

Estrella Mountain Ranch Master Plan- Goodyear AZ

Fully improved commercial site



Location: SW Corner of Elliot Rd & San Miguel Dr, Goodyear AZ.

Zoning: PAD commercial, City of Goodyear

Size: +/- 5.99 acres

Utilities: At the intersection

Price: \$3,126,480 (\$12/S.F.)

Comments:

- Retail, medical and office potential
- 2023 Average household incomes from a one mile to a 10 mile radius range from \$111,000 to \$135,000
- Conceptual senior care site plans contemplates 68 to 72 units see package.
- 214,000 population within a 10 mile radius-2023 data
- limited supply of commercial sites in Estrella
- Easy access from both arterials

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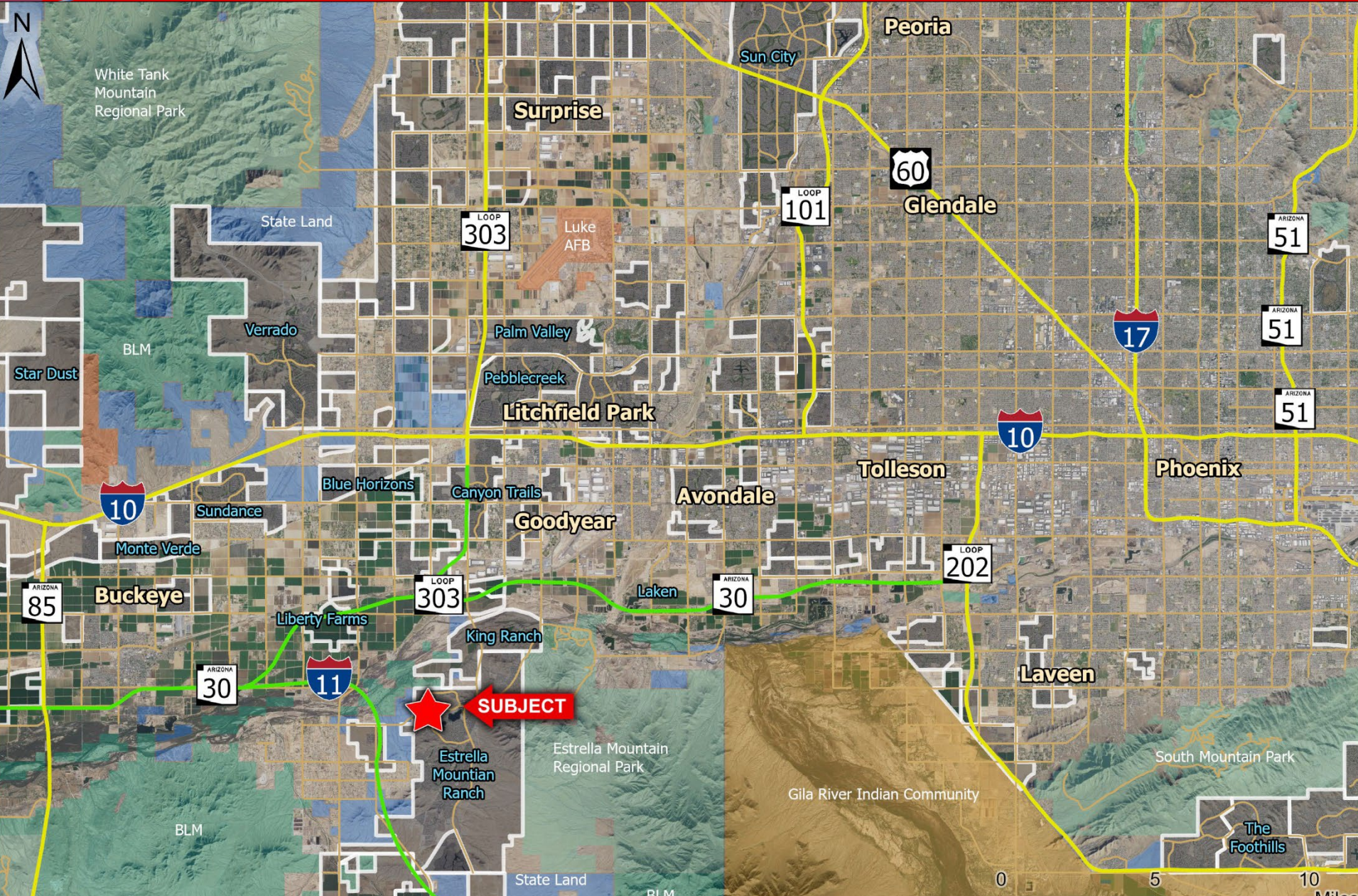


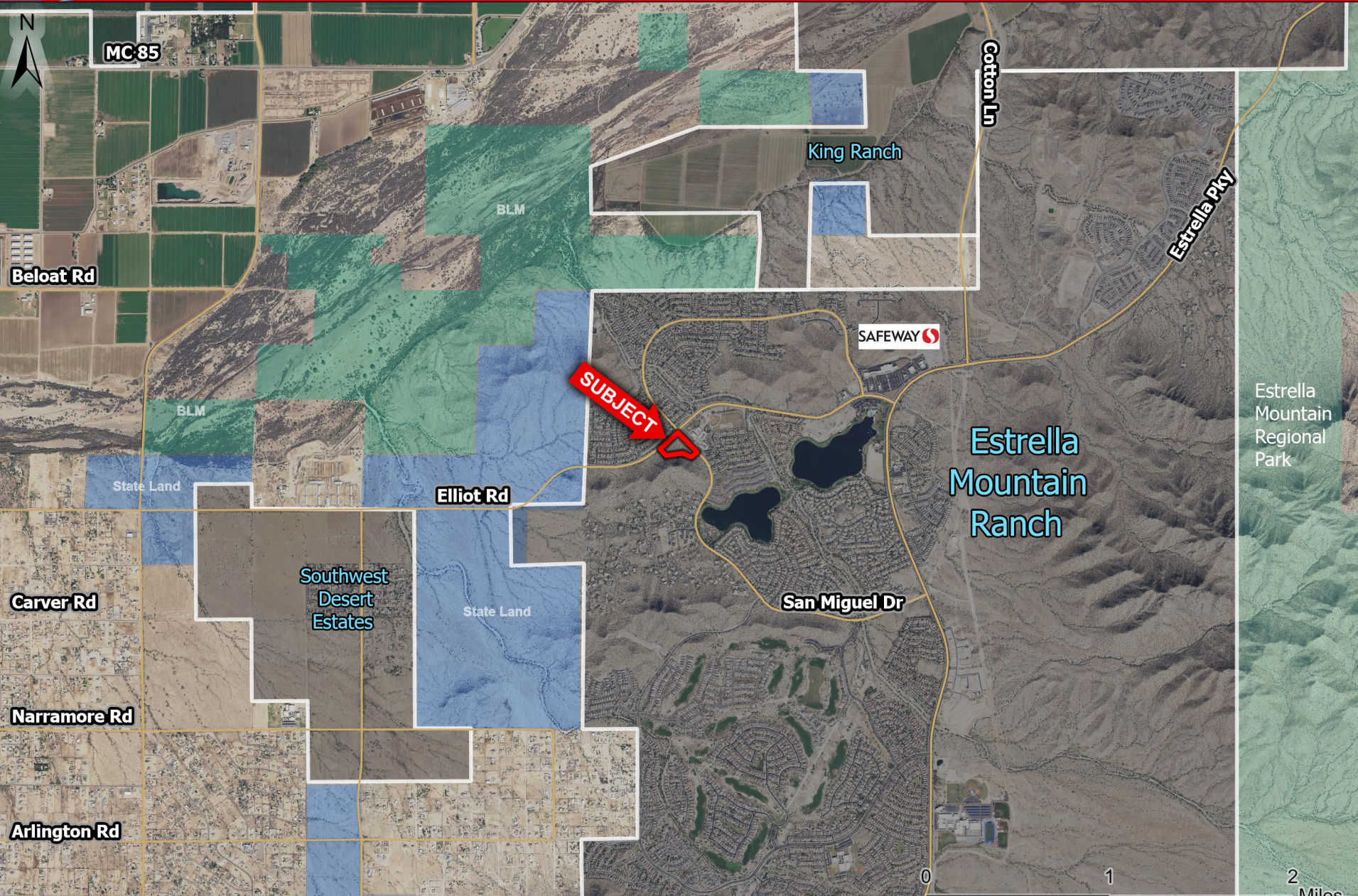
At the foothills of the Estrella mountains originally opened to the public in 1988 Estrella Mountain Ranch is now home to 8,000 families. This West Valley master-planned community contains Single family homes, commercial and office developments as well as 5 schools from elementary to high school. Estrella amenities include the award-winning Nicklaus Design course at the Golf Club of Estrella, multiple Residents' Clubs, resort-style pools and a waterpark, 72 acres of lakes, 65-plus miles of paths and trails, the Yacht Club of Estrella, a community welcome center, and more than 50 neighborhood parks. As of August of 2023 the medium sales price of a home in the community is \$497,000 and the new homes range in price from \$332,000 to \$1.8 million for an estate home in one of the 5 custom home communities.

<https://estrella.com/the-life/>

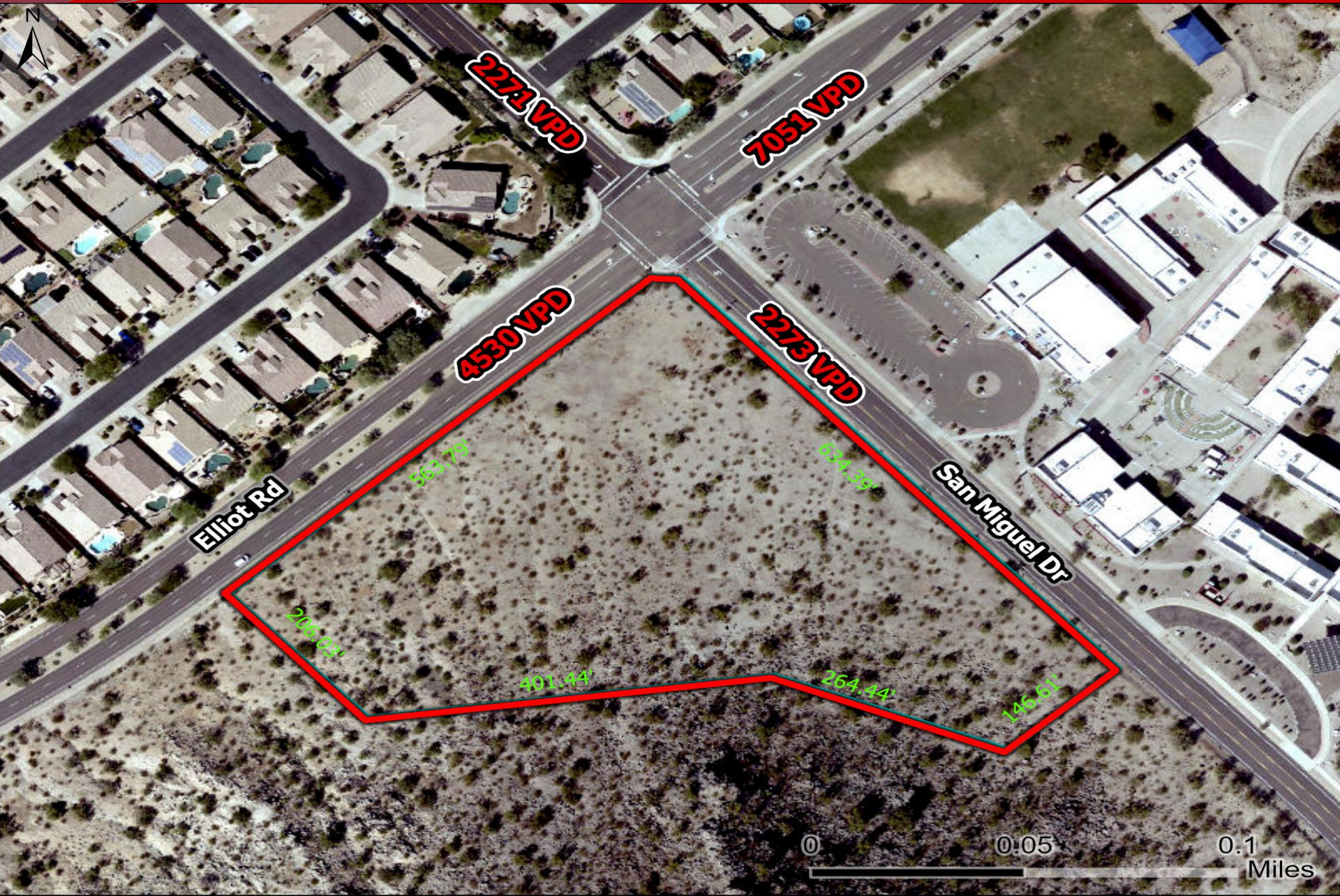


Surrounding Communities











Age and Income Summary Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solution

Lat/Lon: 33.3537/-112.4449

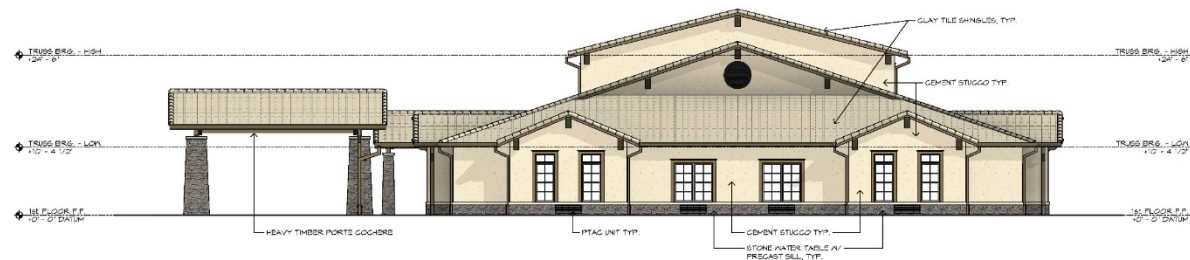
Goodyear, AZ 85338									
Elliot Rd & San Miguel Dr		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population									
Estimated Population (2023)		5,260		17,232		29,095		214,950	
Projected Population (2028)		5,673		19,016		32,729		239,073	
Estimated Annual Growth (2020 to 2023)		2	-	1,032	2.1%	1,791	2.2%	10,339	1.7%
Historical Annual Growth (2010 to 2020)		1,147	2.8%	5,520	5.2%	10,809	6.6%	63,549	4.5%
Median Age (2023)		41.2		39.6		38.4		34.2	
Households									
Estimated Households (2023)		1,816		5,831		9,871		68,756	
Projected Households (2028)		2,032		6,687		11,543		79,281	
Age (2023)									
Age Under 5 Years		245	4.7%	869	5.0%	1,494	5.1%	13,875	6.5%
Age 5 to 9 Years		352	6.7%	1,184	6.9%	1,907	6.6%	15,583	7.2%
Age 10 to 14 Years		412	7.8%	1,366	7.9%	2,250	7.7%	16,724	7.8%
Age 15 to 19 Years		366	6.9%	1,183	6.9%	2,069	7.1%	15,721	7.3%
Age 20 to 24 Years		194	3.7%	672	3.9%	1,332	4.6%	13,756	6.4%
Age 25 to 34 Years		489	9.3%	1,832	10.6%	3,610	12.4%	33,386	15.5%
Age 35 to 44 Years		827	15.7%	2,759	16.0%	4,411	15.2%	30,458	14.2%
Age 45 to 54 Years		802	15.2%	2,566	14.9%	4,175	14.4%	25,344	11.8%
Age 55 to 64 Years		751	14.3%	2,461	14.3%	3,957	13.6%	24,033	11.2%
Age 65 to 74 Years		568	10.8%	1,614	9.4%	2,597	8.9%	17,714	8.2%
Age 75 to 84 Years		203	3.9%	583	3.4%	1,027	3.5%	6,669	3.1%
Age 85 Years or More		50	1.0%	144	0.8%	266	0.9%	1,688	0.8%
Occupation (2010)									
White Collar		1,591	64.1%	5,283	66.0%	8,334	60.3%	61,916	58.8%
Blue Collar		891	35.9%	2,717	34.0%	5,494	39.7%	43,403	41.2%
Income (2023)									
Estimated Per Capita Income		\$44,136		\$45,896		\$43,112		\$35,875	
Estimated Median Household Income		\$115,225		\$121,311		\$107,536		\$90,351	
Estimated Average Household Income		\$127,852		\$135,633		\$127,069		\$111,156	
Estimated Average Family Income		\$138,363		\$139,953		\$132,318		\$118,525	
Home Values (2023)									
Owner-Occupied Median Home Value		\$369,455		\$377,902		\$371,618		\$351,040	



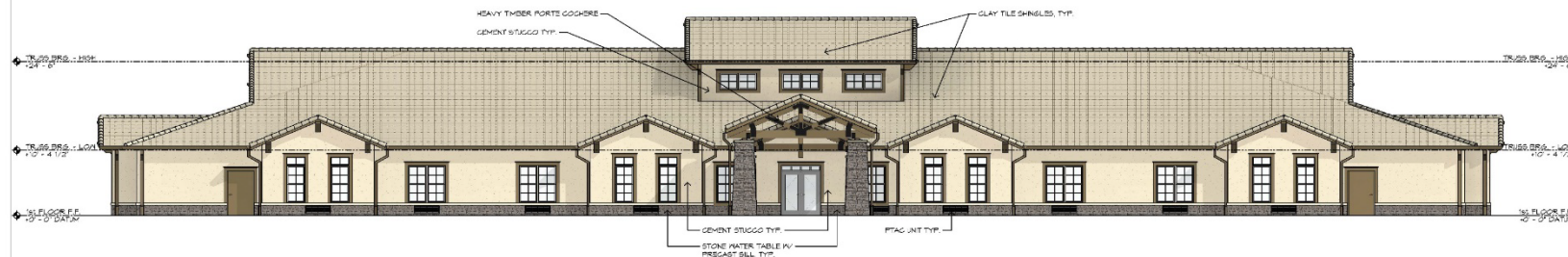
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3 REAR BUILDING ELEVATION
A2 SCALE: 1/8" = 1'-0"



2 SIDE BUILDING ELEVATION
A2 SCALE: 1/8" = 1'-0"



1 FRONT BUILDING ELEVATION
A2 SCALE: 1/8" = 1'-0"

PINNACLE ARCHITECTURE
PROFESSIONAL ASSOCIATION



ISSUE DATE: 12-05-2021
DRAWN BY: JACOB
CHECKED BY: KWB
PROJECT:

PLANNED AREA DEVELOPMENT FOR
ESTRELLA ASSISTED LIVING
GOODYEAR, AZ

BUILDING ELEVATIONS (ALF)

REVISION SCHEDULE

NO. DATE DESCRIPTION

CONTINUED TO SHEET ALF-BUILDINGS

NOT FOR CONSTRUCTION. THESE ELEVATIONS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY DO NOT REPRESENT THE FINAL DESIGN OF THE PROJECT.



THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND CAN NOT BE USED FOR CONSTRUCTION, REPRODUCTION, OR REPRODUCTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1	12-05-2022	ISSUED FOR PERMIT
2	01-05-2023	ISSUED FOR PERMIT
3	02-05-2023	ISSUED FOR PERMIT

PLANNED AREA DEVELOPMENT FOR
ESTRELLA ASSISTED LIVING
GOODYEAR, AZ
RENDERING - STREET VIEW



PINNACLE ARCHITECTURE
PROFESSIONAL ASSOCIATION
701 EAST BAY STREET, SUITE 102
CHARLESTON, SOUTH CAROLINA 29405
PH: (843) 932-2342 FAX: (843) 932-2314

CONTRACTOR TO VERIFY ALL DIMENSIONS

ESTRELLA ASSISTED LIVING AND MEMORY CARE
10240 S. SAN MIGUEL DR.
GOODYEAR, AZ 85338

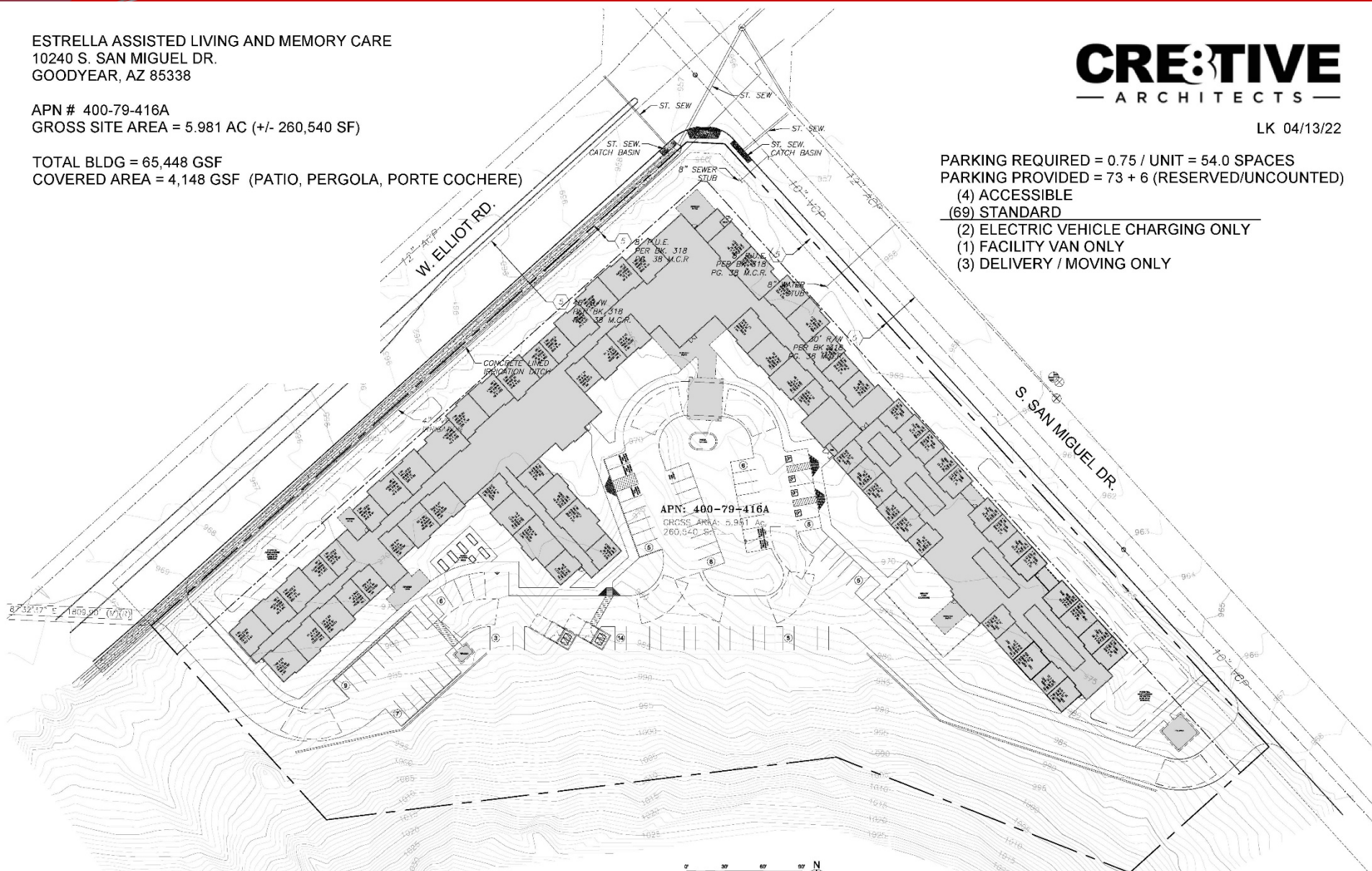
APN # 400-79-416A
GROSS SITE AREA = 5.981 AC (+/- 260,540 SF)

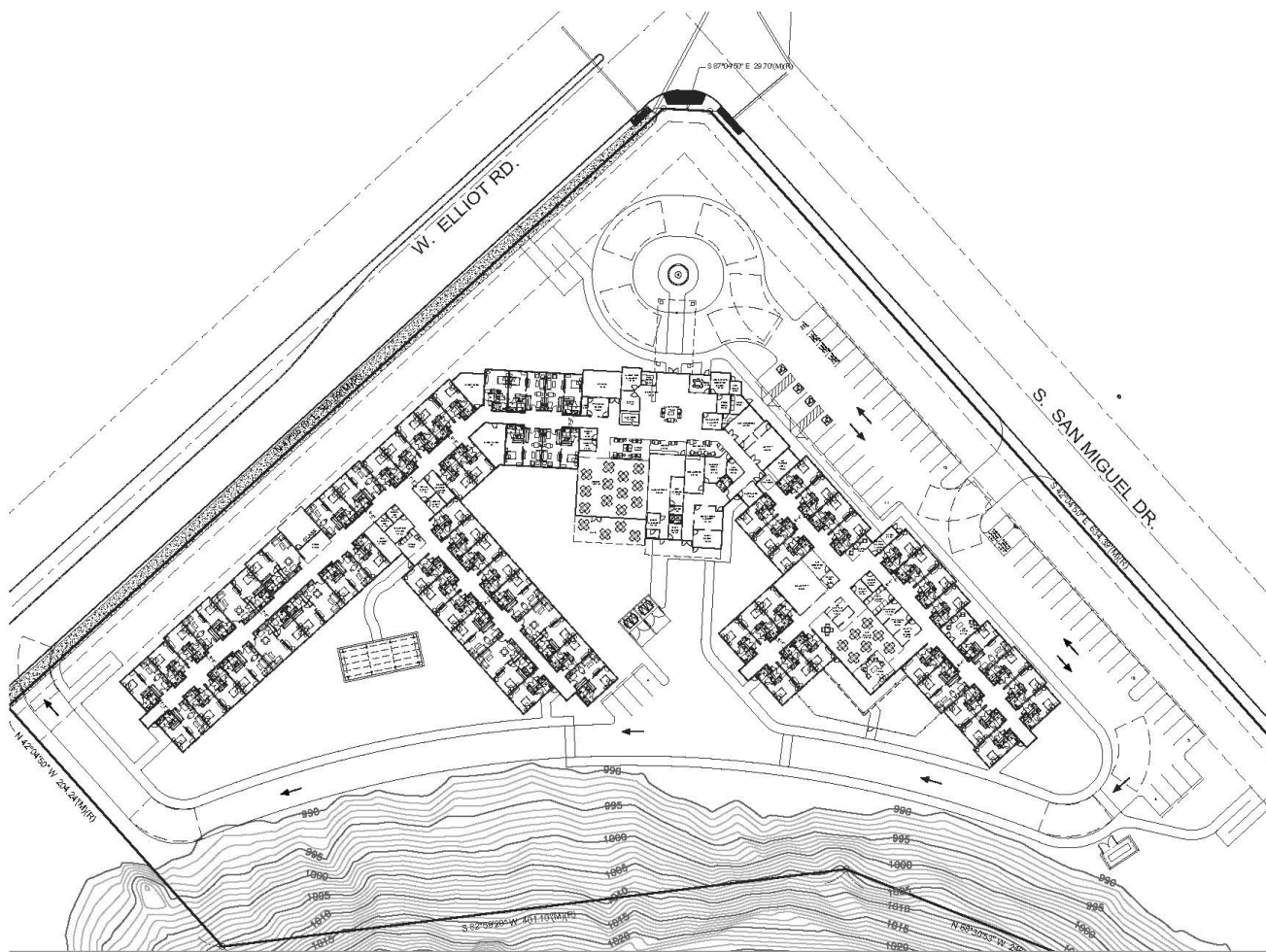
TOTAL BLDG = 65,448 GSF
COVERED AREA = 4,148 GSF (PATIO, PERGOLA, PORTE COCHERE)

CREATIVE
— ARCHITECTS —

LK 04/13/22

PARKING REQUIRED = 0.75 / UNIT = 54.0 SPACES
PARKING PROVIDED = 73 + 6 (RESERVED/UNCOUNTED)
(4) ACCESSIBLE
(69) STANDARD
(2) ELECTRIC VEHICLE CHARGING ONLY
(1) FACILITY VAN ONLY
(3) DELIVERY / MOVING ONLY





SITE INFORMATION: OPTION A

APN:	400-79-416A
ZONING:	PAD (EXISTING)
SITE AREA:	260,540 ± SF; 5.981 ACRES
BUILDING AREAS:	
MC/AL BLDG. (1-STORY):	59,591 SF
LOT COVERAGE:	
59,591 SF / 260,540 SF:	22.9 %

ESTRELLA ASSISTED LIVING AND MEMORY CARE
SWC W. ELLIOT RD. & S. SAN MIGUEL DR.
10240 S. San Miguel Dr., Goodyear, AZ 85338
Project No. 22001

APPROVED 02/17/2023

CREATIVE
— ARCHITECTS —
7047 E. Greenway Parkway, Suite 300
Scottsdale, AZ 85254
Office: 602.834.0520