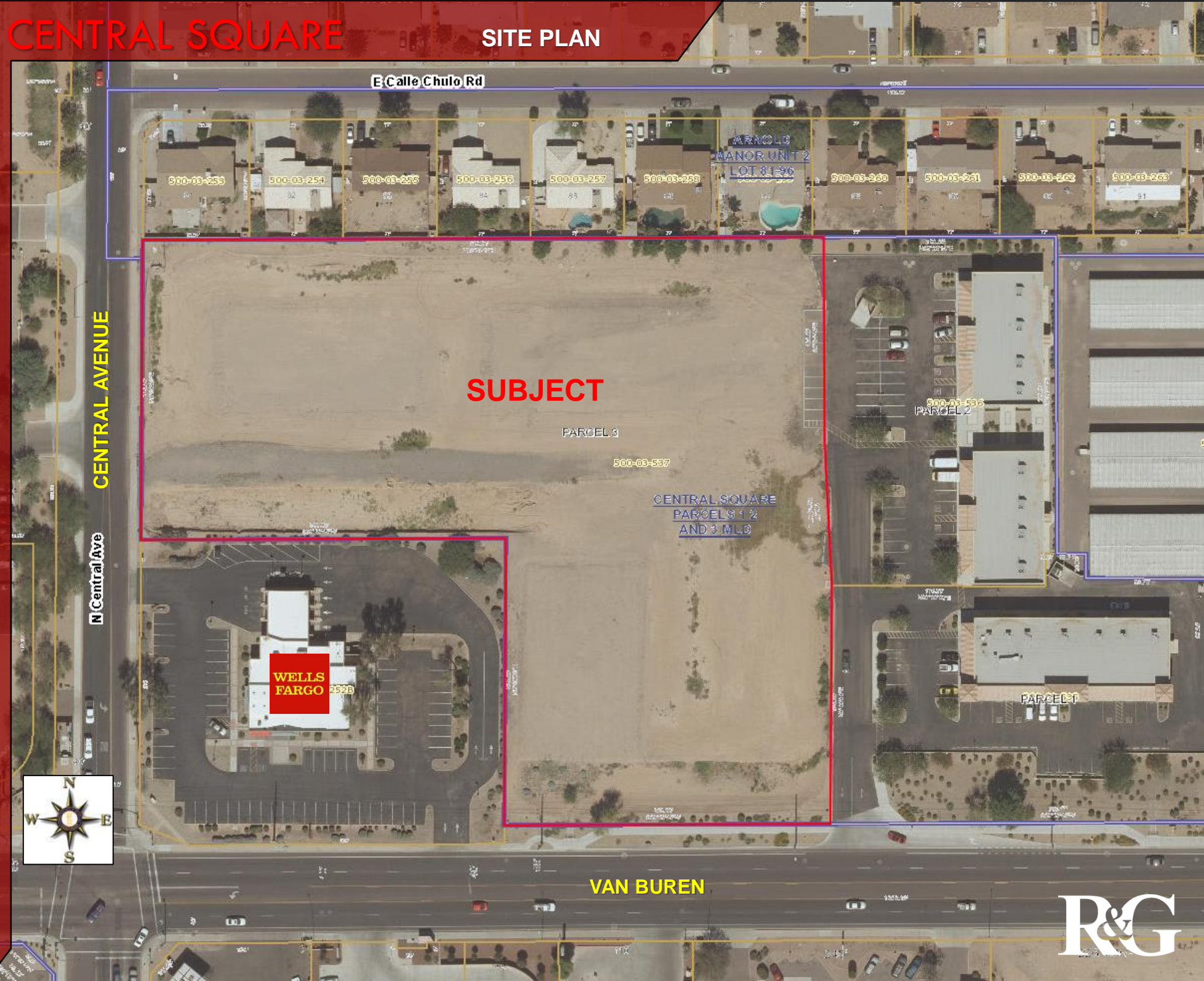


This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify this information and bear all risk for inaccuracies.

R&G

CENTRAL SQUARE

SITE PLAN



E Calle Chulo Rd

CENTRAL AVENUE

N Central Ave

SUBJECT

PARCEL 3

500-03-537

CENTRAL SQUARE
PARCELS 1, 2
AND 3 MLD

WELLS
FARGO 259B

500-03-536
PARCEL 2

PARCEL 1

VAN BUREN

R&G

CENTRAL AVENUE

N Central Ave

CO. (to) San Jo

ED

ED

ED

ED

ED



500-03-357

SUBJECT
PARCEL 3

500-03-537

CENTRAL SQUARE
PARCELS 12
AND 3 MLD

±200,752 sq. ft.
±4.609 acres

WELLS
FARGO

500-03-252B

ARNOLD
MANOR UNIT 2
LOT 81-96

500-03-536
PARCEL 2

PARCEL 31

VAN BUREN

R&G

CENTRAL SQUARE

PREVIOUSLY APPROVED SITE PLAN FOR THE LAND

FIRE LINE CONSTRUCTION NOTES

1. REMOVE EXISTING CAP & CONNECT NEW 8" FIRE LINE TO EXISTING.
2. INSTALL 343 LF (TOTAL) 8" PVC C-900 - CL-200 FIRE LINE. GOOD YEAR WATER APPROVED WATER LINE TRACER ON ALL PVC WATER LINES.
3. INSTALL 8" 90° BEND.
4. INSTALL 8" x 6" FLD OUTLET TEE WITH 6" FLD X 1/2" OUTLET VALVE WITH B & C PER COG DET G-3320 TYPE A.
5. INSTALL 8" x 6" REDUCER.
6. INSTALL 6" DP TO CONNECTION AT BUILDING. CONTRACTOR IS TO VERIFY EXACT CONNECTION POINT PRIOR TO INSTALLATION OF FIRE LINE.
7. INSTALL 8" x 6" TEE FLD OUTLET WITH 6" FLD X 1/2" OUTLET VALVE WITH B & C, 6" DP AND FIRE HYDRANT ASSEMBLY, PER COG DET G-3320 & G-3330.
8. REMOVE EXISTING CAP AND INSTALL NEW 8" DP TO CONNECTION AT BUILDING. CONTRACTOR IS TO VERIFY EXACT CONNECTION POINT PRIOR TO INSTALLATION OF FIRE LINE.

9. REMOVE EXISTING CAP & CONNECT NEW 8" DP.
10. INSTALL NEW 8" DP, 6" 90° BEND AND FIRE HYDRANT ASSEMBLY PER COG DET G-3320. (WATER VALVE NOT REQUIRED)
11. REMOVE EXISTING CAP. INSTALL NEW 2" DP FIRE LINE & CONNECT TO BUILDING. CONTRACTOR IS TO VERIFY EXACT LOCATION OF CONNECTION POINT PRIOR TO INSTALLATION OF FIRE LINE.
12. INSTALL 8" x 4" TAPPING SLEEVE WITH B & C PER MAG DET 340, COG DET G-3320, SAWCUT, REMOVE & REPLACE EXISTING PAVEMENT PER COG DET G-3200 TYPE A 1-TOP. INSTALL 4" DOUBLE CHECK DETECTOR VALVE BACK FLOW PREVENTION ASSEMBLY WITH FDC PER COG DET G-3320. INSTALL 4" DP FIRE LINE TO CONNECTION AT BUILDING. CONTRACTOR IS TO VERIFY EXACT LOCATION OF BUILDING. CONNECTION PRIOR TO INSTALLATION OF FIRE LINE.
13. INSTALL POST INDICATOR VALVE.
14. INSTALL 8" PVC C-900, CL-200 FIRELINE. GOOD YEAR WATER APPROVED WATER LINE. TRACER ON ALL PVC WATER LINES.
15. INSTALL 6" TEE.
16. INSTALL 6" 90° BEND.

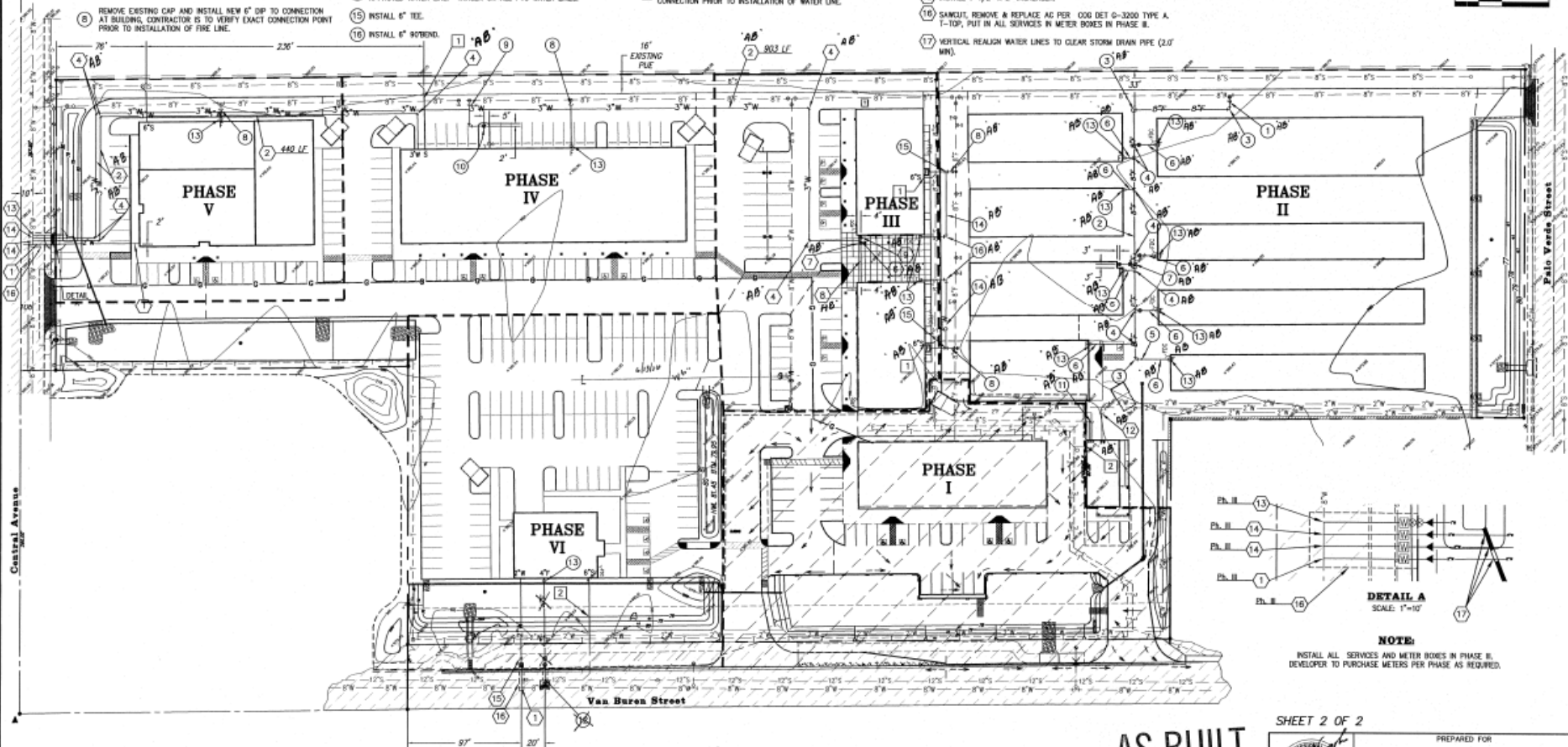
WATER LINE CONSTRUCTION NOTES

1. INSTALL 1-1/2" WATER METER & SERVICE PER COG DET 3310 AND CONNECT TO BUILDING. SAWCUT, REMOVE & REPLACE AC PER COG DET 3000 TYPE A 1-TOP. CONTRACTOR IS TO VERIFY EXACT LOCATION OF CONNECTION AT BUILDING PRIOR TO INSTALLATION OF WATER SERVICE.
2. INSTALL 371 LF (TOTAL) 3" PVC SCH 40 WATER LINE.
3. INSTALL 747 LF (TOTAL) 4" PVC D900 CL 200 WATER LINE.
4. INSTALL 3" 90° BEND.
5. DILETTED
6. INSTALL 3" x 2" TEE.
7. INSTALL 2" VALVE BOX & COVER.
8. INSTALL 2" PVC SCH 40 WATER LINE AND EXTEND TO BUILDING. CONTRACTOR IS TO VERIFY EXACT LOCATION OF BUILDING CONNECTION PRIOR TO INSTALLATION OF WATER LINE.

9. INSTALL 2" VALVE BOX & COVER AND 2" PVC SCH 40 WATER LINE, EXTEND TO BUILDING. CONTRACTOR IS TO VERIFY EXACT LOCATION OF BUILDING CONNECTION PRIOR TO INSTALLATION OF WATER LINE.
10. INSTALL 3" 90° BEND.
11. CONNECT TO WATER LINE TO BUILDING. CONTRACTOR IS TO VERIFY EXACT LOCATION OF BUILDING CONNECTION PRIOR TO INSTALLATION OF WATER LINE.
12. REMOVE EXISTING CAP. INSTALL NEW 2" WATER LINE. CONNECT TO EXISTING & EXTEND TO BUILDING. CONTRACTOR IS TO VERIFY EXACT LOCATION OF BUILDING CONNECTION PRIOR TO INSTALLATION OF WATER LINE.
13. INSTALL 1" WATER METER WITH 1" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY PER COG DET G-3306, G-3304.
14. INSTALL 2" WATER METER PER COG DET G-3310 AND 2"x3" INCREASER.
15. INSTALL 1-1/2" x 2" INCREASER.
16. SAWCUT, REMOVE & REPLACE AC PER COG DET G-3200 TYPE A 1-TOP, PUT IN ALL SERVICES IN METER BOXES IN PHASE II.
17. VERTICAL REALIGN WATER LINES TO CLEAR STORM DRAIN PIPE (1.0' MIN).

SEWER CONSTRUCTION NOTES

1. INSTALL 6" SEWER TAP PER MAG DET 440 TO EXISTING SEWER LINE AND EXTEND TO BUILDING CONNECTION. CONTRACTOR IS TO VERIFY EXACT LOCATION OF BUILDING CONNECTION PRIOR TO INSTALLATION OF SEWER TAP.
2. EXTEND SEWER TAP TO CONNECTION AT BUILDING.



AS BUILT
6/17/67

SHEET 2 OF 2



DRAWN BY: JCK
CHECKED BY: DTK
FIELD BY: RWM
SCALE: 1"=40'

PREPARED FOR
QUAILWOOD CONSTRUCTION LLC
PRIVATE WATER, PRIVATE SEWER AND
FIRE LINE PLAN
PHASE 2-6
FOR
CENTRAL SQUARE

Knaugh Engineering, Inc.
1410 N. SCOWELL ROAD - BOCA RATON, FLORIDA 33433
PHONE (561) 996-7889 FAX (561) 996-1332 EMAIL: knaugh@knaugh.com

DATE: June, 2009 JOB NO. 18805 MAP NO. P-19405

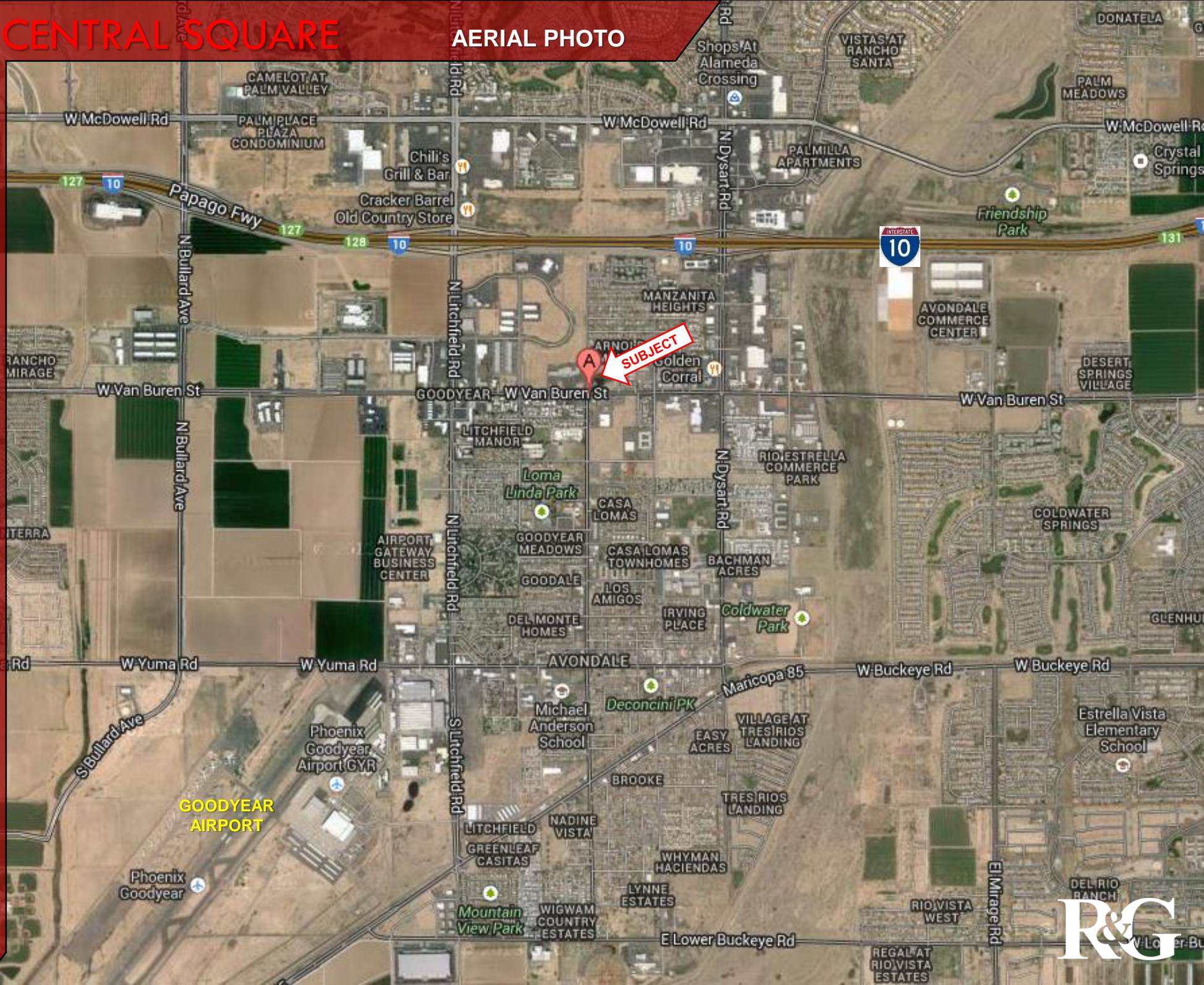
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AERIAL PHOTO



CENTRAL SQUARE

AERIAL PHOTO



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