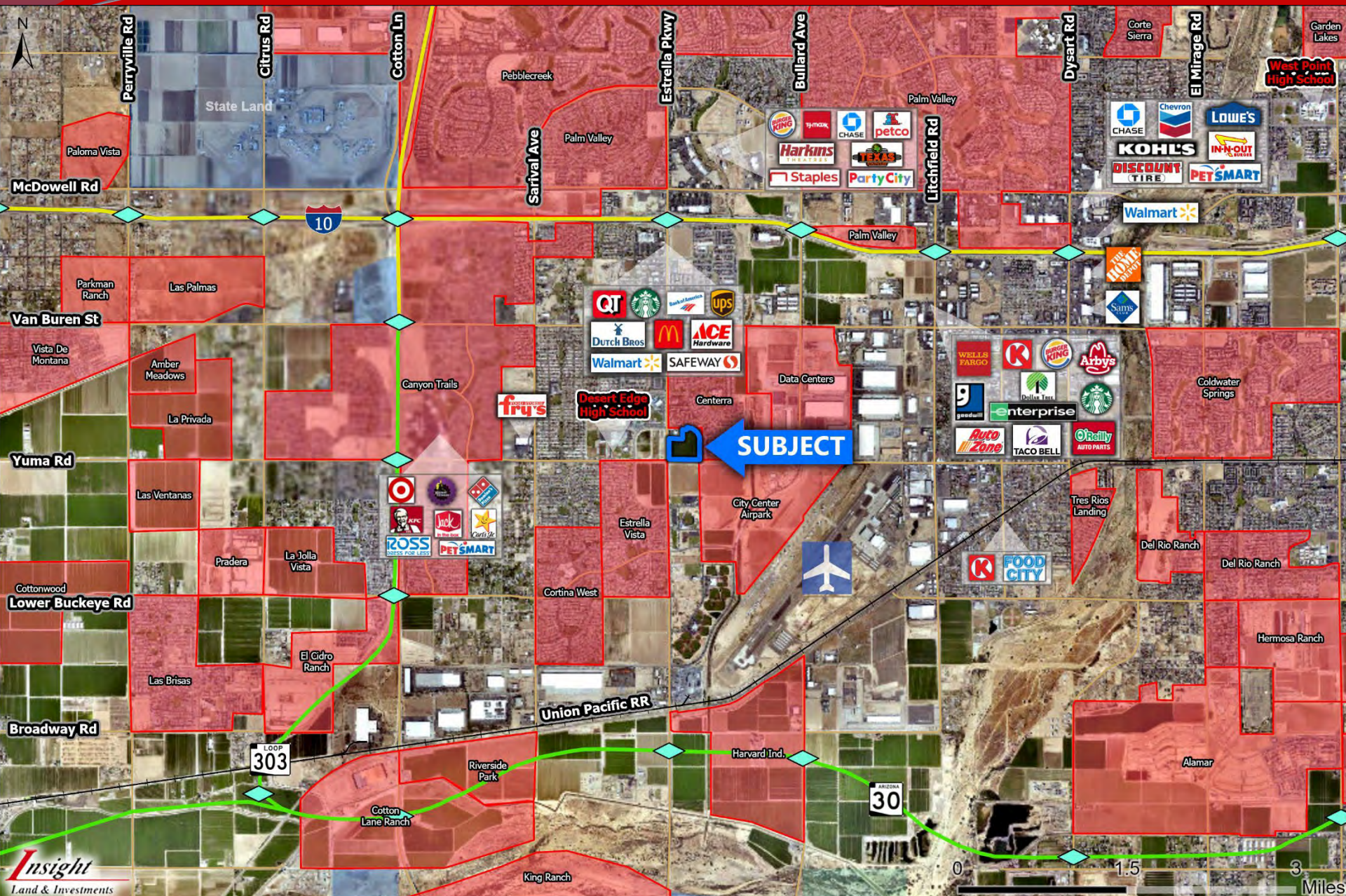


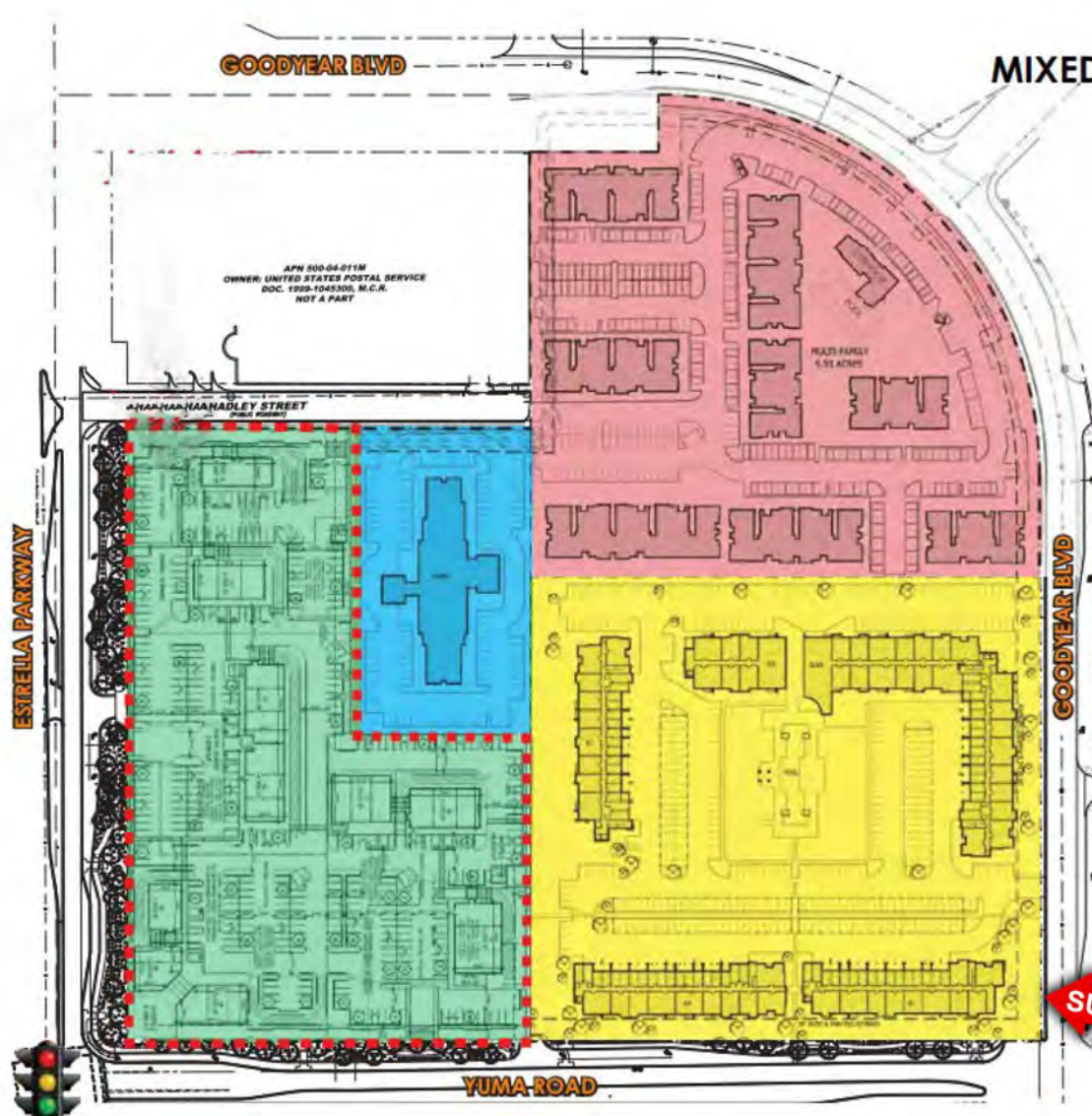


- **Location:** NEC Estrella Pkwy & Yuma Rd, Goodyear, AZ
- **Size:** 9 Acres (303 Units – South)
- **Zoning:** Approved / Permit Ready Apartment Site
- **Price:** Submit offers
- **Comments:**
 - ✓ Approved apartments are part of a \$150M+ Development comprised of multi-family, a hotel, retail, restaurants and more. All plans are completed and ready to pull permit. Can start construction as soon as possible.
 - ✓ 27.43 Acre project comprised of 7.7 acres of retail, 2 acres of hospitality, inclusive of a four-story franchise branded extended stay hotel, and approximately 17.6 acres of two-gated multi-family development communities totaling 550 housing units on site.
 - ✓ Just north of the Goodyear Ballpark. Home of Spring Training for the Cincinnati Reds & the Cleveland Guardians.
 - ✓ Fulton Homes underway on a residential development at the SEC of the intersection slated for 796 single family homes.
 - ✓ One mile west of the 2.7 million SqFt Airpark Logistics Center. Well located less than 2 miles from the interchange I-10 & Loop 303 freeways.

Exclusively Available







27.43-ACRE MIXED-USE DEVELOPMENT at Estrella Falls

RETAIL SITE

7.70 ACRES (335,604 SF)

BUILDING AREA:

SHOPS 1: 14,400 SF

SHOPS 2: 9,000 SF

SHOPS 3: 13,500 SF

PAD A: 3,200 SF

TOTAL BUILDING AREA: 40,100 SF

APPROX. PATIO AREA:

SHOPS 1: 800 SF

SHOPS 2: 1,600 SF

SHOPS 3: 1,000 SF

PAD A: 600 SF

SHOPS 3: 13,500 SF | TOTAL APPROX. PATIO AREA: 4,000 SF

HOTEL SITE

2.07 ACRES (89,932 SF) 101 ROOMS & 101 PARKING SPACES

MULTI-FAMILY SITE - B

4 STORY LUXURY APARTMENTS

9.36 ACRES (407,632 SF)

300+ UNITS

3 BUILDINGS (APARTMENTS, CLUBHOUSE, FITNESS CENTER)

496 PARKING SPACES

199 SURFACE | 184 CARPORTS | 62 GARAGES | 51 TANDEM

OVERALL SITE PLAN
27.43-ACRE MIXED-USE DEVELOPMENT



FEBRUARY 2023

GOODYEAR BY THE NUMBERS

Total Acres

122,369

Total Square Miles

191.2

Total Population

age 15 and over
within 30 minute drive time

1.3 M

Professional Workers

management, business,
sales, office

63.6%

Education Attainment

population 25 years and older

38%

Some College or
Associate Degree

33.2%

Bachelor Degree
or Higher

Days of Sunshine

300+



DEMOGRAPHICS



Population

106,090

Median Age

38.7

Male

46.6%

Female

53.4%



Total Housing Units

40,916

Median Home Value

\$410,300

Single-Family
Home Permits

7,309

5 year | FY2018-2022
(fiscal year - June thru July)



Median Household Income

\$90,577

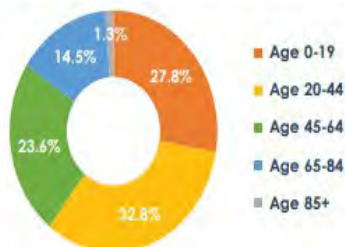
Mean Household Income

\$103,387

Median Gross Rent

\$1,543

POPULATION BY AGE



WORKER COMMUTE FLOWS



TOP EMPLOYERS BY # OF JOBS

Amazon (multiple facilities)	4,165
UPS Regional Operations Center	1,852
Macy's - Bloomingdale's	1,550
Chewy.com	1,547
Abrazo West Campus	1,003
Cancer Treatment Centers of America	768
Sub-Zero	693
Cavco Industries	385
McLane Sunwest	375
AerSale	358
REI	340
Huhtamaki	330

WORKFORCE OCCUPATIONS

Management, Business, Science, Arts	42.1%
Service/healthcare, fire/police, personal care, food	14.6%
Sales, Office	21.5%
Natural Resources, Construction, Maintenance	9.1%
Production, Transport, Material Moving	12.8%

EDUCATION

Elementary:	4 elementary & middle school districts 30 public, private & charter schools
High School:	3 high school districts 10 public, private & charter schools
Higher Ed:	Franklin Pierce University - Goodyear, Estrella Mountain Community College, ASU, ASU West, Arizona Christian University, Grand Canyon University, Midwestern University, Ottawa University, Thunderbird School of Global Management, University of Phoenix

2022 GOODYEAR, AZ DEVELOPMENTS

JANUARY - DECEMBER

jobs created

1,980

capital investment

\$481.1 million













