



- **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

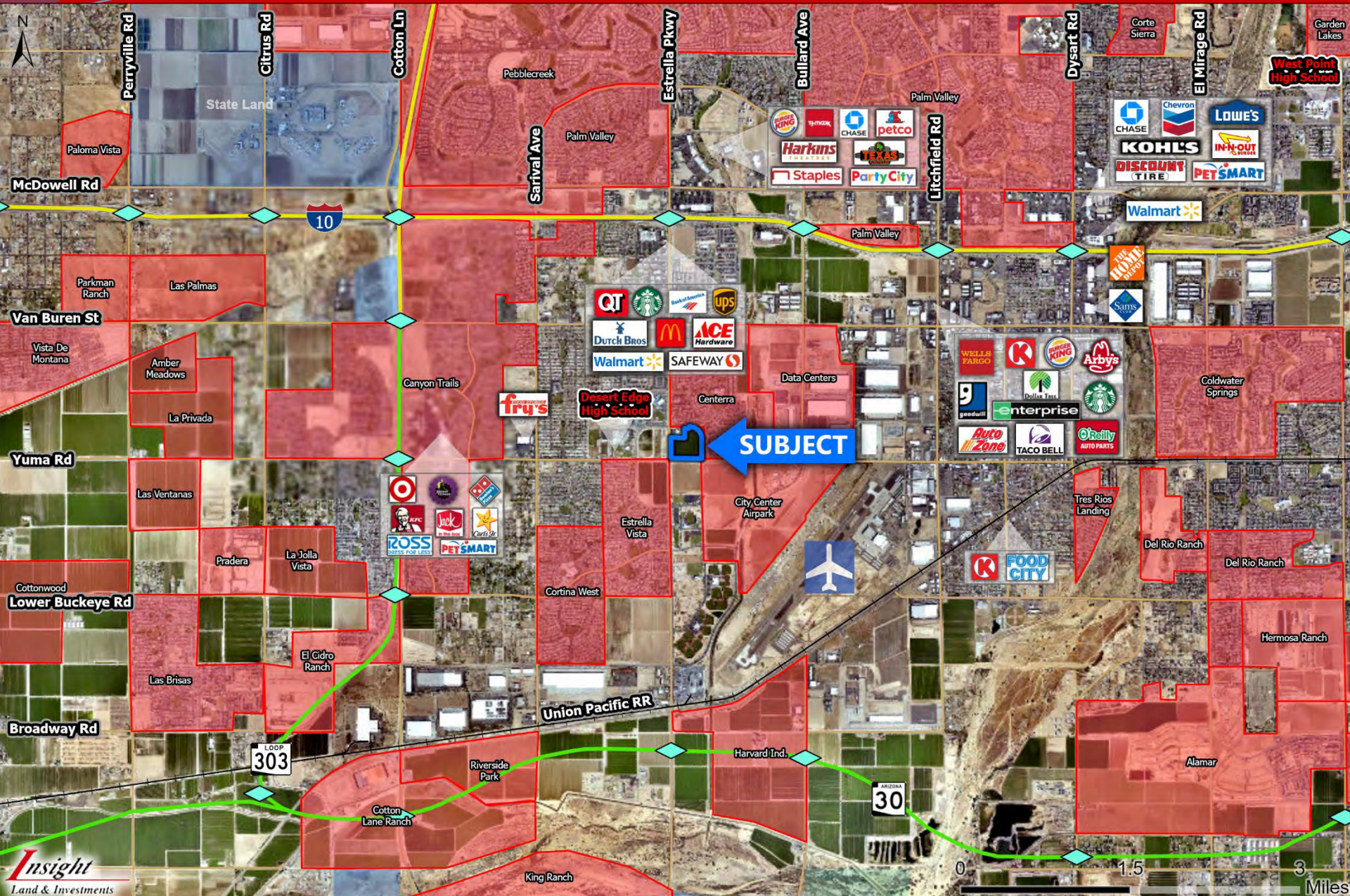
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

MATT RINZLER
Direct: 602-385-1534
mrinzler@insightland.com

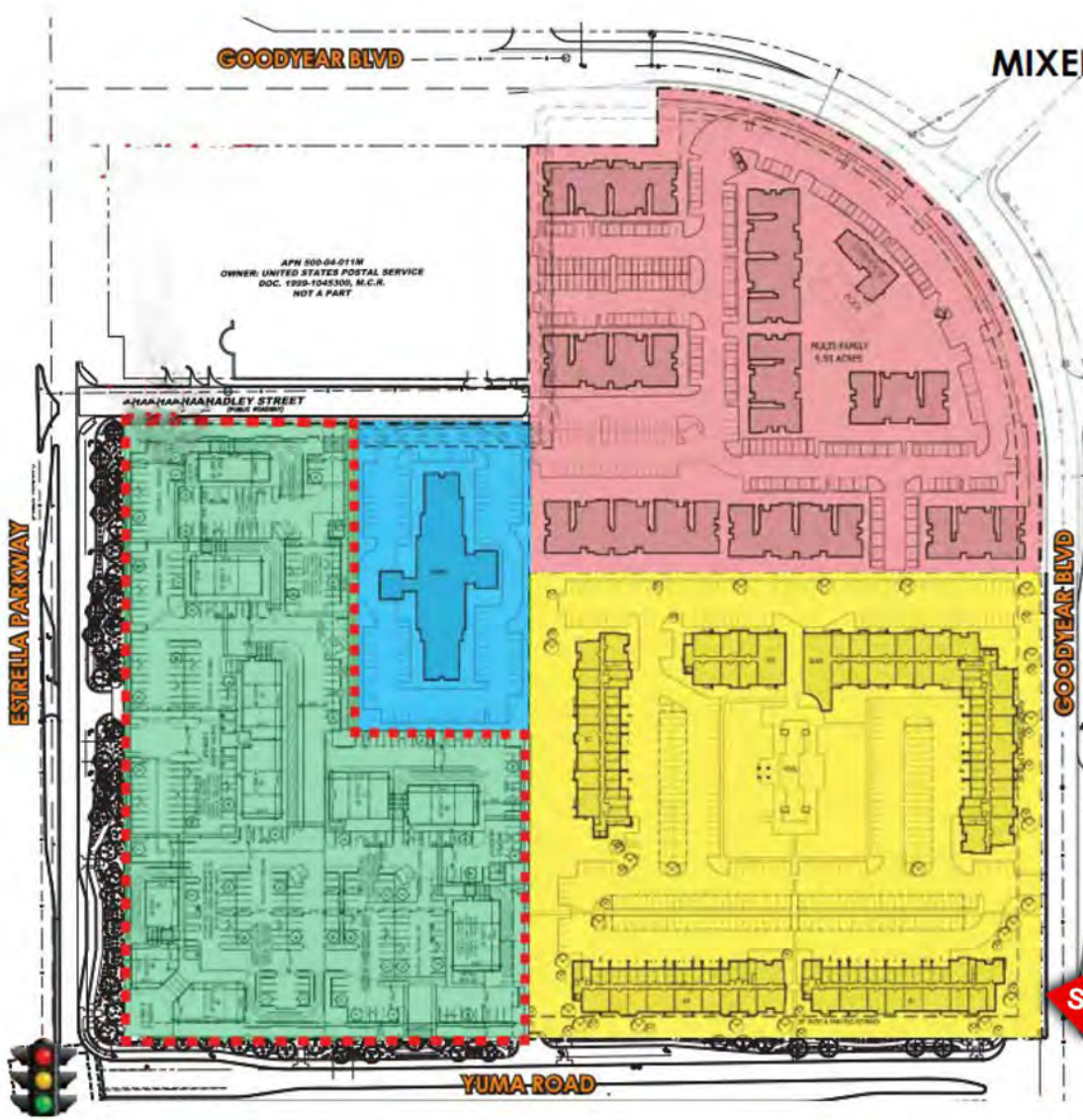


BRIAN STILLMAN
Direct: 602-385-1512
bstillman@insightland.com

JEREMY LOVEJOY
Direct: 602-385-1525
jlovejoy@insightland.com







GOODYEAR BLVD

**27.43-ACRE
MIXED-USE DEVELOPMENT
at Estrella Falls**

APN 800-04-011M
OWNER: UNITED STATES POSTAL SERVICE
DOC. 1999-1045300, M.C.R.
NOT A PART

ANNAHAN HANADLEY STREET
PDS 000000

ESTRELLA PARKWAY

GOODYEAR BLVD

YUMA ROAD

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 | TOTAL APPROX. PATIO AREA: 4,000 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

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

SUBJECT



OVERALL SITE PLAN
27.43-ACRE MIXED-USE DEVELOPMENT



OVERALL SITE PLAN RENDERING
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

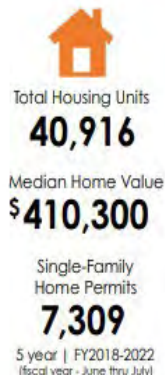
33.2%

Bachelor Degree
or Higher

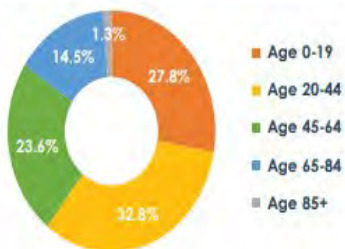
Days of Sunshine
300+



DEMOGRAPHICS



POPULATION 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 GREATSCHOOLS.ORG

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 | capital investment
1,980 | **\$481.1** million













