



**19.37 Acre Lot | Prime Development Opportunity Near Goodyear's Newest Residential Enclave**

SE of Perryville Road and Broadway Road, Goodyear, Arizona 85338

*Presented by Hardy World, LLC*



## ZONING

### RU-43 Rural Zoning District - 1 Acre Per Dwelling Unit

The principal purpose of this zoning district is to conserve and protect farms and other open land uses, foster orderly growth in rural and agricultural areas, prevent urban and agricultural land use conflicts, and encourage sustainable development, but when governmental facilities and services, public utilities and street access are available, or can reasonably be made available, **applications for change of this zoning district to any single-family residential zoning district will be given favorable consideration.**

#### Yard Regulations:

- 1) Required front yard with minimum depth of 40 feet.
- 2) Required side yards each having a minimum width of 30 feet.
- 3) Yards along each street side of corner lots must be no less than one half the depth of the required front yard.
- 4) A required rear yard with minimum depth of 40 feet.

#### Intensity of Use Regulations:

- 1) Each lot must be at least one acre.
- 2) Each lot shall have a minimum width of 145 feet.
- 3) The minimum lot area per dwelling unit is one acre.
- 4) The maximum lot coverage is 25% of the lot area.

#### For More Information:

<https://www.maricopa.gov/DocumentCenter/View/4785>

## KEY FACTS

**Parcel ID:** 502-50-015F

**Assessor:** Maricopa County Assessor's Office

**Acreage:** 19.37 acres

**Parcel size, in SF:** 843,772 square feet

**Utilities:** Public Water and Sewage (Need Extensions)

**Owner:** Hardy World, LLC

## RAIL ACCESS

An active Union Pacific railway is just south of this site. The site has a **railway easement** for access to the railroad from the property.

## CONTACT INFORMATION

For more information or discuss development and/or purchase opportunities, please contact:

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