

# City of Tolleson City-Owned Properties Overview

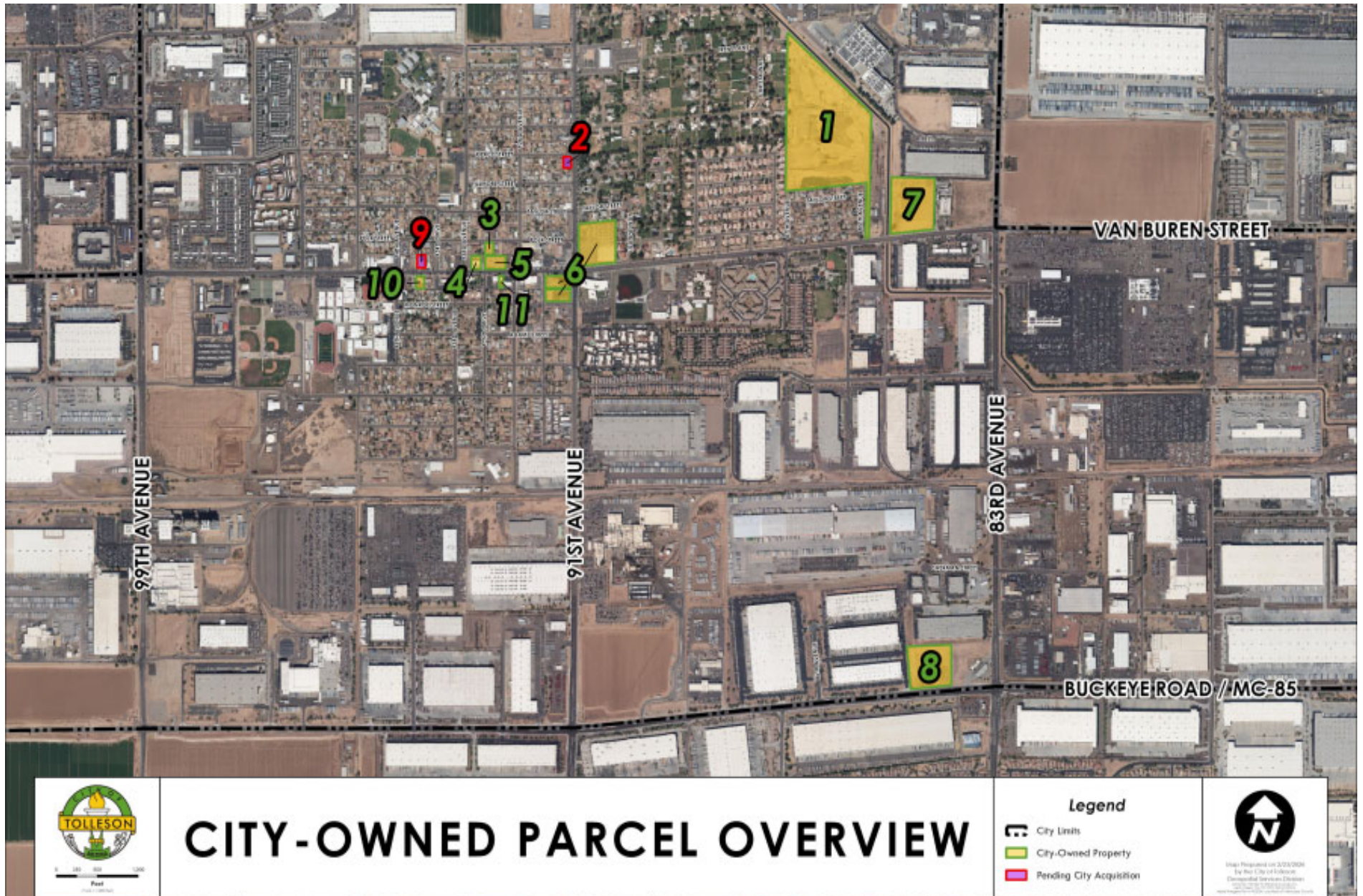




## Purpose of Presentation

- 
- Overview of key City-owned properties
    - Discuss current status
    - Identify development opportunities
    - Receive Council direction

# OVERVIEW



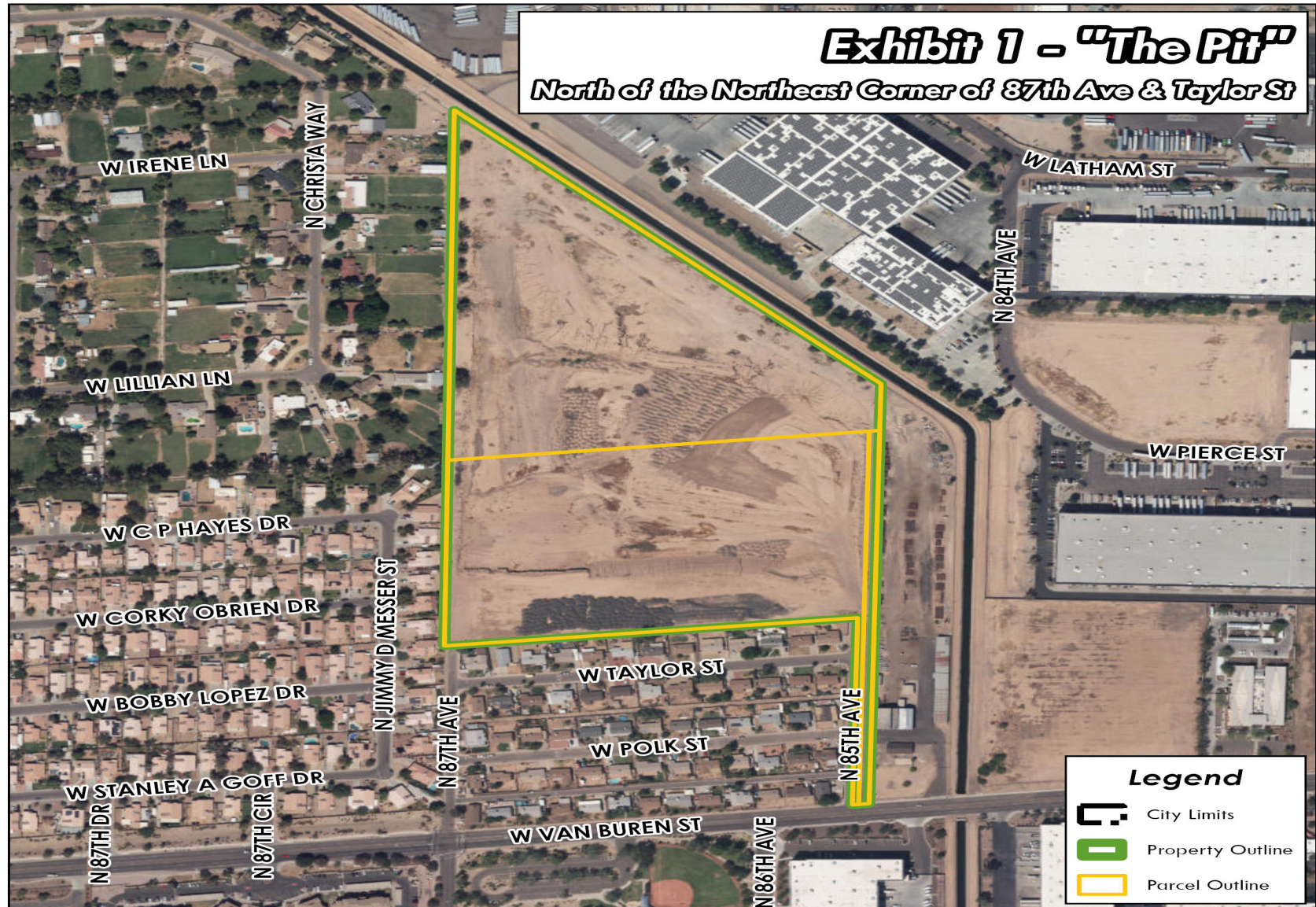


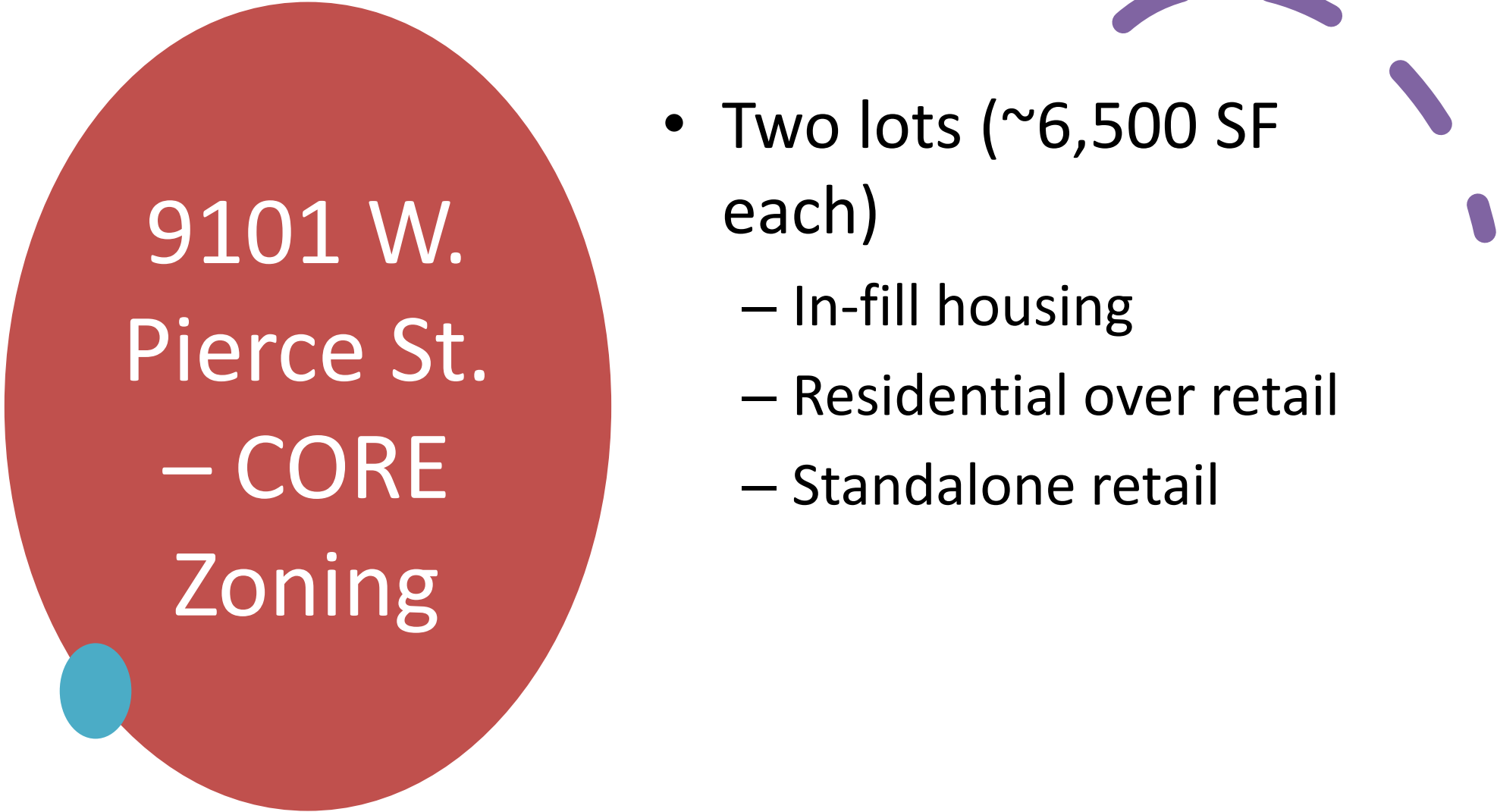
"The Pit" –  
Approx. 30  
Acres

- Undeveloped property
  - Build-to-rent or lease-to-own housing
  - For-sale residential (market driven)
  - Public park / recreation



# The "Pit"





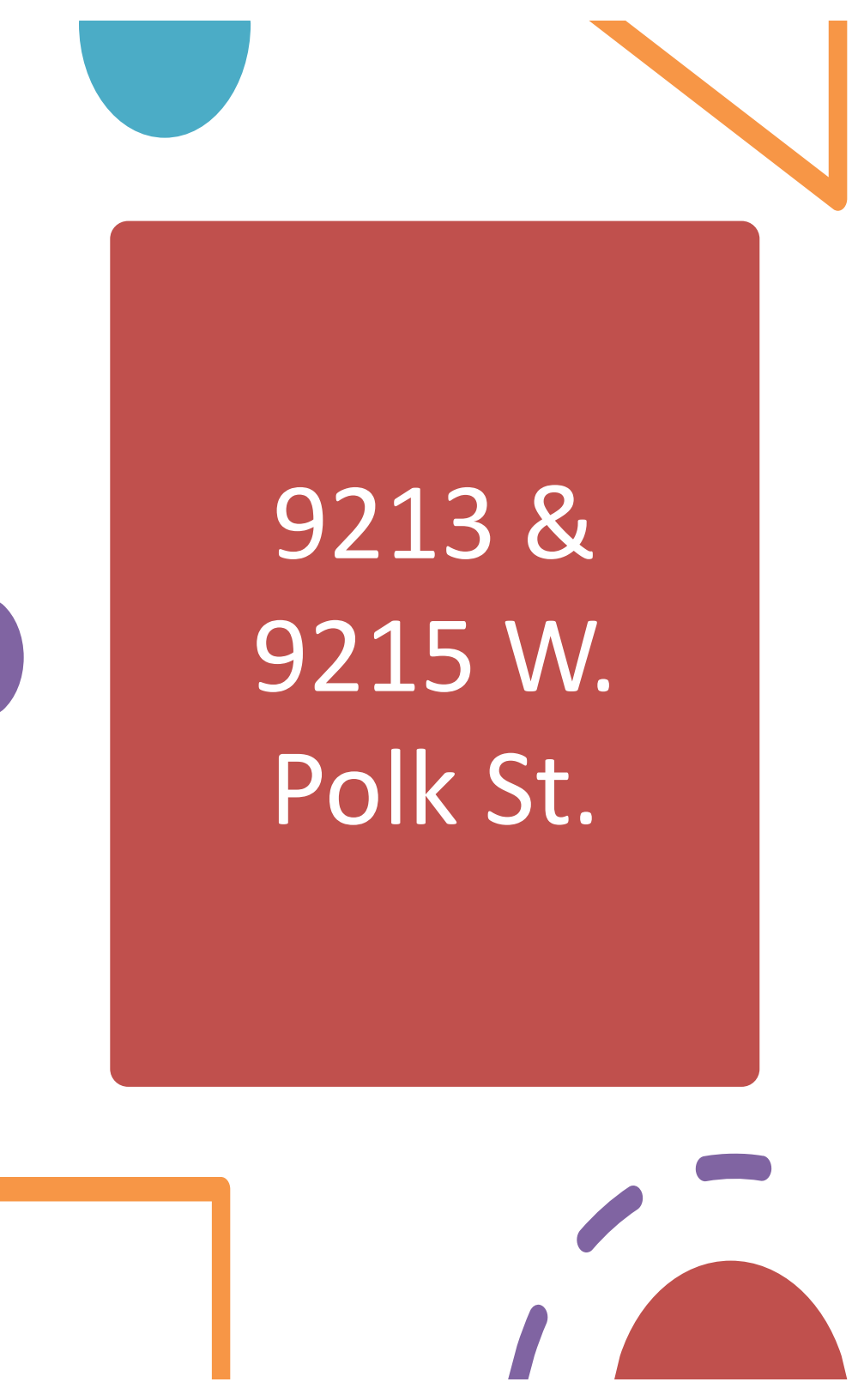
9101 W.  
Pierce St.  
– CORE  
Zoning

- Two lots (~6,500 SF each)
  - In-fill housing
  - Residential over retail
  - Standalone retail



# 9101 W. Pierce St.





9213 &  
9215 W.  
Polk St.

- Two lots (~6,800 SF each)
  - Moving toward in-fill housing
  - Small-lot single family or duplex



# 9213 & 9215 W. Polk St.





9258 W. Van  
Buren St.  
Tolleson  
Community/Event  
Center

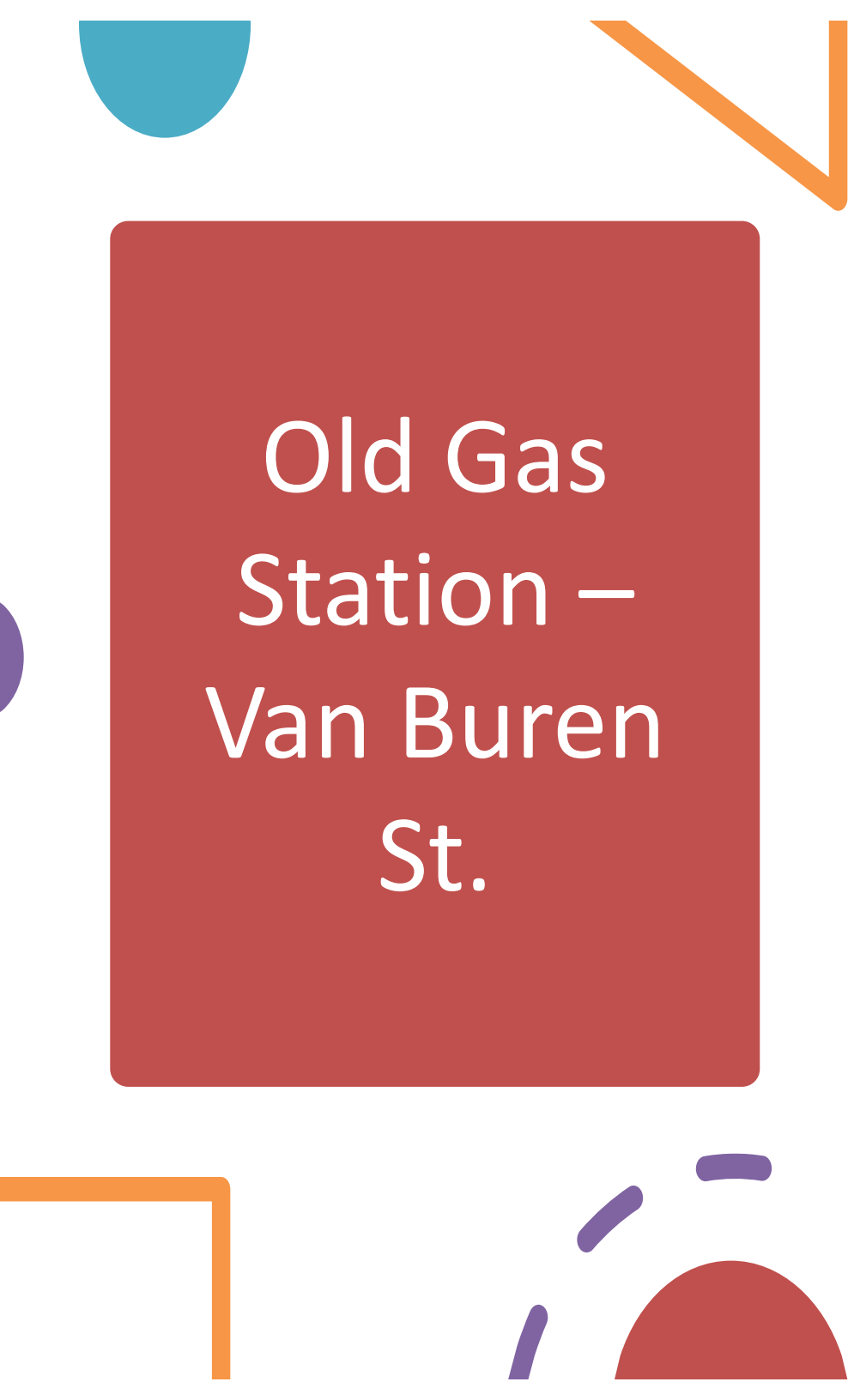
- 8,415 SF facility
  - City and community events
  - Meeting space and regional events
  - Potential expanded programming & rentals



# Community Center



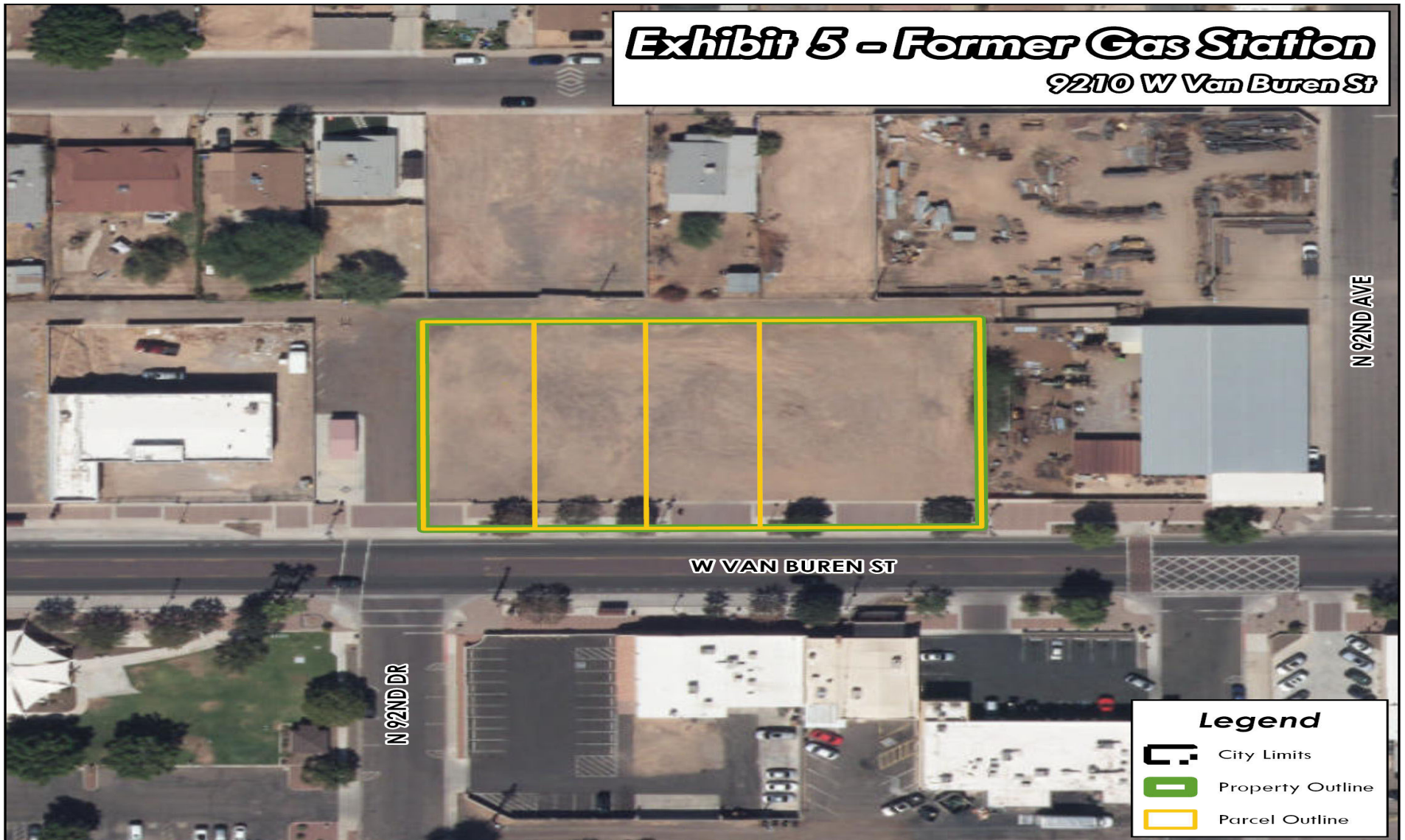




# Old Gas Station – Van Buren St.

- Currently in design phase
  - Future public parking lot
  - Supports downtown businesses

# 9210 W. Van Buren St.





91st Ave  
& Van  
Buren St.  
— NE &  
SW  
Corners

- NE Corner (5 acres, CORE): Grocery development in progress
  - SW Corner (2 acres): Retail or mixed-use to follow
  - Goal: Establish commercial hub



# NE & SW Corners of 91<sup>st</sup> Ave & Van Buren St.





## Aquatic Center Site – 7 Acres

- Aquatic facility development
  - Includes future retail shell building
  - Family destination & community anchor



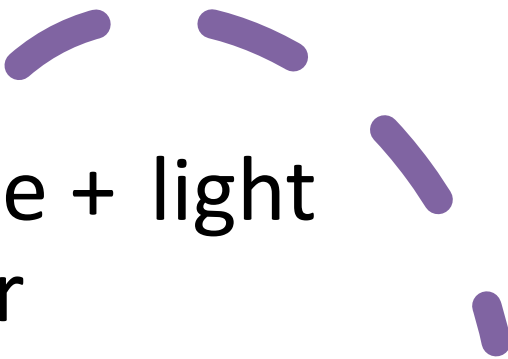
# Aquatic Center Site





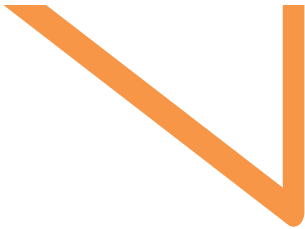


83rd Ave  
&  
Buckeye  
Rd. – 6  
Acres (I-  
1)

- 
- Retail frontage + light industrial rear concept
  - Attract I-1 users (Potential e-commerce)
  - All Retail (Market Driven)

# 83<sup>rd</sup> Ave & Buckeye Rd.



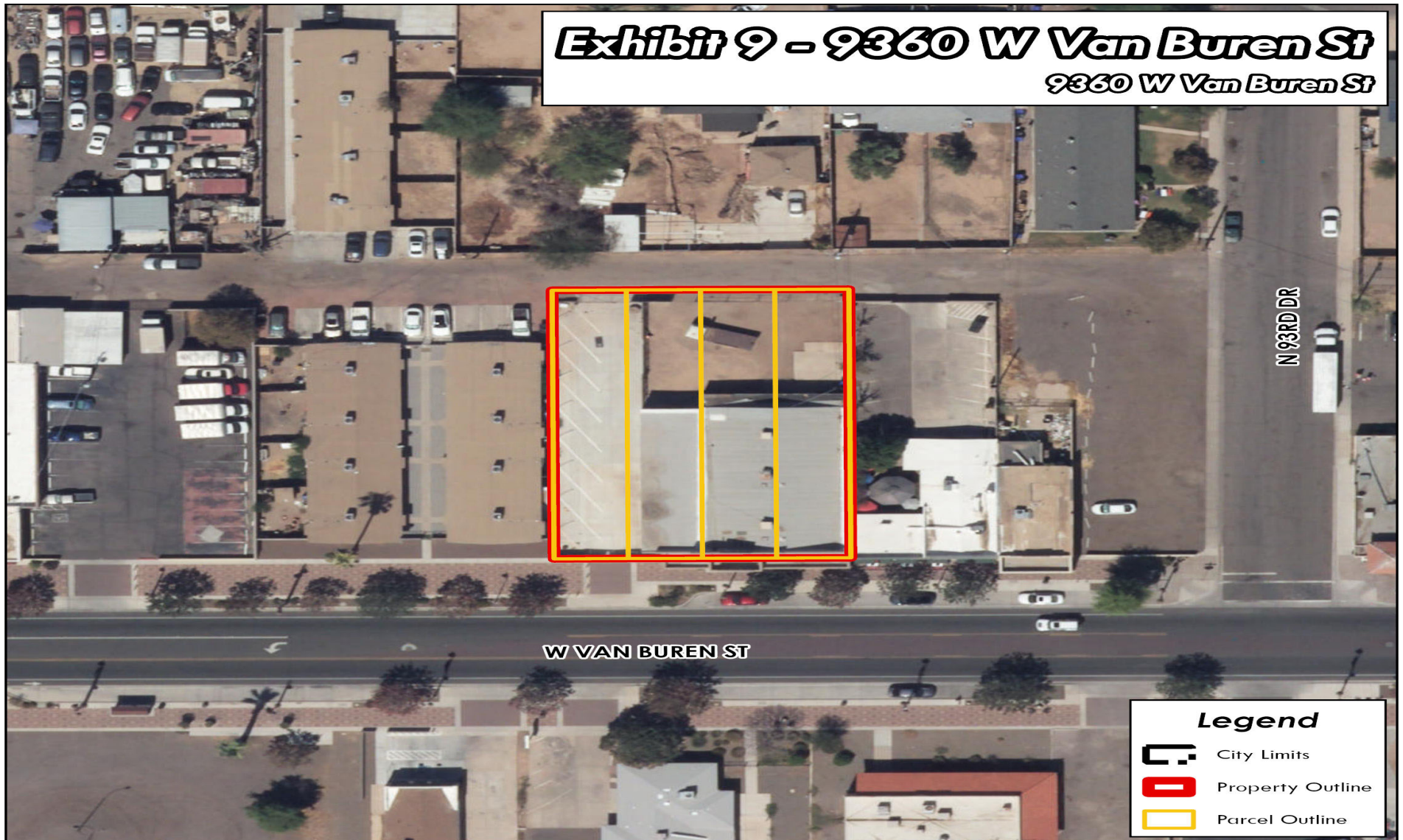


9360 W. Van  
Buren St.  
Former  
Saguaro  
Manufacturing

- Closing escrow next month
    - Retail redevelopment opportunity
    - Van Buren corridor revitalization
- 
- 



# 9360 W. Van Buren St.





9353 W.  
Van  
Buren St.

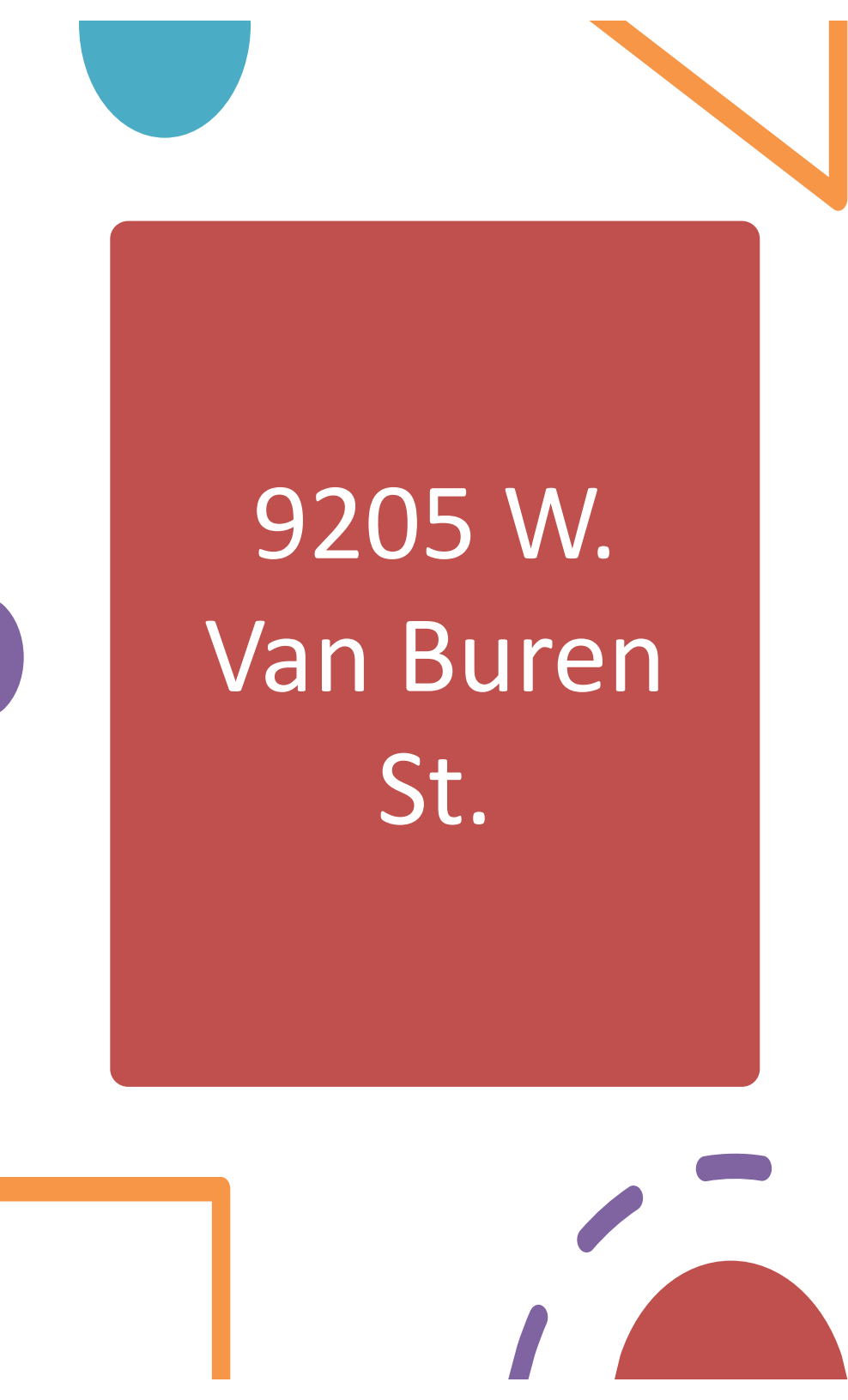
- Leased to Fixations
  - Additional retail tenant pending announcement
  - Strengthening retail presence



# 9353 W. Van Buren St.







9205 W.  
Van Buren  
St.

- Leased to Ahuevo Cafe
  - Tenant interested in expansion

# Ahuevo Cafe

***Exhibit 11 - Ahuevo Cafe***  
*9205 W Van Buren St*





Questions?

