



FOR SALE OR LEASE

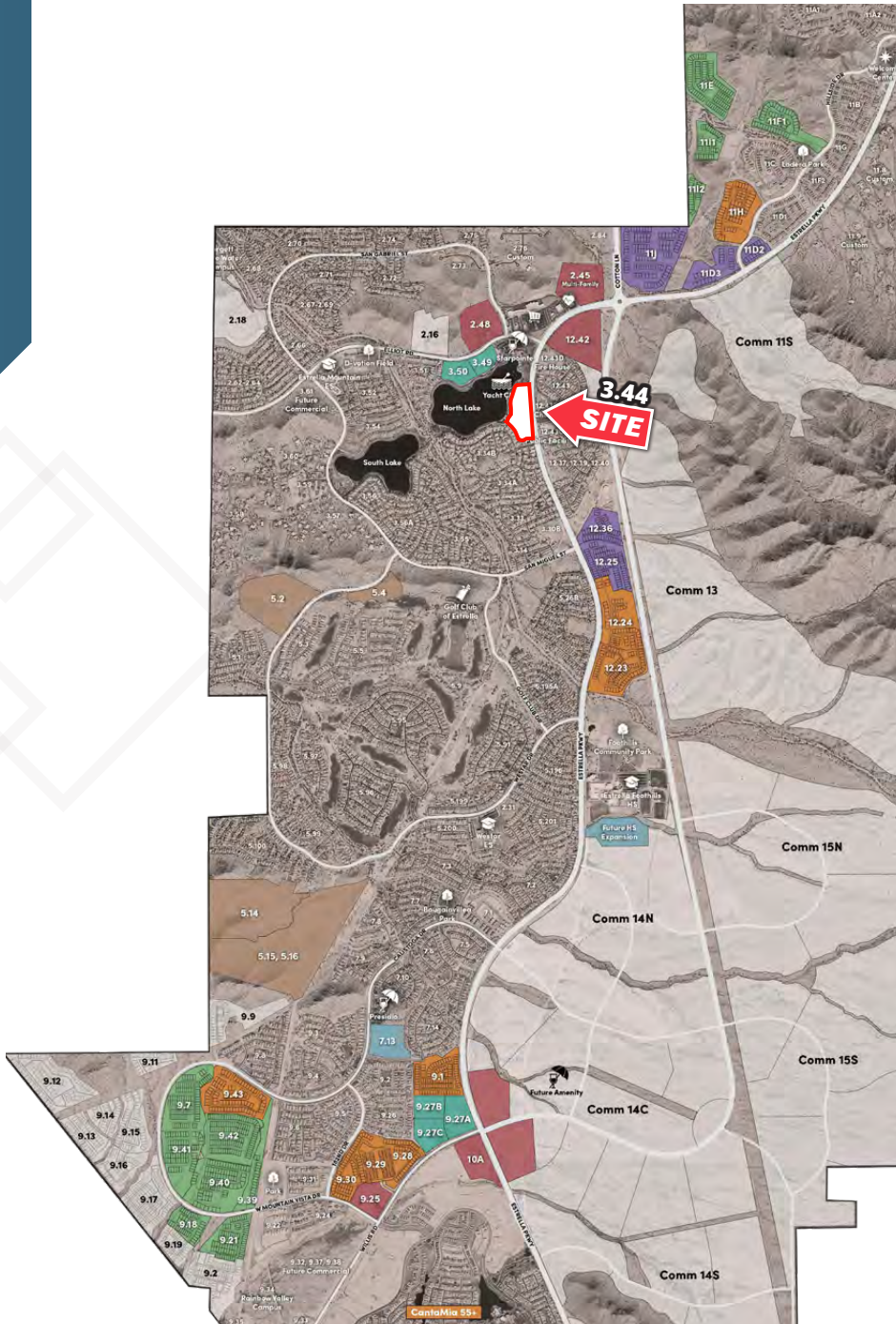
Estrella Masterplan Community Land

Elliot Road & Estrella Parkway | Goodyear, AZ 85338



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FOR SALE OR LEASE

AVAILABLE

12.84 AC

Parcel 3.44

APN 400-03-019Y

Contact Broker

RATE

ABOUT THE PROPERTY

- Proposed specialty retail/restaurant
- 7,040 SF building for sale - Lake Parcel 3.44
- Land available for sale or ground lease
- Located near Safeway anchored shopping center, Mountain Ranch Marketplace
- Located along Estrella Parkway, a major arterial
- In 2020, Estrella ranked as the 18th top selling community in the U.S. and the 3rd top selling community in Arizona
- Zoned PAD, City of Goodyear

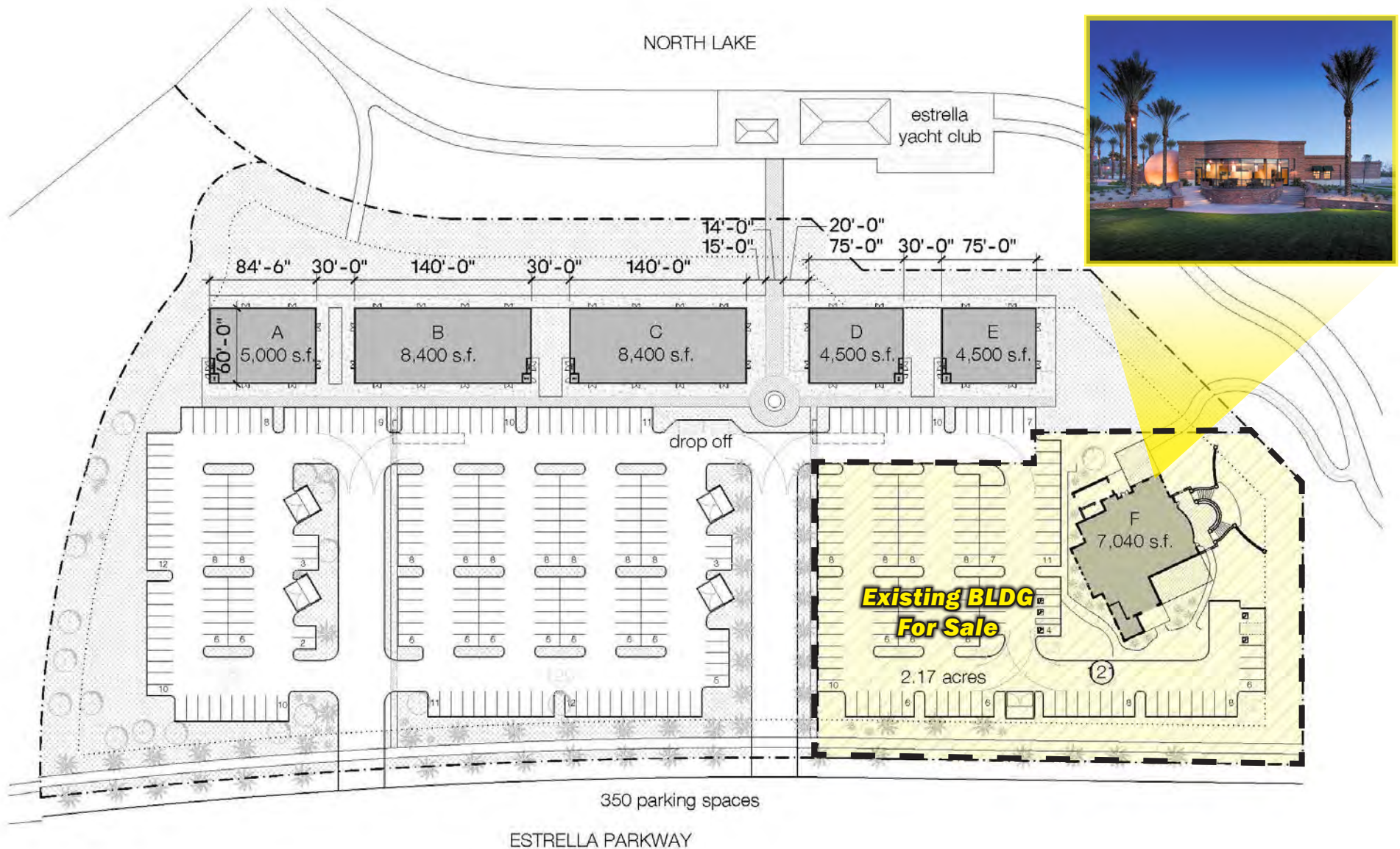
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SITE PLAN | LAKE PARCEL 3.44

RETAIL - RESTAURANT - PADS



The site plan and rendering represent developers initial plans for subject property but will continue to evolve until approved by the city of Goodyear

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LAKE PARCEL 3.44

Conceptual Elevations



ALINE
ARCHITECTURE CONCEPTS

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DEMOGRAPHIC HIGHLIGHTS (2025)

1 MILE

4,379	\$147,849	3,645
2025 Population	Avg Household Income	Daytime Population

3 MILES

14,042	\$149,906	10,086
2025 Population	Avg Household Income	Daytime Population

5 MILES

37,869	\$131,896	27,607
2025 Population	Avg Household Income	Daytime Population



SOURCE



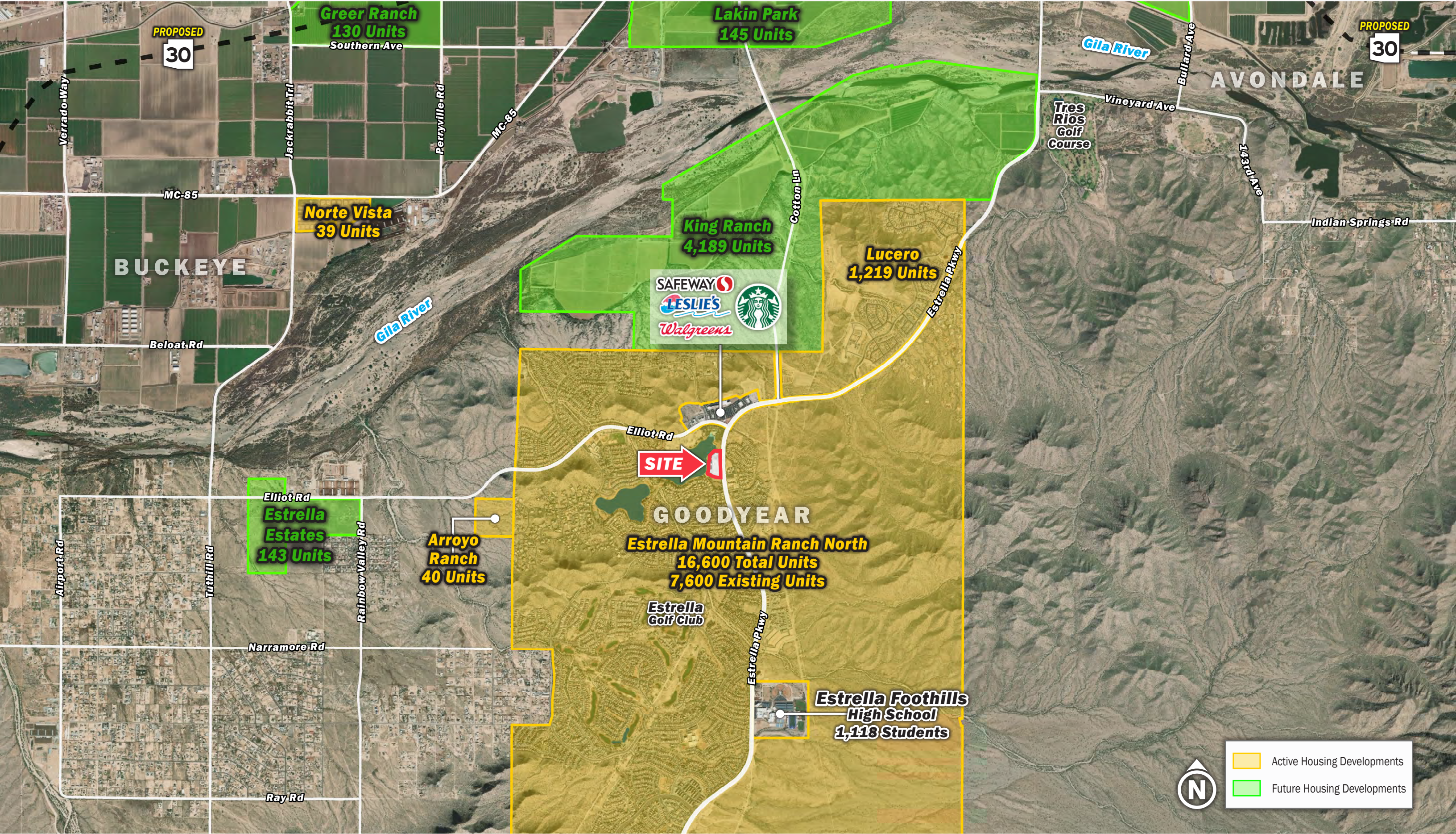
Elliot Road & Estrella Parkway

Goodyear, Arizona 85338



Elliott Road & Estrella Parkway

Goodyear, Arizona 85338





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