

8.74 ACRE APARTMENT SITE OPPORTUNITY

1010 S GOODYEAR BLVD, GOODYEAR, ARIZONA 85338

FOR SALE



CALL BROKER FOR PRICING

**FULLY ZONED & ENTITLED
FOR 303 MULTIFAMILY UNITS
ALL OFFSITE IMPROVEMENTS COMPLETED**

PARCEL: 500-091-49H



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PROPERTY OVERVIEW



±8.74 ACRES

CALL BROKER FOR PRICING

This ±8.74-acre multifamily development opportunity is strategically located at the signalized intersection of Yuma Road and S. Goodyear Parkway in the heart of Goodyear, Arizona. The property is fully zoned and entitled for 303 multifamily units, with all off-site improvements completed and utilities available to the site, allowing for an expedited development timeline. Ideally positioned just one block from the Goodyear Recreation Campus and Goodyear Ballpark—the spring training home of the Cincinnati Reds and Cleveland Guardians—the site benefits from strong surrounding amenities and recreational attractions. Its prime location offers convenient access to major employment centers, retail, dining, and the rapidly growing West Valley.



PROPERTY PHOTOS



NEARBY AMENITIES



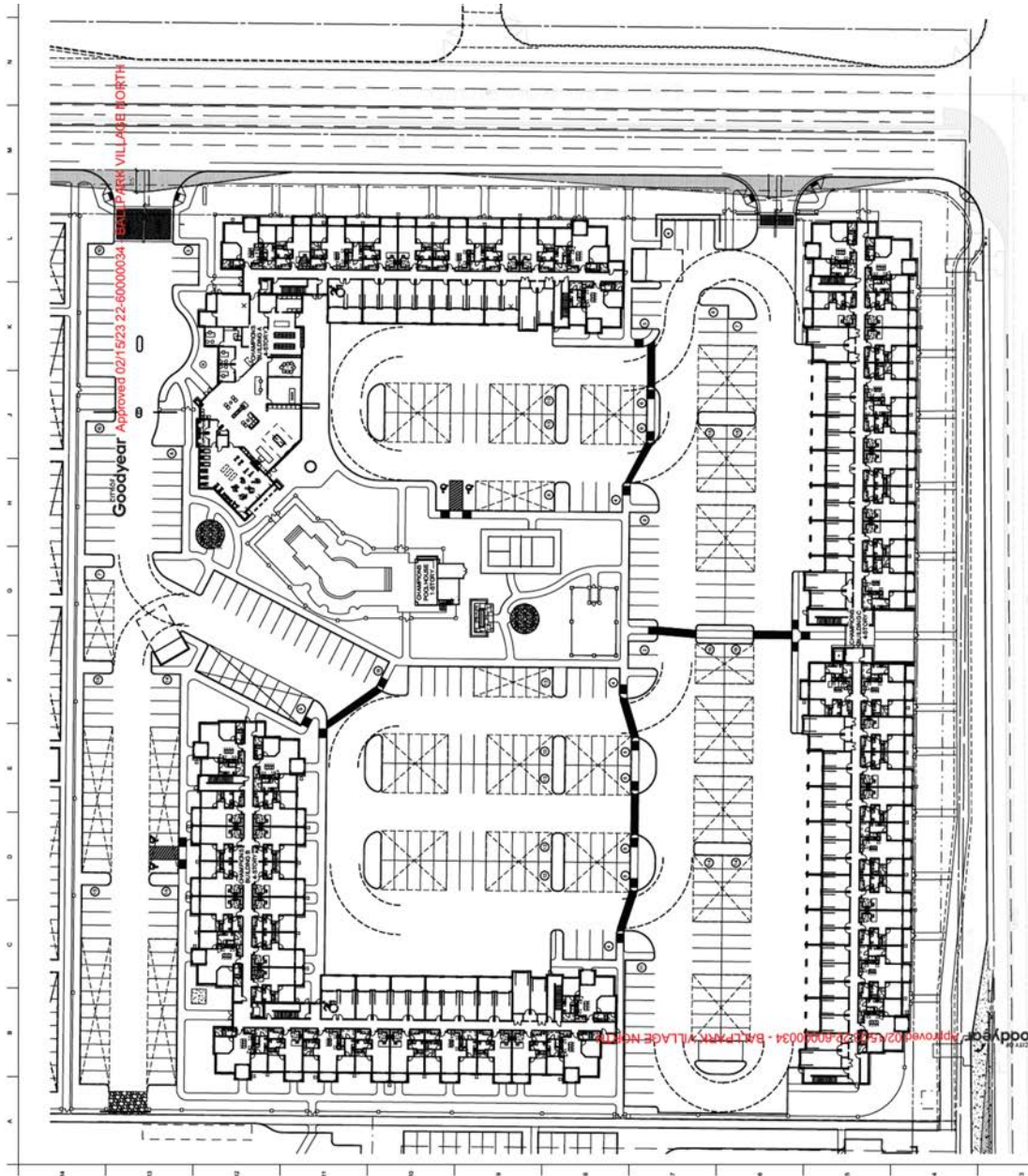
SUBMARKET OVERVIEW

Located in the heart of Goodyear, one of the fastest-growing cities in the Phoenix metropolitan area, the property is positioned within a dynamic West Valley submarket experiencing sustained residential, commercial, and employment growth. The area has attracted significant public and private investment, with new master-planned communities, retail centers, healthcare facilities, and business developments continuing to drive demand for housing. Nearby amenities include Goodyear Civic Square, the Goodyear Recreation Campus, Goodyear Ballpark (the spring training home of the Cincinnati Reds and Cleveland Guardians), and a wide variety of shopping and dining options along Estrella Parkway and McDowell Road.

The property also benefits from excellent regional connectivity, with convenient access to Interstate 10, Loop 303, and Loop 101, providing direct access to major employment centers throughout the West Valley and the greater Phoenix area. Major employers such as Amazon, Microsoft, Walmart, and numerous advanced manufacturing and logistics companies have established a significant presence nearby, supporting continued job creation and population growth. Combined with Goodyear's strong economic fundamentals, high quality of life, and ongoing infrastructure investment, the area remains one of the most desirable locations for new multifamily development in Metropolitan Phoenix.



PARCEL MAP



CHAMPIONS MULTIFAMILY DEVELOPMENT

UNIT TABULATION

BUILDING A	
UNIT COUNTS:	
1 BEDROOM	035
2 BEDROOM	027
TOTAL:	062

BUILDING B	
UNIT COUNTS:	
1 BEDROOM	081
2 BEDROOM	029
TOTAL:	110

BUILDING C	
UNIT COUNTS:	
1 BEDROOM	084
2 BEDROOM	047
TOTAL:	131

TOTAL UNIT COUNTS	
1 BEDROOM	200
2 BEDROOM	103
GRAND TOTAL:	303

TOTAL UNIT COUNTS:	
1BR	200
2BR	103
TOTAL:	303
1BR/2BR	66%/34%

BALCONIES

SMALLEST BALCONY: 5'-0" DEEP AND 56 SF
LARGEST BALCONY: 9'-8" DEEP AND 94 SF

UNIT BALCONY SIZES

1 BEDROOM:	5'-0" DEEP AND 56 SF
2 BEDROOM:	5'-0" DEEP AND 56 SF
2 BED CORNER:	9'-8" DEEP AND 94 SF

PARKING TABULATION

PARKING REQUIRED:	
1BR (200 x 1.4)	280
2BR (103 x 1.8)	186
GUEST (1:10)	031
TOTAL REQUIRED:	497

PARKING PROVIDED:	
SURFACE SPACES	155
CARPORT SPACES	236
GARAGE SPACES	060
TANDEM SPACES	050
TOTAL PROVIDED:	501 (1.65 RATIO)

ACCESSIBLE PARKING:	
SURFACE SPACES:	002
CARPORT SPACES:	002
GARAGE SPACES:	002
TOTAL PROVIDED:	006

COVERED PARKING:	
CARPORT SPACES:	236
TANDEM SPACES:	050
GARAGE SPACES:	060
TOTAL PROVIDED:	346

AERIAL VIEW



AREA HIGHLIGHTS



CITY PROFILE

Goodyear is one of the fastest-growing cities in the Phoenix metropolitan area, strategically located approximately 20 miles west of Downtown Phoenix along Interstate 10. Home to more than 125,000 residents, the city has experienced rapid population growth driven by its high quality of life, master-planned communities, expanding employment base, and business-friendly environment.

The city serves as a major employment and logistics hub in the West Valley, benefiting from direct access to Interstate 10, Loop 303, Loop 101, Phoenix Goodyear Airport, and Phoenix Sky Harbor International Airport. Goodyear has attracted significant investment from national manufacturers, healthcare providers, aerospace companies, and distribution operators, while continuing to expand its retail, office, and mixed-use developments.

Goodyear is also recognized as a premier destination for recreation and tourism. The city is home to the Goodyear Ballpark, the spring training home of the Cleveland Guardians and Cincinnati Reds, along with over 300 days of sunshine annually, more than 90 miles of trails, championship golf courses, and the nearby Estrella Mountain Regional Park. These amenities, combined with highly rated schools and a growing selection of shopping and dining options, continue to attract residents and businesses alike.

With continued residential and commercial development, substantial infrastructure investment, and strong demographic trends, Goodyear remains one of the most desirable and dynamic communities in the West Valley, offering long-term opportunities for investment, business expansion, and sustainable economic growth.



GOODYEAR, ARIZONA

Goodyear is one of the fastest-growing cities in the southwest portion of the Phoenix Metropolitan Statistical Area, recognized for its expanding employment base, master-planned communities, and excellent regional connectivity. The city offers a high quality of life with abundant parks, recreational amenities, and attractions such as Goodyear Ballpark, the spring training home of the Cleveland Guardians and Cincinnati Reds. Continued investment in commercial development, healthcare, and industrial employment, combined with convenient access to Interstate 10, Loop 303, and Phoenix Goodyear Airport, continues to position Goodyear as one of the West Valley's premier destinations for residents, businesses, and investment.



5 MILE DAYTIME POPULATION

204,045



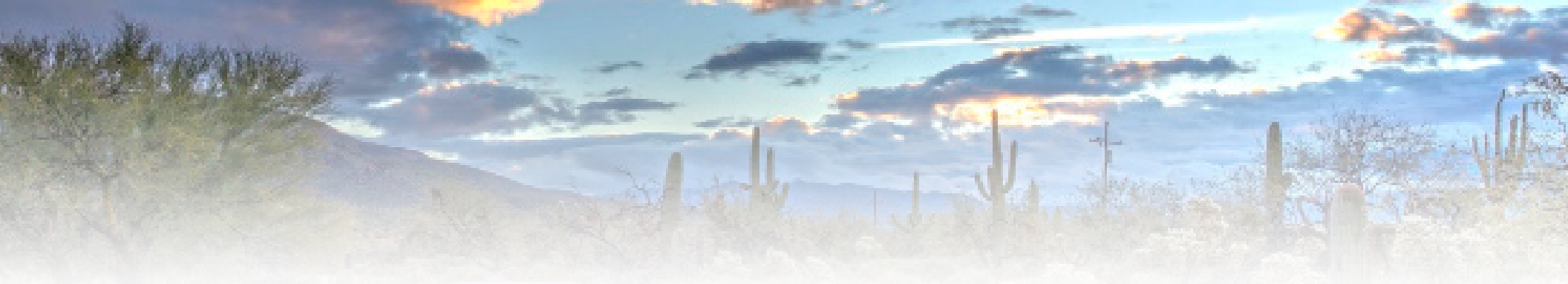
1 MILE AVG HOUSEHOLD INCOME

\$130,144

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	13,259	103,840	204,045
Employees:	682	21,835	35,008
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	4,747	29,110	59,338
Average Size:	2.6	2.8	2.8
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$130,144	\$121,898	\$127,488
Annual Household Expenditure:	\$509.72 M	\$3 B	\$6.21 B





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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.