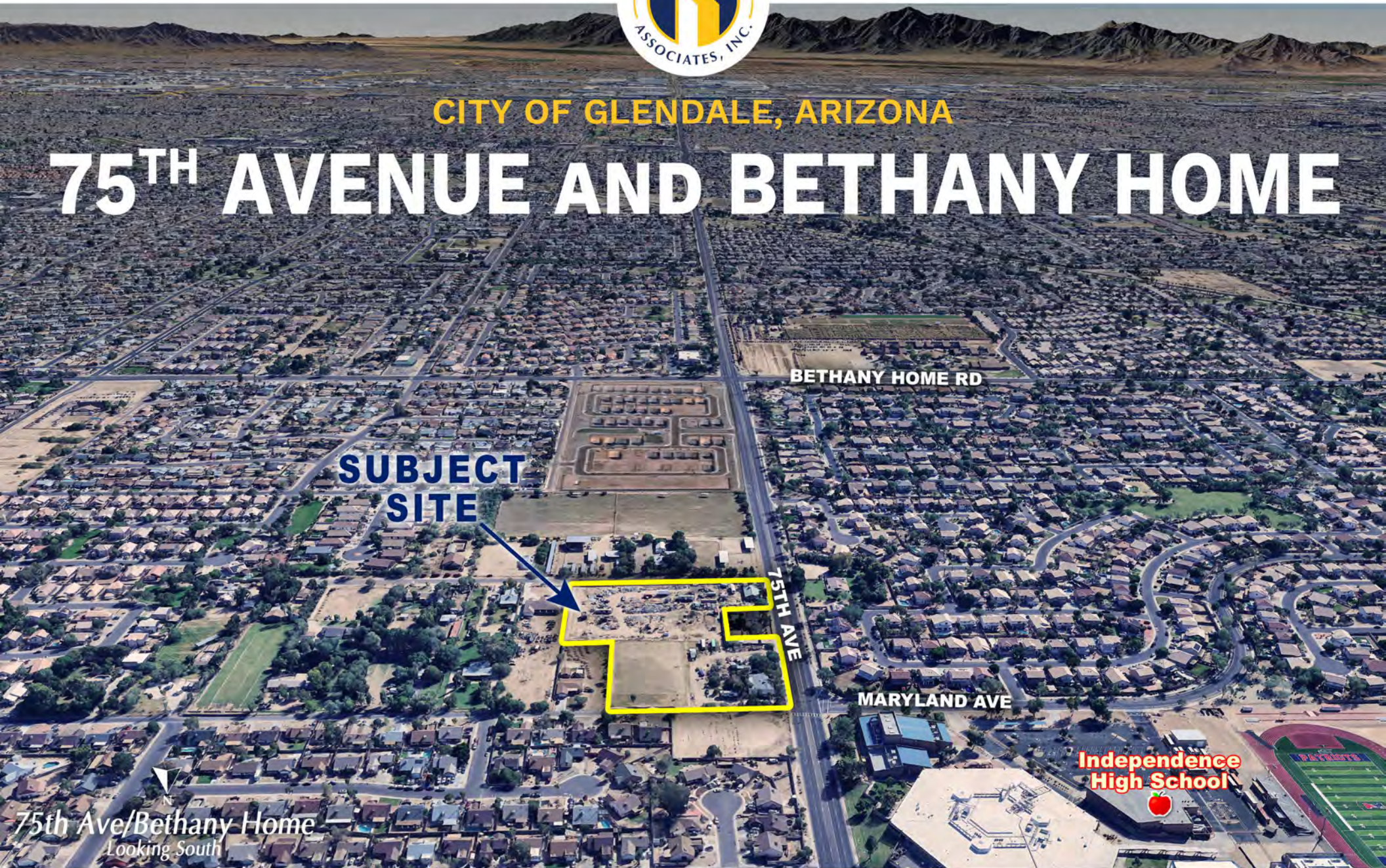




CITY OF GLENDALE, ARIZONA

75TH AVENUE AND BETHANY HOME



**SUBJECT
SITE**

BETHANY HOME RD

75TH AVE

MARYLAND AVE

**Independence
High School**



75th Ave/Bethany Home
Looking South



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



CITY OF GLENDALE, ARIZONA

75TH AVENUE AND BETHANY HOME

LOCATION

Site is located north of the northeast corner of 75th Avenue and Bethany Home Road in the City of Glendale, Arizona.

SIZE

±5.7 Acres

ASSESSOR PARCEL NUMBERS

144-02-001H & 002B

ZONING

R1-6 | City of Glendale

PRICE

Submit

TERMS

Cash

UTILITIES

Water and Sewer: City of Glendale

Electricity: APS

PROPERTY TAXES

2024 Assessment: \$4,785.40

COMMENTS

Site is an infill location with all utilities to site. Shopping and schools are nearby.



GLENDALE QUICK FACTS



POPULATION

2025 population: **257,125**
Annual population growth: **0.64%**
Median age of **34**



HOUSEHOLDS

Number of households: **86,733**
Median household income: **\$85,673**



TARGETED INDUSTRIES

- Advanced business services
- Aerospace and Defense
- Education
- Health Care
- Manufacturing



SPORTS

Glendale is fast becoming the nation's new sports mecca with a lineup of professional football, Spring Training baseball, auto racing, NCAA regionals and home to the VRBO Fiesta Bowl. *Source: glendaleaz.gov*



ECONOMIC DEVELOPMENTS

- VAI Resort
- 303 Logistics
- Merit Partners \$1.5B Logistics Park
- 303 Loop Development Boom
- Brooklyn Bedding
- Waste Management Glendale
- Red Bull, Ball & Rauch
- Williams-Sonoma, Inc.
- Nestle
- Unical Aviation, Inc
- Dynarex Corporation

Source: glendaleaz.gov



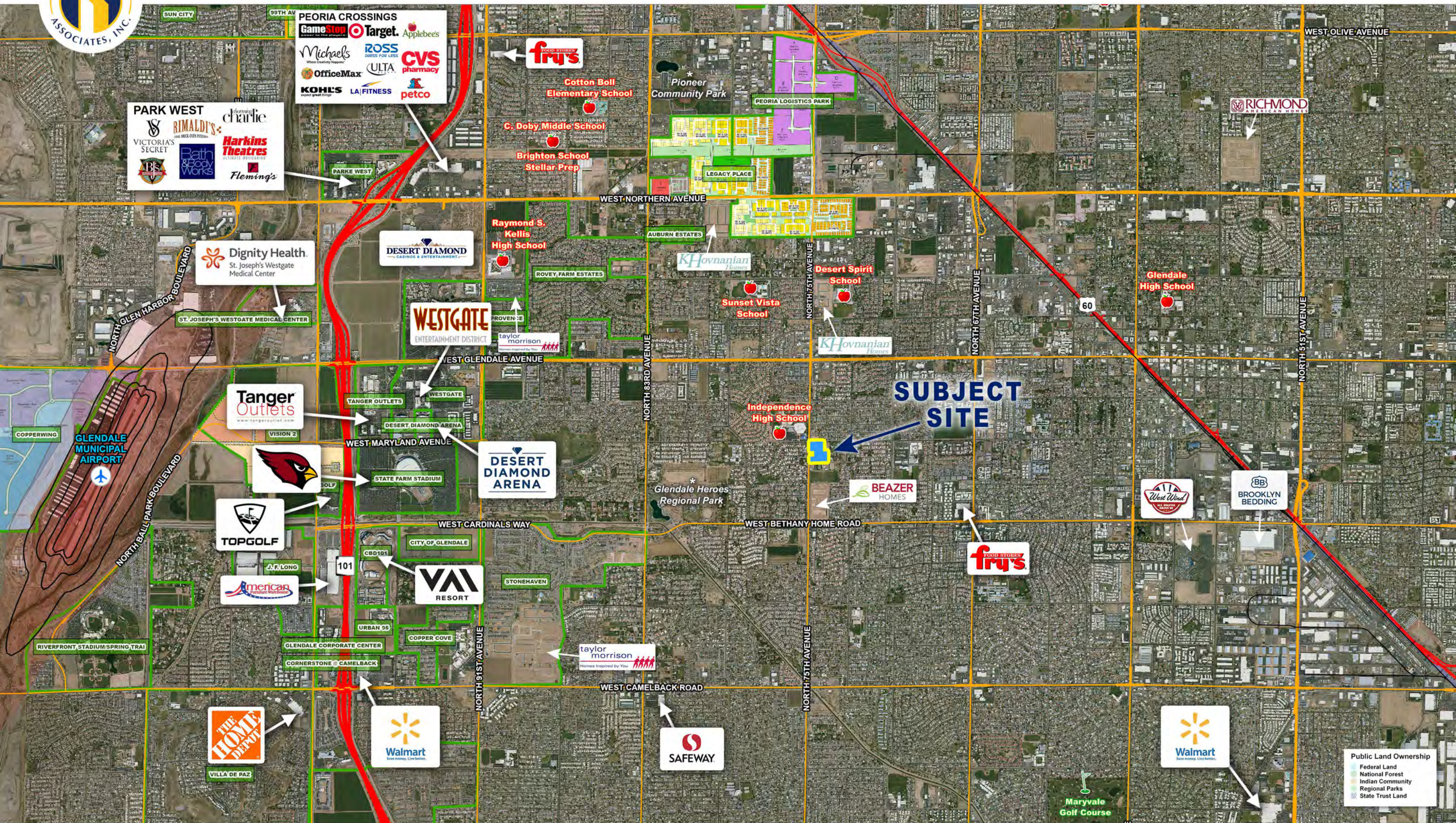
EDUCATION

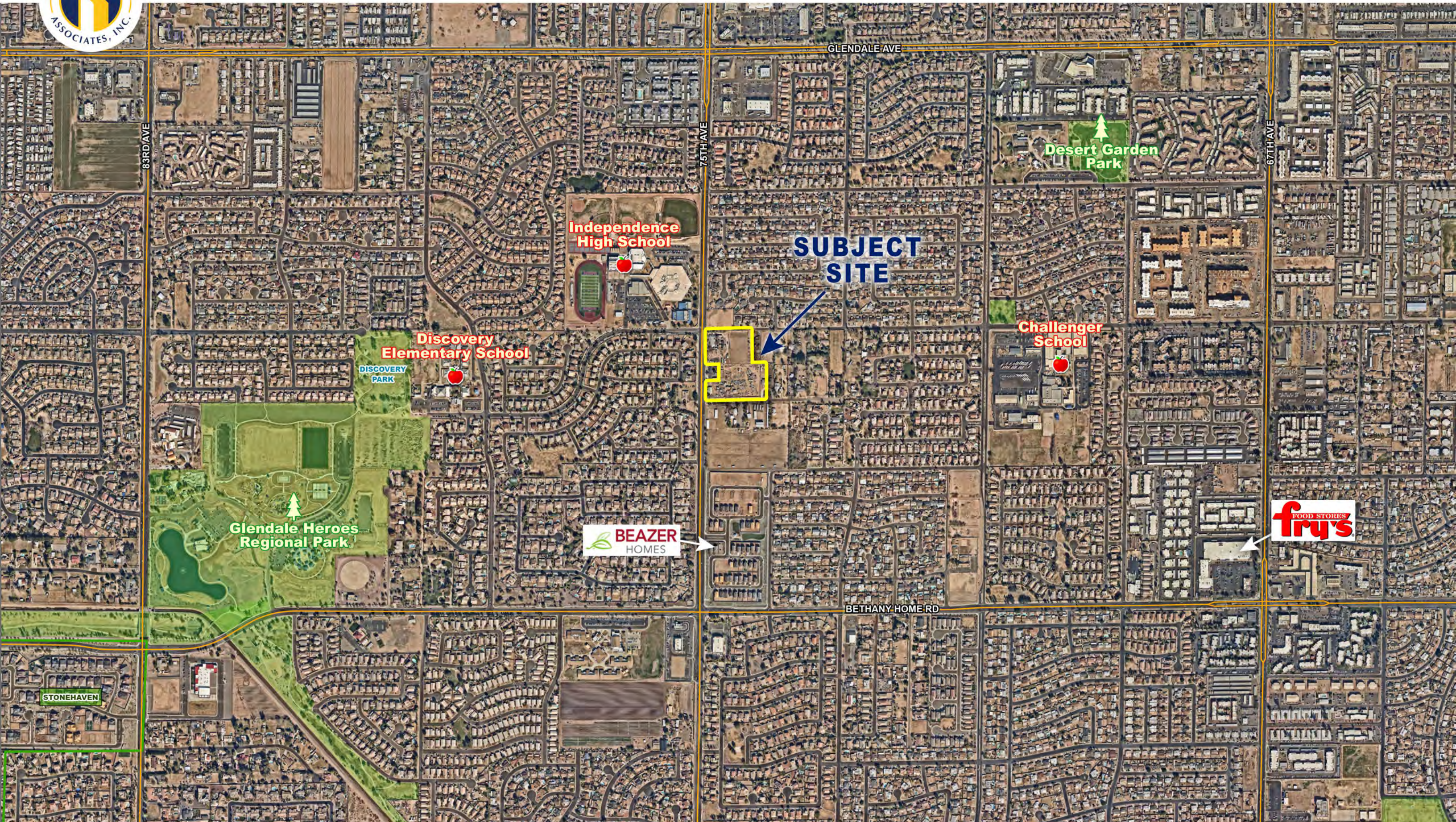
- ASU West Campus **15,000**
- Midwestern University **6,900**
- Grand Canyon University **22,000**
- Glendale Community College **15,112**
- Arizona Christian University **870**
- Embry Riddle Aeronautical University **6,402**
- Ottawa University **831**

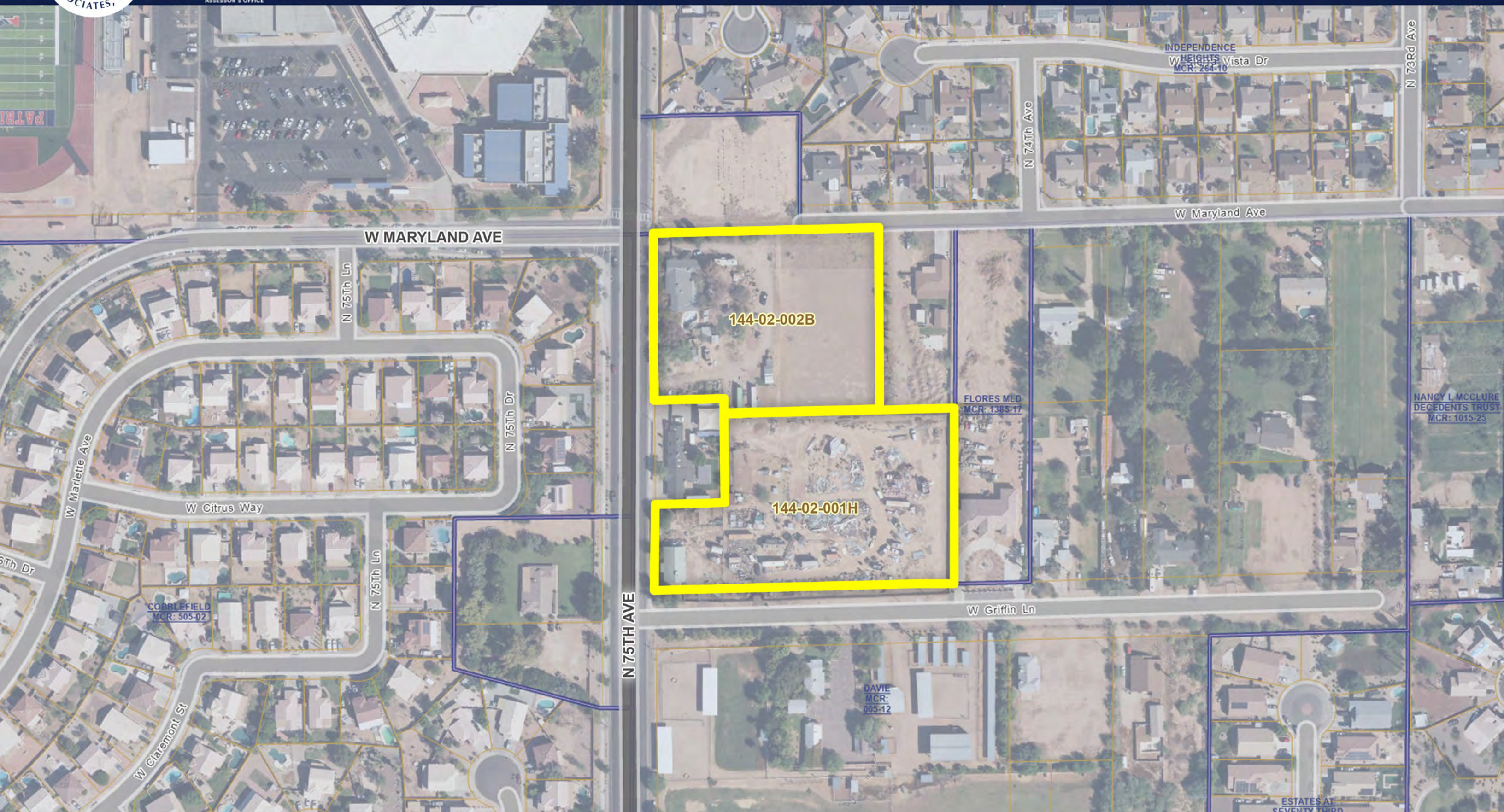


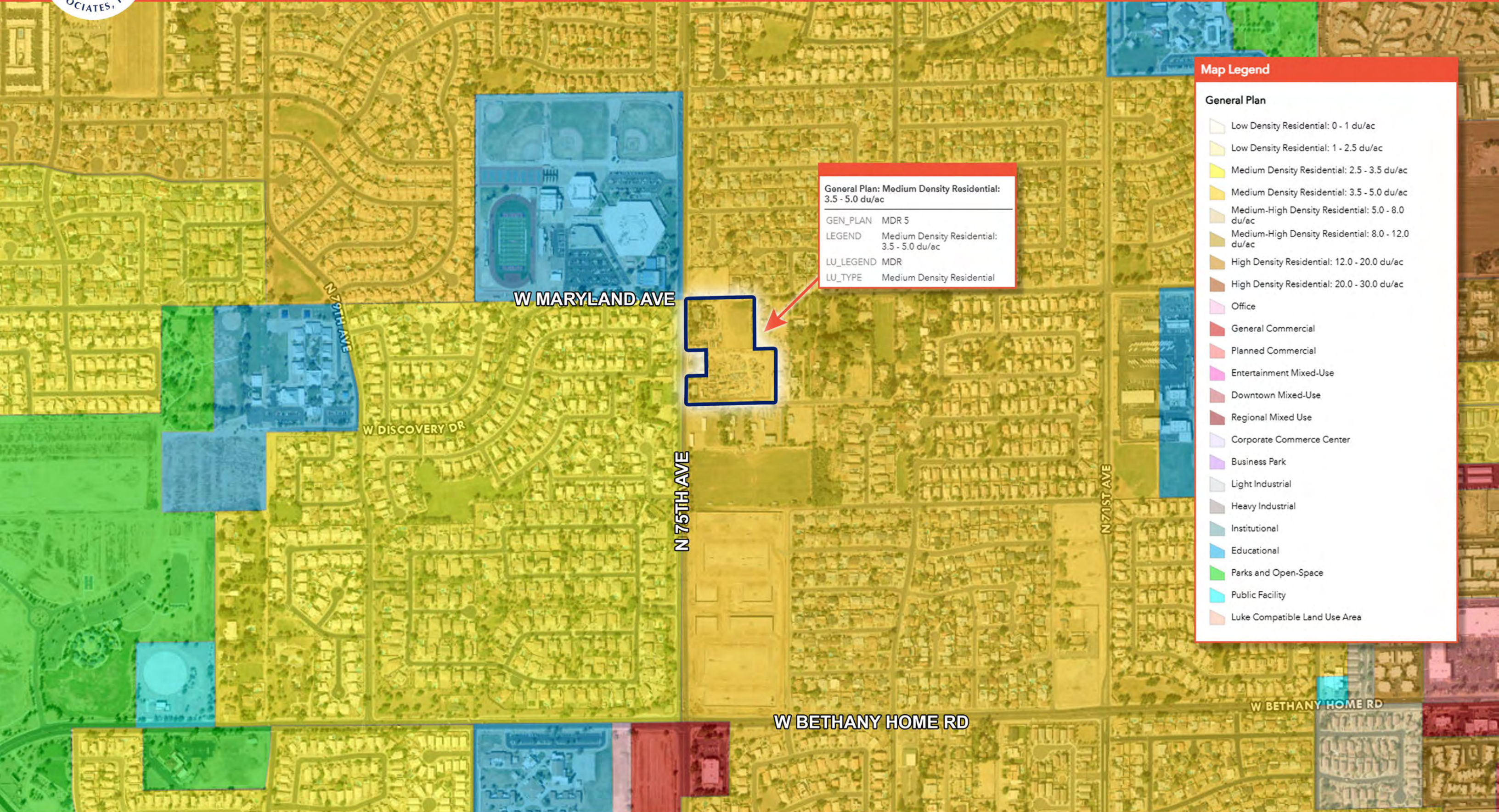


75TH AVENUE AND BETHANY HOME / WEST VALLEY SUBMARKET









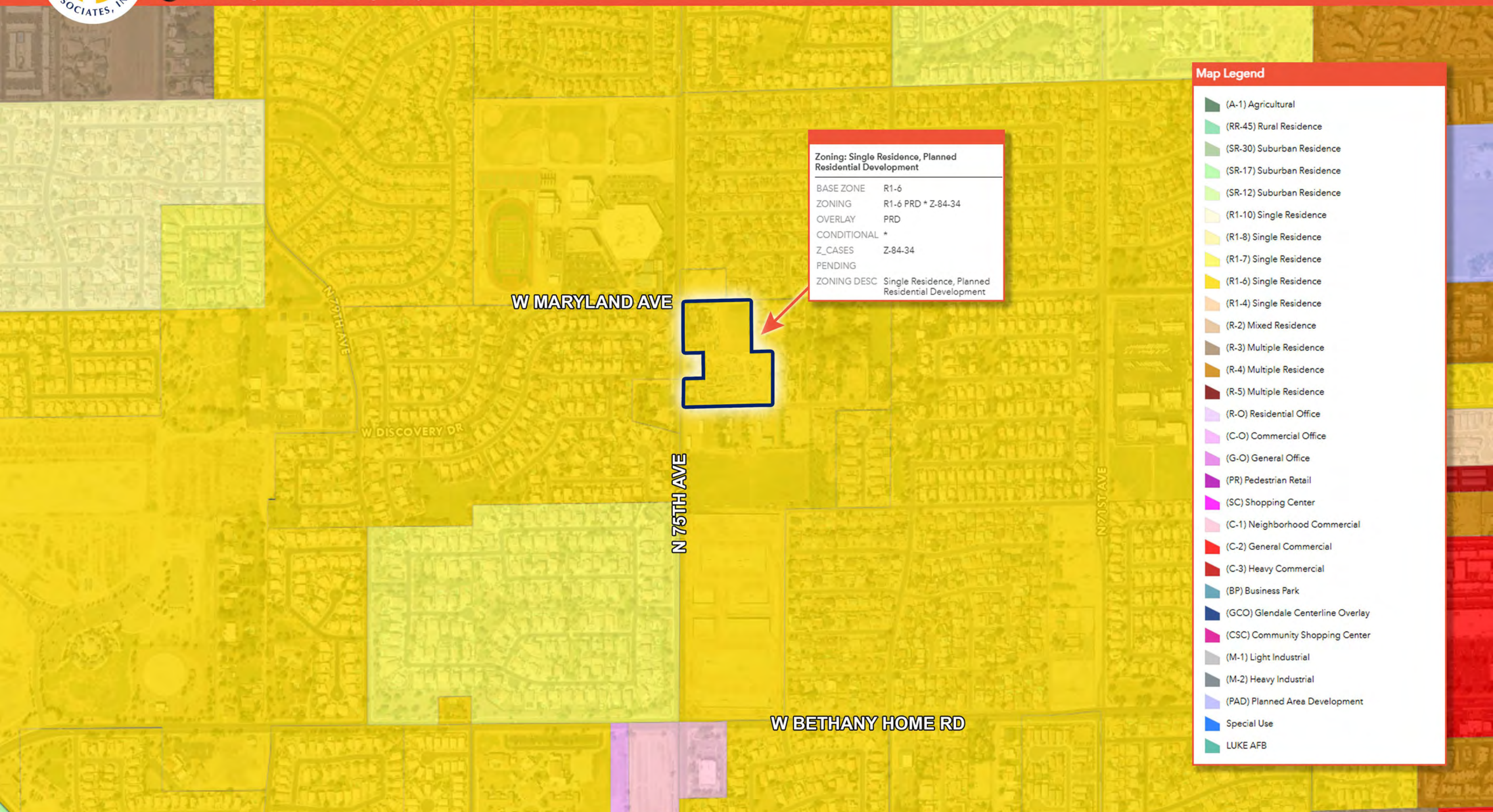
General Plan: Medium Density Residential:
3.5 - 5.0 du/ac

GEN_PLAN MDR 5
 LEGEND Medium Density Residential:
3.5 - 5.0 du/ac
 LU_LEGEND MDR
 LU_TYPE Medium Density Residential

Map Legend

General Plan

- Low Density Residential: 0 - 1 du/ac
- Low Density Residential: 1 - 2.5 du/ac
- Medium Density Residential: 2.5 - 3.5 du/ac
- Medium Density Residential: 3.5 - 5.0 du/ac
- Medium-High Density Residential: 5.0 - 8.0 du/ac
- Medium-High Density Residential: 8.0 - 12.0 du/ac
- High Density Residential: 12.0 - 20.0 du/ac
- High Density Residential: 20.0 - 30.0 du/ac
- Office
- General Commercial
- Planned Commercial
- Entertainment Mixed-Use
- Downtown Mixed-Use
- Regional Mixed Use
- Corporate Commerce Center
- Business Park
- Light Industrial
- Heavy Industrial
- Institutional
- Educational
- Parks and Open-Space
- Public Facility
- Luke Compatible Land Use Area



Zoning: Single Residence, Planned Residential Development	
BASE ZONE	R1-6
ZONING	R1-6 PRD * Z-84-34
OVERLAY	PRD
CONDITIONAL	*
Z_CASES	Z-84-34
PENDING	
ZONING DESC	Single Residence, Planned Residential Development

Map Legend	
	(A-1) Agricultural
	(RR-45) Rural Residence
	(SR-30) Suburban Residence
	(SR-17) Suburban Residence
	(SR-12) Suburban Residence
	(R1-10) Single Residence
	(R1-8) Single Residence
	(R1-7) Single Residence
	(R1-6) Single Residence
	(R1-4) Single Residence
	(R-2) Mixed Residence
	(R-3) Multiple Residence
	(R-4) Multiple Residence
	(R-5) Multiple Residence
	(R-O) Residential Office
	(C-O) Commercial Office
	(G-O) General Office
	(PR) Pedestrian Retail
	(SC) Shopping Center
	(C-1) Neighborhood Commercial
	(C-2) General Commercial
	(C-3) Heavy Commercial
	(BP) Business Park
	(GCO) Glendale Centerline Overlay
	(CSC) Community Shopping Center
	(M-1) Light Industrial
	(M-2) Heavy Industrial
	(PAD) Planned Area Development
	Special Use
	LUKE AFB