

# FOR SALE

## MF-12 Development Opportunity

NEC Loop 303 and Van Buren Street  
Goodyear, AZ 85338



**HAUGEN**  
Commercial Real Estate, Inc.

MAY 2026 – NORTHEAST VIEW



**SUBJECT  
PROPERTY**

LOOP  
303

INTERSTATE  
10

VAN BUREN STREET

GOODYEAR HIGH SCHOOL

## PROPERTY HIGHLIGHTS

- Strategically located at the confluence of Loop 303 & Interstate 10!
- Located in one of the fastest growing regions of the southwest US!
- Abundant shopping, restaurants, & medical services nearby!
- MF-12 Zoning in place, level development ready site, with easy access!
- Affluent Demographic Community Profile with above average household income!
- The City of Goodyear offers many amenities and employment opportunities making it an ideal community to Live, Work, & Play!

**George Haugen**  
Designated Broker

**HAUGEN**  
COMMERCIAL REAL ESTATE, INC.

8765 East Bell Road, Suite 207  
Scottsdale, AZ 85260  
(602) 499-6000

George@HaugenCommercial.com  
www.HaugenCommercial.com

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## MF-12 Development Opportunity

NEC Loop 303 and Van Buren Street  
Goodyear, AZ 85338

MAY 2026 – EAST VIEW



### PROPERTY OVERVIEW

- Property Location:** NEC Loop 303 and Van Buren Street , Goodyear, Arizona 85338
- Land Area:** Approximately 24.77 acres, according to the Maricopa County Tax Records
- Zoning:** [MF-12 with a PAD overlay](#)
- Utilities:** Subject to Development Agreement – Please call for details
- Tax Parcels:** 500-05-011U
- Real Estate Taxes:** \$52,705.46 (2025)
- Purchase Price:** Marketing Unpriced – Please call to discuss

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Goodyear, AZ 85338



**HAUGEN**  
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MAY 2026 – SOUTHEAST VIEW



**EYR**  
PHOENIX GOODYEAR AIRPORT

**GOODYEAR BALLPARK**

**fry's**

**CANYON TRAILS TOWNE CENTER**

- TARGET
- ROSS DRESS FOR LESS
- ULTA
- PETSMART
- Michaels
- Bank of America
- POTTERY BARN
- CHASE

**SAFEWAY**

ESTRELLA BLVD

YUMA ROAD

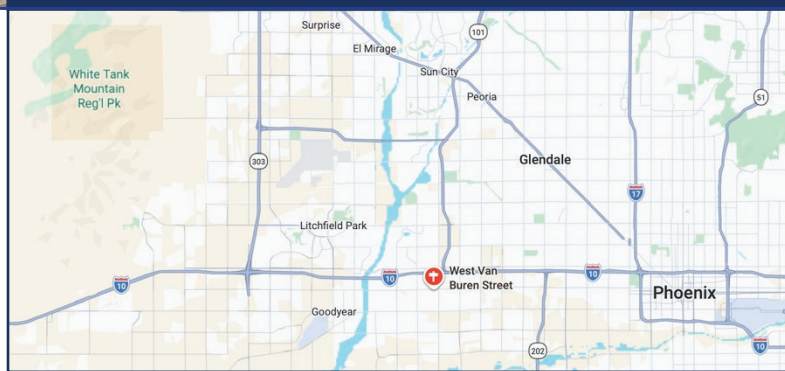
**SUBJECT PROPERTY**

LOOP 303

VAN BUREN STREET

**GOODYEAR HIGH SCHOOL**

### PROPERTY LOCATION



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# FOR SALE

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Goodyear, AZ 85338



**HAUGEN**  
Commercial Real Estate, Inc.

MAY 2026 – NORTHWEST VIEW

**ESTRELLA™**



10 GOODYEAR LOGISTICS CENTER  
PROPOSED ±22 MILLION SF

GOODYEAR HIGH SCHOOL

**SUBJECT  
PROPERTY**



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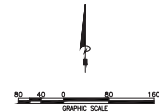
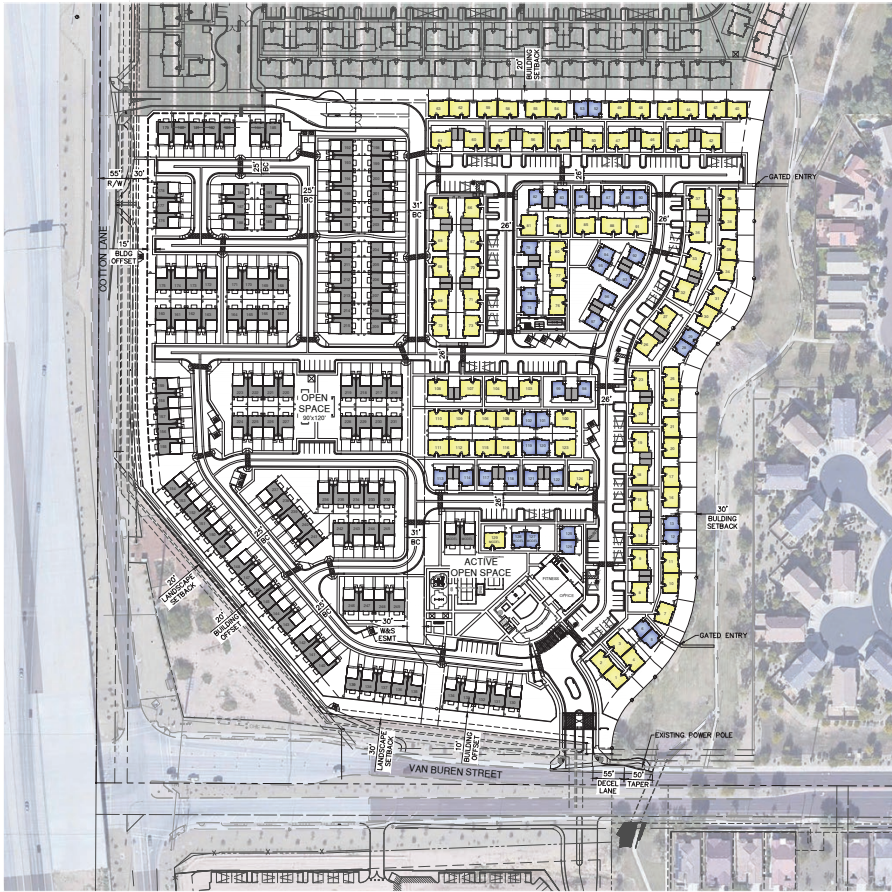


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# FOR SALE

## MF-12 Development Opportunity

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BFR UNITS AND PARKING				
	NUMBER OF	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED	
1 BEDROOM	22	31%	1.5	33
2 BEDROOM W/GARAGE	18	1.5	27	27
2 BEDROOM	53	65%	2.0	106
2 BEDROOM W/GARAGE	36	2.0	72	72
<b>TOTALS</b>	<b>129</b>	<b>100%</b>	<b>2.0</b>	<b>238</b>
REQUIRED MINIMUM BY CITY			238	
REQUIRED GUEST PARKING (1 SPACE PER 10 UNITS)			14	
<b>TOTAL REQUIRED PARKING BY CITY</b>			<b>252</b>	

PARKING PROVIDED	
COVERED PARKING (NON-ADA)	75
COVERED PARKING (ADA)	4
UNCOVERED PARKING (NON-ADA)	52
UNCOVERED PARKING (ADA)	4
ATTACHED GARAGES	54
1 BEDROOM W/ GARAGE DRIVEWAY SLAB (8 SPACES x 0.5)	9
2 BEDROOM W/ GARAGE DRIVEWAY SLAB (11 PER UNIT)	40
<b>OVERALL PARKING PROVIDED</b>	<b>278</b>

BFR SITE DATA	
GROSS ACRES	11.79
NET ACRES	10.36
GROSS DUAIC	10.94
NET DUAIC	9.94

TOWNHOME UNITS AND PARKING			
UNIT TYPE	NUMBER OF UNITS	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
4 BEDROOM TOWNHOME	122	2	244
REQUIRED MINIMUM BY CITY (GARAGE UNITS)			244
REQUIRED GUEST PARKING (1 SPACE PER 10 UNITS)			12
<b>TOTAL REQUIRED PARKING BY CITY</b>			<b>256</b>

PARKING PROVIDED	
GARAGE PARKING	244
GUEST PARKING	12
<b>OVERALL PARKING PROVIDED</b>	<b>256</b>

CALL LENGTH: 3,138 LF

TOWNHOME SITE DATA	
GROSS ACRES	12.06
NET ACRES	11.39
GROSS DUAIC	9.40
NET DUAIC	10.71

**Bowman**

1000 W. VAN BUREN STREET  
GOODYEAR, AZ 85338  
PH: 480.248.8200  
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MARICOPA COUNTY

HANCOCK  
CANYON TRAILS MIDDLE  
GOODYEAR, AZ

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
DAB	DAB
DESIGN	DRAWN
SCALE	1/4" = 1'
JOB NO.	010330-1001
DATE	2/6/2023

SHEET 1 OF 1

CAD FILE NAME: K:\050329 - Canyon Trails Middle\050329-01-101 (ENG)\Engineering\Exhibits\050329-Canyon Trails Middle-DR-Log 02/08/2023



For additional information regarding the City of Goodyear including demographic statistics, please visit

**Goodyear Economic Development**

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# Demographic Detail Report

## Vacant Land

NEC Loop 303 & Van Buren St @ W McDowell Rd, Goodyear, AZ 85326

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Prepared for: **Haugen Commercial Real Estate, Inc.**

Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2030 Projection	11,344	142,467	450,014
2025 Estimate	10,632	133,940	423,863
2020 Census	8,832	113,326	362,494
Growth 2025 - 2030	6.70%	6.37%	6.17%
Growth 2020 - 2025	20.38%	18.19%	16.93%
<b>2025 Population by Age</b>			
	<b>10,632</b>	<b>133,940</b>	<b>423,863</b>
Age 0 - 4	680 6.40%	7,710 5.76%	26,043 6.14%
Age 5 - 9	749 7.04%	8,285 6.19%	27,790 6.56%
Age 10 - 14	838 7.88%	9,269 6.92%	30,902 7.29%
Age 15 - 19	865 8.14%	9,700 7.24%	32,899 7.76%
Age 20 - 24	777 7.31%	8,957 6.69%	31,298 7.38%
Age 25 - 29	708 6.66%	8,451 6.31%	29,661 7.00%
Age 30 - 34	742 6.98%	8,577 6.40%	29,522 6.96%
Age 35 - 39	836 7.86%	8,795 6.57%	29,294 6.91%
Age 40 - 44	853 8.02%	8,928 6.67%	28,925 6.82%
Age 45 - 49	778 7.32%	8,642 6.45%	27,464 6.48%
Age 50 - 54	696 6.55%	8,249 6.16%	26,140 6.17%
Age 55 - 59	567 5.33%	7,416 5.54%	23,397 5.52%
Age 60 - 64	476 4.48%	7,048 5.26%	21,545 5.08%
Age 65 - 69	377 3.55%	6,508 4.86%	18,594 4.39%
Age 70 - 74	288 2.71%	6,145 4.59%	15,641 3.69%
Age 75 - 79	202 1.90%	5,192 3.88%	11,933 2.82%
Age 80 - 84	117 1.10%	3,459 2.58%	7,446 1.76%
Age 85+	82 0.77%	2,609 1.95%	5,368 1.27%
Age 65+	1,066 10.03%	23,913 17.85%	58,982 13.92%
<b>Median Age</b>	<b>34.70</b>	<b>38.40</b>	<b>35.70</b>
<b>Average Age</b>	<b>35.00</b>	<b>39.10</b>	<b>36.90</b>

# Demographic Detail Report

## Vacant Land

NEC Loop 303 & Van Buren St @ W McDowell Rd, Goodyear, AZ 85326

Radius	1 Mile		5 Mile		10 Mile	
<b>2025 Population By Race</b>	<b>10,632</b>		<b>133,940</b>		<b>423,863</b>	
White	5,080	47.78%	70,526	52.65%	201,606	47.56%
Black	1,043	9.81%	9,303	6.95%	33,775	7.97%
Am. Indian & Alaskan	139	1.31%	1,872	1.40%	7,136	1.68%
Asian	448	4.21%	5,152	3.85%	15,323	3.62%
Hawaiian & Pacific Island	37	0.35%	370	0.28%	1,286	0.30%
Other	3,884	36.53%	46,716	34.88%	164,736	38.87%
<b>Population by Hispanic Origin</b>	<b>10,632</b>		<b>133,940</b>		<b>423,863</b>	
Non-Hispanic Origin	6,285	59.11%	81,580	60.91%	238,377	56.24%
Hispanic Origin	4,347	40.89%	52,359	39.09%	185,486	43.76%
<b>2025 Median Age, Male</b>	<b>33.70</b>		<b>37.40</b>		<b>34.70</b>	
<b>2025 Average Age, Male</b>	<b>34.20</b>		<b>38.30</b>		<b>36.20</b>	
<b>2025 Median Age, Female</b>	<b>35.60</b>		<b>39.50</b>		<b>36.60</b>	
<b>2025 Average Age, Female</b>	<b>35.70</b>		<b>39.90</b>		<b>37.50</b>	
<b>2025 Population by Occupation Classification</b>	<b>8,193</b>		<b>106,744</b>		<b>332,557</b>	
Civilian Employed	5,718	69.79%	64,811	60.72%	212,525	63.91%
Civilian Unemployed	239	2.92%	2,365	2.22%	7,083	2.13%
Civilian Non-Labor Force	2,120	25.88%	38,784	36.33%	108,749	32.70%
Armed Forces	116	1.42%	784	0.73%	4,200	1.26%
<b>Households by Marital Status</b>						
Married	1,945		26,500		76,464	
Married No Children	926		15,592		42,065	
Married w/Children	1,019		10,907		34,400	
<b>2025 Population by Education</b>	<b>7,236</b>		<b>95,452</b>		<b>291,425</b>	
Some High School, No Diploma	530	7.32%	8,918	9.34%	33,032	11.33%
High School Grad (Incl Equivalency)	1,652	22.83%	19,756	20.70%	67,750	23.25%
Some College, No Degree	2,580	35.66%	33,744	35.35%	103,275	35.44%
Associate Degree	514	7.10%	5,433	5.69%	16,494	5.66%
Bachelor Degree	1,126	15.56%	17,252	18.07%	45,268	15.53%
Advanced Degree	834	11.53%	10,349	10.84%	25,606	8.79%

# Demographic Detail Report

## Vacant Land

NEC Loop 303 & Van Buren St @ W McDowell Rd, Goodyear, AZ 85326

Radius	1 Mile		5 Mile		10 Mile	
<b>2025 Population by Occupation</b>	<b>10,607</b>		<b>120,508</b>		<b>393,033</b>	
Real Estate & Finance	480	4.53%	6,240	5.18%	19,408	4.94%
Professional & Management	2,585	24.37%	30,166	25.03%	93,235	23.72%
Public Administration	236	2.22%	4,177	3.47%	12,854	3.27%
Education & Health	1,486	14.01%	15,234	12.64%	43,586	11.09%
Services	867	8.17%	10,765	8.93%	34,960	8.89%
Information	61	0.58%	868	0.72%	3,447	0.88%
Sales	1,542	14.54%	14,899	12.36%	52,323	13.31%
Transportation	1	0.01%	511	0.42%	1,271	0.32%
Retail	1,073	10.12%	7,809	6.48%	27,241	6.93%
Wholesale	82	0.77%	1,514	1.26%	5,710	1.45%
Manufacturing	444	4.19%	4,078	3.38%	14,376	3.66%
Production	600	5.66%	8,082	6.71%	30,208	7.69%
Construction	449	4.23%	6,023	5.00%	21,093	5.37%
Utilities	455	4.29%	6,232	5.17%	21,124	5.37%
Agriculture & Mining	47	0.44%	977	0.81%	2,282	0.58%
Farming, Fishing, Forestry	0	0.00%	395	0.33%	1,081	0.28%
Other Services	199	1.88%	2,538	2.11%	8,834	2.25%
<b>2025 Worker Travel Time to Job</b>	<b>5,483</b>		<b>57,273</b>		<b>191,925</b>	
<30 Minutes	3,026	55.19%	31,781	55.49%	101,873	53.08%
30-60 Minutes	1,831	33.39%	19,001	33.18%	68,588	35.74%
60+ Minutes	626	11.42%	6,491	11.33%	21,464	11.18%
<b>2020 Households by HH Size</b>	<b>2,751</b>		<b>37,997</b>		<b>114,277</b>	
1-Person Households	367	13.34%	6,394	16.83%	17,388	15.22%
2-Person Households	778	28.28%	12,926	34.02%	34,795	30.45%
3-Person Households	549	19.96%	6,122	16.11%	19,272	16.86%
4-Person Households	514	18.68%	6,144	16.17%	19,682	17.22%
5-Person Households	305	11.09%	3,569	9.39%	12,250	10.72%
6-Person Households	143	5.20%	1,637	4.31%	6,262	5.48%
7 or more Person Households	95	3.45%	1,205	3.17%	4,628	4.05%
<b>2025 Average Household Size</b>	<b>3.20</b>		<b>2.90</b>		<b>3.10</b>	
<b>Households</b>						
2030 Projection	3,464		47,463		142,140	
2025 Estimate	3,251		44,611		133,684	
2020 Census	2,750		37,997		114,277	
Growth 2025 - 2030	6.55%		6.39%		6.33%	
Growth 2020 - 2025	18.22%		17.41%		16.98%	

# Demographic Detail Report

Vacant Land						
NEC Loop 303 & Van Buren St @ W McDowell Rd, Goodyear, AZ 85326						
Radius	1 Mile		5 Mile		10 Mile	
<b>2025 Households by HH Income</b>	<b>3,250</b>		<b>44,612</b>		<b>133,684</b>	
<\$25,000	95	2.92%	2,998	6.72%	9,462	7.08%
\$25,000 - \$50,000	576	17.72%	5,707	12.79%	16,464	12.32%
\$50,000 - \$75,000	370	11.38%	6,860	15.38%	20,163	15.08%
\$75,000 - \$100,000	640	19.69%	6,449	14.46%	19,919	14.90%
\$100,000 - \$125,000	413	12.71%	5,576	12.50%	19,272	14.42%
\$125,000 - \$150,000	290	8.92%	4,610	10.33%	13,171	9.85%
\$150,000 - \$200,000	404	12.43%	6,048	13.56%	18,195	13.61%
\$200,000+	462	14.22%	6,364	14.27%	17,038	12.74%
<b>2025 Avg Household Income</b>	<b>\$124,028</b>		<b>\$124,200</b>		<b>\$121,268</b>	
<b>2025 Med Household Income</b>	<b>\$97,812</b>		<b>\$101,309</b>		<b>\$101,082</b>	
<b>2025 Occupied Housing</b>	<b>3,251</b>		<b>44,611</b>		<b>133,684</b>	
Owner Occupied	2,456	75.55%	34,063	76.36%	97,303	72.79%
Renter Occupied	795	24.45%	10,548	23.64%	36,381	27.21%
<b>2020 Housing Units</b>	<b>3,633</b>		<b>48,532</b>		<b>145,551</b>	
1 Unit	3,203	88.16%	43,498	89.63%	129,798	89.18%
2 - 4 Units	122	3.36%	1,512	3.12%	3,664	2.52%
5 - 19 Units	148	4.07%	1,840	3.79%	6,814	4.68%
20+ Units	160	4.40%	1,682	3.47%	5,275	3.62%
<b>2025 Housing Value</b>	<b>2,455</b>		<b>34,063</b>		<b>97,303</b>	
<\$100,000	45	1.83%	906	2.66%	2,921	3.00%
\$100,000 - \$200,000	0	0.00%	369	1.08%	1,210	1.24%
\$200,000 - \$300,000	119	4.85%	1,540	4.52%	6,977	7.17%
\$300,000 - \$400,000	736	29.98%	6,913	20.29%	22,288	22.91%
\$400,000 - \$500,000	756	30.79%	8,020	23.54%	26,927	27.67%
\$500,000 - \$1,000,000	799	32.55%	15,689	46.06%	34,653	35.61%
\$1,000,000+	0	0.00%	626	1.84%	2,327	2.39%
<b>2025 Median Home Value</b>	<b>\$443,320</b>		<b>\$491,065</b>		<b>\$456,654</b>	
<b>2025 Housing Units by Yr Built</b>	<b>3,634</b>		<b>50,610</b>		<b>151,079</b>	
Built 2010+	1,272	35.00%	21,375	42.23%	54,767	36.25%
Built 2000 - 2010	2,160	59.44%	18,297	36.15%	61,122	40.46%
Built 1990 - 1999	142	3.91%	5,432	10.73%	17,365	11.49%
Built 1980 - 1989	28	0.77%	1,761	3.48%	7,404	4.90%
Built 1970 - 1979	0	0.00%	1,694	3.35%	5,317	3.52%
Built 1960 - 1969	1	0.03%	1,024	2.02%	2,294	1.52%
Built 1950 - 1959	0	0.00%	512	1.01%	1,743	1.15%
Built <1949	31	0.85%	515	1.02%	1,067	0.71%
<b>2025 Median Year Built</b>	<b>2007</b>		<b>2008</b>		<b>2006</b>	