

# FOR SALE

## MF-18 Development Opportunity

SWC Estrella Blvd & Yuma Road  
Goodyear, AZ 85338



**HAUGEN**  
Commercial Real Estate, Inc.

MAY 2026 – NORTHEAST VIEW



## PROPERTY DETAILS

<b>Property Location:</b>	SWC Estrella Boulevard & W Yuma Road, Goodyear, Arizona 85338
<b>Land Area:</b>	Approximately 44.94 acres, according to the Maricopa County Tax Records
<b>Zoning:</b>	<a href="#">MF-18 with a PAD overlay</a>
<b>Utilities:</b>	Available – Buyer to Confirm
<b>Tax Parcels:</b>	500-06-027S & 027T
<b>Real Estate Taxes:</b>	\$2,172.46 (2025), Agricultural Status
<b>Purchase Price:</b>	Unpriced – Please Call to Discuss

**George Haugen**  
Designated Broker

 **HAUGEN**  
COMMERCIAL REAL ESTATE, INC.

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

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The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property shall be made through Haugen Commercial Real Estate, Inc.

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MAY 2026 – NORTH VIEW



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### PROPERTY HIGHLIGHTS

- Flat, partially improved, and nearly shovel-ready site positioned within one of the most rapidly expanding regions in the Southwestern United States.
- Prime corner location at a signalized intersection, offering approximately 1,675 feet of frontage along Estrella Boulevard.
- Strategically located near Interstate 10, providing convenient access to the greater metropolitan area.
- The City of Goodyear is recognized as a dynamic and evolving community at the center of the southwest valley.
- The Cincinatti Reds and Cleveland Guardians Spring Training Complex is situated directly across from the subject property.
- Minimal holding costs are realized due to the property's current agricultural zoning classification.

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MAY 2026 – WEST VIEW

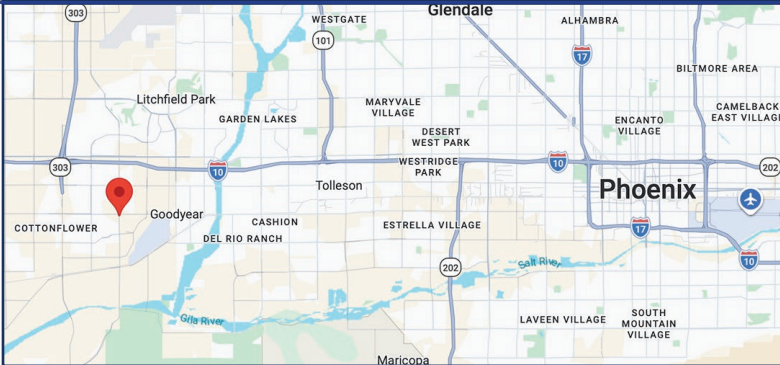


**GOODYEAR TOWNE CENTER**

- TARGET
- ROSS (SHOES FOR LESS)
- CHASE
- PETSMART
- Michaels
- Bank of America
- POTTERY BARN
- Planet Fitness

**SUBJECT PROPERTY**

### PROPERTY LOCATION



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MAY 2026 – SOUTH VIEW

ESTRELLA MASTER PLANNED COMMUNITY  
±20,000 ACRES

**EYR**  
PHOENIX GOODYEAR AIRPORT

GOODYEAR BALLPARK  

FULTON HOMES AT BALLPARK VILLAGE  
PLANNED ±683 HOMES

SUBJECT  
PROPERTY

YUMA ROAD

DESERT EDGE HIGH SCHOOL

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# FOR SALE

## MF-18 Development Opportunity

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MAY 2026 – EAST VIEW



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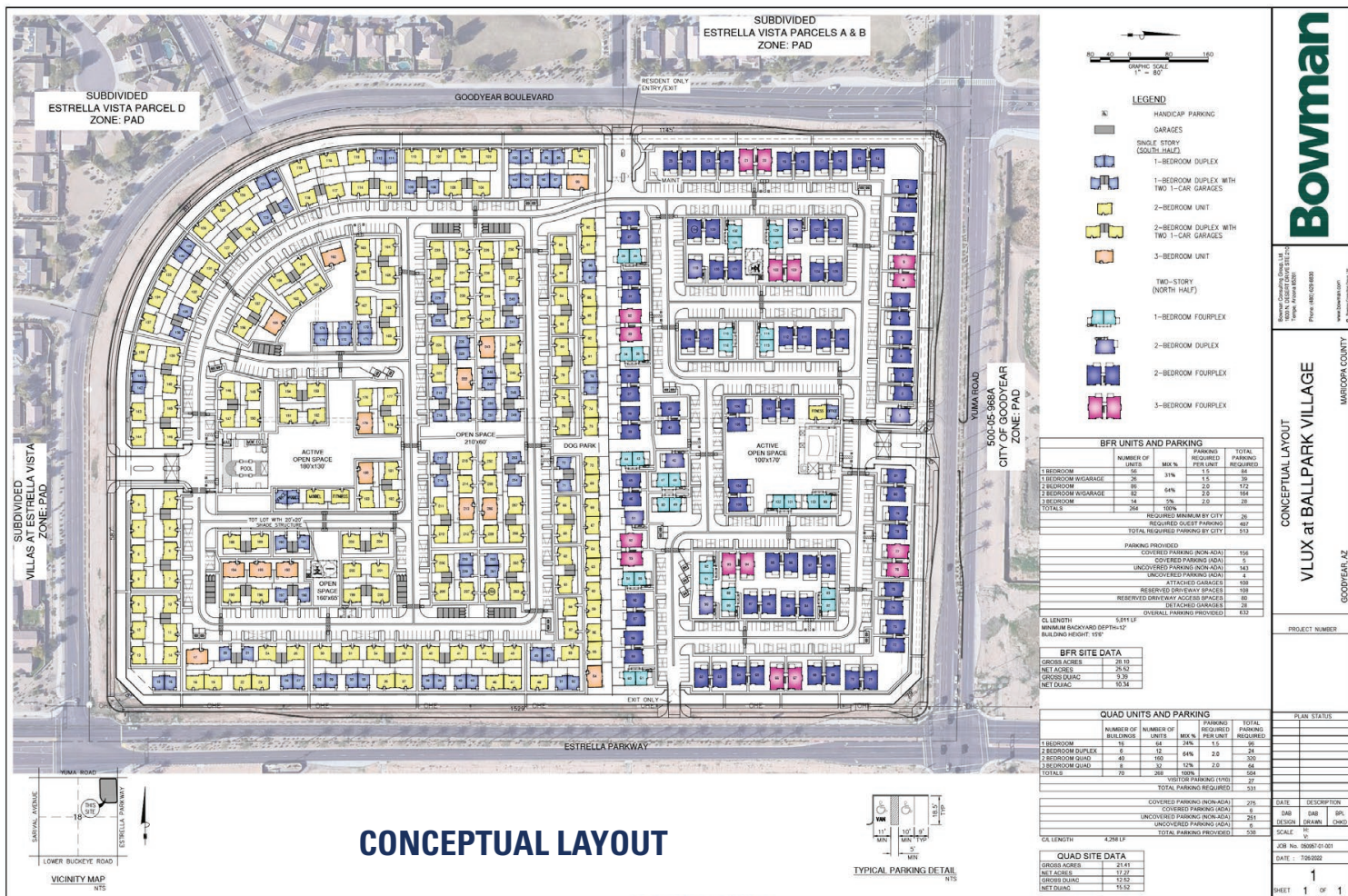
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### CONCEPTUAL LAYOUT



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

[Goodyear Economic Development](#)

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# Demographic Detail Report

## S Estrella Pky, Goodyear, AZ 85338

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	3 Mile	5 Mile
<b>Population</b>			
2030 Projection	11,638	69,315	153,077
2025 Estimate	11,174	65,437	145,021
2020 Census	10,591	56,697	128,141
Growth 2025 - 2030	4.15%	5.93%	5.56%
Growth 2020 - 2025	5.50%	15.42%	13.17%
<b>2025 Population by Age</b>	<b>11,174</b>	<b>65,437</b>	<b>145,021</b>
Age 0 - 4	738 6.60%	4,121 6.30%	8,666 5.98%
Age 5 - 9	752 6.73%	4,367 6.67%	9,182 6.33%
Age 10 - 14	803 7.19%	4,820 7.37%	10,148 7.00%
Age 15 - 19	827 7.40%	5,006 7.65%	10,634 7.33%
Age 20 - 24	802 7.18%	4,698 7.18%	10,042 6.92%
Age 25 - 29	831 7.44%	4,593 7.02%	9,742 6.72%
Age 30 - 34	875 7.83%	4,715 7.21%	9,883 6.81%
Age 35 - 39	856 7.66%	4,738 7.24%	9,818 6.77%
Age 40 - 44	829 7.42%	4,660 7.12%	9,630 6.64%
Age 45 - 49	779 6.97%	4,350 6.65%	9,128 6.29%
Age 50 - 54	703 6.29%	3,980 6.08%	8,671 5.98%
Age 55 - 59	593 5.31%	3,450 5.27%	7,776 5.36%
Age 60 - 64	532 4.76%	3,184 4.87%	7,309 5.04%
Age 65 - 69	451 4.04%	2,746 4.20%	6,675 4.60%
Age 70 - 74	349 3.12%	2,318 3.54%	6,254 4.31%
Age 75 - 79	233 2.09%	1,770 2.70%	5,268 3.63%
Age 80 - 84	131 1.17%	1,108 1.69%	3,529 2.43%
Age 85+	91 0.81%	814 1.24%	2,667 1.84%
Age 65+	1,255 11.23%	8,756 13.38%	24,393 16.82%
<b>Median Age</b>	<b>34.80</b>	<b>35.40</b>	<b>37.10</b>
<b>Average Age</b>	<b>35.60</b>	<b>36.50</b>	<b>38.40</b>

# Demographic Detail Report

## S Estrella Pky, Goodyear, AZ 85338

Radius	1 Mile		3 Mile		5 Mile	
<b>2025 Population By Race</b>	<b>11,174</b>		<b>65,437</b>		<b>145,021</b>	
White	5,084	45.50%	29,250	44.70%	68,141	46.99%
Black	1,065	9.53%	5,512	8.42%	11,702	8.07%
Am. Indian & Alaskan	171	1.53%	1,078	1.65%	2,440	1.68%
Asian	384	3.44%	2,592	3.96%	5,884	4.06%
Hawaiian & Pacific Island	32	0.29%	196	0.30%	476	0.33%
Other	4,436	39.70%	26,810	40.97%	56,378	38.88%
<b>Population by Hispanic Origin</b>	<b>11,174</b>		<b>65,437</b>		<b>145,021</b>	
Non-Hispanic Origin	6,144	54.98%	34,692	53.02%	80,985	55.84%
Hispanic Origin	5,030	45.02%	30,746	46.99%	64,036	44.16%
<b>2025 Median Age, Male</b>	<b>34.10</b>		<b>34.40</b>		<b>36.00</b>	
<b>2025 Average Age, Male</b>	<b>35.00</b>		<b>35.70</b>		<b>37.50</b>	
<b>2025 Median Age, Female</b>	<b>35.50</b>		<b>36.40</b>		<b>38.30</b>	
<b>2025 Average Age, Female</b>	<b>36.20</b>		<b>37.30</b>		<b>39.20</b>	
<b>2025 Population by Occupation Classification</b>	<b>8,715</b>		<b>51,130</b>		<b>114,908</b>	
Civilian Employed	6,355	72.92%	32,907	64.36%	70,580	61.42%
Civilian Unemployed	316	3.63%	1,495	2.92%	2,684	2.34%
Civilian Non-Labor Force	2,044	23.45%	16,331	31.94%	40,776	35.49%
Armed Forces	0	0.00%	397	0.78%	868	0.76%
<b>Households by Marital Status</b>						
Married	1,868		11,247		26,463	
Married No Children	999		6,054		15,427	
Married w/Children	869		5,193		11,036	
<b>2025 Population by Education</b>	<b>7,674</b>		<b>45,473</b>		<b>102,497</b>	
Some High School, No Diploma	662	8.63%	5,623	12.37%	11,463	11.18%
High School Grad (Incl Equivalency)	1,351	17.60%	9,538	20.98%	22,443	21.90%
Some College, No Degree	3,082	40.16%	16,198	35.62%	35,060	34.21%
Associate Degree	422	5.50%	3,047	6.70%	6,148	6.00%
Bachelor Degree	1,606	20.93%	7,018	15.43%	17,269	16.85%
Advanced Degree	551	7.18%	4,049	8.90%	10,114	9.87%

# Demographic Detail Report

## S Estrella Pky, Goodyear, AZ 85338

Radius	1 Mile		3 Mile		5 Mile	
<b>2025 Population by Occupation</b>	<b>11,969</b>		<b>61,098</b>		<b>130,858</b>	
Real Estate & Finance	804	6.72%	3,266	5.35%	6,566	5.02%
Professional & Management	2,846	23.78%	13,751	22.51%	31,382	23.98%
Public Administration	536	4.48%	1,731	2.83%	3,990	3.05%
Education & Health	1,491	12.46%	7,625	12.48%	15,801	12.07%
Services	1,075	8.98%	5,889	9.64%	12,114	9.26%
Information	72	0.60%	339	0.55%	754	0.58%
Sales	1,647	13.76%	8,365	13.69%	17,082	13.05%
Transportation	66	0.55%	295	0.48%	474	0.36%
Retail	833	6.96%	4,508	7.38%	9,275	7.09%
Wholesale	251	2.10%	883	1.45%	1,954	1.49%
Manufacturing	251	2.10%	2,122	3.47%	4,827	3.69%
Production	874	7.30%	4,147	6.79%	9,513	7.27%
Construction	503	4.20%	3,274	5.36%	6,472	4.95%
Utilities	663	5.54%	3,161	5.17%	6,264	4.79%
Agriculture & Mining	7	0.06%	440	0.72%	988	0.76%
Farming, Fishing, Forestry	0	0.00%	189	0.31%	449	0.34%
Other Services	50	0.42%	1,113	1.82%	2,953	2.26%
<b>2025 Worker Travel Time to Job</b>	<b>5,540</b>		<b>30,634</b>		<b>63,435</b>	
<30 Minutes	3,229	58.29%	17,615	57.50%	35,820	56.47%
30-60 Minutes	1,636	29.53%	9,732	31.77%	20,567	32.42%
60+ Minutes	675	12.18%	3,287	10.73%	7,048	11.11%
<b>2020 Households by HH Size</b>	<b>3,484</b>		<b>18,354</b>		<b>42,646</b>	
1-Person Households	601	17.25%	3,121	17.00%	7,526	17.65%
2-Person Households	1,054	30.25%	5,461	29.75%	13,847	32.47%
3-Person Households	595	17.08%	3,208	17.48%	6,847	16.06%
4-Person Households	630	18.08%	3,172	17.28%	6,826	16.01%
5-Person Households	322	9.24%	1,828	9.96%	4,077	9.56%
6-Person Households	173	4.97%	902	4.91%	2,039	4.78%
7 or more Person Households	109	3.13%	662	3.61%	1,484	3.48%
<b>2025 Average Household Size</b>	<b>3.00</b>		<b>3.00</b>		<b>2.90</b>	
<b>Households</b>						
2030 Projection	3,795		22,324		50,753	
2025 Estimate	3,644		21,065		48,054	
2020 Census	3,483		18,353		42,646	
Growth 2025 - 2030	4.14%		5.98%		5.62%	
Growth 2020 - 2025	4.62%		14.78%		12.68%	

# Demographic Detail Report

## S Estrella Pky, Goodyear, AZ 85338

Radius	1 Mile		3 Mile		5 Mile	
<b>2025 Households by HH Income</b>	<b>3,645</b>		<b>21,066</b>		<b>48,055</b>	
<\$25,000	187	5.13%	1,534	7.28%	3,648	7.59%
\$25,000 - \$50,000	285	7.82%	3,368	15.99%	6,981	14.53%
\$50,000 - \$75,000	688	18.88%	3,571	16.95%	8,077	16.81%
\$75,000 - \$100,000	623	17.09%	3,172	15.06%	7,134	14.85%
\$100,000 - \$125,000	635	17.42%	2,715	12.89%	6,063	12.62%
\$125,000 - \$150,000	314	8.61%	1,720	8.16%	4,575	9.52%
\$150,000 - \$200,000	420	11.52%	2,374	11.27%	5,494	11.43%
\$200,000+	493	13.53%	2,612	12.40%	6,083	12.66%
<b>2025 Avg Household Income</b>	<b>\$123,327</b>		<b>\$114,456</b>		<b>\$116,546</b>	
<b>2025 Med Household Income</b>	<b>\$101,555</b>		<b>\$91,235</b>		<b>\$93,648</b>	
<b>2025 Occupied Housing</b>	<b>3,644</b>		<b>21,065</b>		<b>48,054</b>	
Owner Occupied	2,247	61.66%	14,056	66.73%	33,869	70.48%
Renter Occupied	1,397	38.34%	7,009	33.27%	14,185	29.52%
<b>2020 Housing Units</b>	<b>4,030</b>		<b>22,809</b>		<b>51,854</b>	
1 Unit	3,745	92.93%	19,664	86.21%	44,436	85.69%
2 - 4 Units	5	0.12%	1,015	4.45%	2,027	3.91%
5 - 19 Units	159	3.95%	1,084	4.75%	2,744	5.29%
20+ Units	121	3.00%	1,046	4.59%	2,647	5.10%
<b>2025 Housing Value</b>	<b>2,246</b>		<b>14,056</b>		<b>33,868</b>	
<\$100,000	30	1.34%	553	3.93%	1,206	3.56%
\$100,000 - \$200,000	17	0.76%	235	1.67%	438	1.29%
\$200,000 - \$300,000	84	3.74%	961	6.84%	2,129	6.29%
\$300,000 - \$400,000	1,002	44.61%	3,868	27.52%	8,110	23.95%
\$400,000 - \$500,000	794	35.35%	3,317	23.60%	8,659	25.57%
\$500,000 - \$1,000,000	319	14.20%	5,090	36.21%	12,815	37.84%
\$1,000,000+	0	0.00%	32	0.23%	511	1.51%
<b>2025 Median Home Value</b>	<b>\$399,001</b>		<b>\$442,538</b>		<b>\$458,332</b>	
<b>2025 Housing Units by Yr Built</b>	<b>4,043</b>		<b>23,654</b>		<b>54,162</b>	
Built 2010+	813	20.11%	8,228	34.78%	17,373	32.08%
Built 2000 - 2010	2,503	61.91%	9,957	42.09%	22,241	41.06%
Built 1990 - 1999	557	13.78%	2,144	9.06%	7,691	14.20%
Built 1980 - 1989	136	3.36%	970	4.10%	2,210	4.08%
Built 1970 - 1979	5	0.12%	874	3.69%	2,188	4.04%
Built 1960 - 1969	7	0.17%	630	2.66%	1,269	2.34%
Built 1950 - 1959	22	0.54%	386	1.63%	646	1.19%
Built <1949	0	0.00%	465	1.97%	544	1.00%
<b>2025 Median Year Built</b>	<b>2005</b>		<b>2006</b>		<b>2005</b>	