

# 284 UNIT FULLY ZONED AND ENTITLED MULTI FAMILY SITE

SW CORNER ESTRELLA PARKWAY  
AND VAN BUREN



11.37 ACRES

FOR SALE



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A handwritten signature in cursive that reads "Larry Kush" with the word "Lanham" written in smaller letters below it.



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*Larry Skush*  
Lanham

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**GOODYEAR RECREATION CAMPUS  
WALKING DISTANCE TO SITE**

# PROPERTY OVERVIEW

## Highlights

- Fully zoned and entitled MF Project
- Offsites completed
- Excellent location one block north of Goodyear Recreation Center and 3 blocks from the Cincinnati Reds and the Cleveland Guardians spring training
- The 86-acre Goodyear Recreation Center provides residents with a state-of-the-art recreational facility with a community park and aquatic center
- *The recreation & aquatics center is available to Goodyear residents & their guests only. Passes are required.*

Property Type

Development Opportunity

Size

11.37 Acres

Utilities

To site

Parcel

500-10-852G

Price-per-SF / Sale Price

Call agent

Cross Streets

Estrella Parkway & Van Buren



# SUBMARKET OVERVIEW

*Larry J. Kush*  
Landman

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Located in the West Valley of the greater Phoenix metro, Goodyear has emerged as a fast-growing submarket driven by strong population growth, residential expansion, and increasing retail demand. Its position along Interstate 10 provides excellent regional access and supports a broad consumer draw from across the western metro area.

The submarket is supported by favorable demographics, rising household incomes, and continued housing development, creating strong demand for neighborhood-serving retail and services. With ongoing commercial growth and expanding rooftops, Goodyear continues to solidify its role as a key suburban growth corridor within the Phoenix MSA.



# PROPERTY PHOTOS

*Larry S. Kush*  
Landman

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## GOODYEAR RECREATION SITE

Goodyear Recreation Center amenities include a multipurpose gymnasium, activity rooms, fitness areas, an indoor walking/running track, and a dedicated space for social gaming and teen activity.

**SITE**



# PARCEL MAP

*Larry S. Kosh*  
Landman



**11.37 ACRES**

**APN: 500-10-852G**

**GOODYEAR  
RECREATION  
SITE**

**N ESTRELLA PKWAY**

**W VAN BUREN ST**

# AERIAL VIEW

Larry J. Kosh  
Landman

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# CITY PROFILE

Located in the rapidly expanding West Valley of Goodyear, the city is home to a growing population supported by continued residential development and strong in-migration trends. Known for its master-planned communities and modern infrastructure, Goodyear offers a well-designed living environment with an increasing concentration of retail, dining, and service-oriented amenities. The city's demographic profile reflects a balanced mix of renters and homeowners, with rising demand for multifamily housing driven by affordability relative to more established areas of Phoenix and surrounding urban cores. Median household incomes align well with attainable and workforce housing, supporting stable occupancy across professionally managed apartment communities.

Goodyear provides excellent regional connectivity, with direct access to Interstate 10 and Loop 303, allowing efficient transportation to major employment hubs throughout the West Valley and greater Phoenix metropolitan area. Its proximity to large-scale employment centers—including logistics and distribution facilities, healthcare campuses, and corporate users—continues to fuel population growth and housing demand. Local amenities such as Goodyear Ballpark, along with expanding retail corridors and recreational offerings, enhance the city's overall livability and appeal.

As part of the broader Phoenix metro—one of the fastest-growing regions in the country—Goodyear benefits from sustained economic expansion across key industries including logistics, advanced manufacturing, healthcare, and professional services. The city's combination of population growth, relative housing affordability, and access to major employment corridors positions it as a desirable location for residents and a strong market for multifamily investment, supporting steady rental demand and long-term stability.



# AREA HIGHLIGHTS

Larry Stork  
Landman

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# DISCLAIMER

*Larry St. Kush*  
Landman

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



**SITE**

Goodyear Recreation Center amenities include a multipurpose gymnasium, activity rooms, fitness areas, an indoor walking/running track, and a dedicated space for social gaming and teen activity.

**GOODYEAR  
RECREATION  
CENTER  
86-ACRE**

# GOODYEAR, ARIZONA

As one of the fastest-growing cities in the Southwest, Goodyear is an emerging and highly desirable market within the greater Phoenix metro area. The city's expanding population, strong household growth, and proximity to major employment corridors continue to fuel demand for neighborhood-serving retail and service-oriented commercial properties. Goodyear benefits from a steadily increasing consumer base supported by a mix of families, professionals, and commuters, along with convenient access to Loop 303 and Interstate 10. Its business-friendly environment, ongoing infrastructure development, and long-term growth trajectory position Goodyear as an attractive location for both owner-users and investors seeking sustainable retail opportunities.



5 MILE DAYTIME POPULATION  
**178,509**



3 MILE AVG HOUSEHOLD INCOME  
**\$125,075**

## 2025 LOCATION DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	<b>15,900</b>	<b>107,922</b>	<b>178,509</b>
Employees:	<b>2,327</b>	<b>19,799</b>	<b>4,625</b>
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	<b>4,860</b>	<b>32,959</b>	<b>59,894</b>
Average Size:	<b>2.8</b>	<b>2.6</b>	<b>2.8</b>
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	<b>\$98,510</b>	<b>\$125,075</b>	<b>\$122,394</b>
Annual Household Expenditure:	<b>\$505.96 M</b>	<b>\$3.84 B</b>	<b>\$6.94 B</b>





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A handwritten signature in gold ink that reads "Larry S. Kush". Below the signature, the word "Landman" is written in a small, gold, sans-serif font.



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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.