



303

10

Odyssey Preparatory Academy

Esporta Fitness

W BROADWAY & S PERRYVILLE RD (502-50-015F) | 19.37 ACRES GOODYEAR, AZ 85338

AGRICULTURE | RESIDENTIAL | COMMERCIAL | RETAIL

Las Brisas Academy - Elementary School



APPROX LIMITS

LAND FOR SALE | SOLICITING OFFERS



SUMMARY



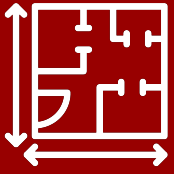
Located near the fast - growing Phoenix suburb of Goodyear just south of the new Las Brisas planned development, this 19.4 acre vacant parcel. This Parcel is in the Master annexation plan of the City of Goodyear, AZ.

Land with flexible zoning in a growing market with an opportunity for phased master plan development. Goodyear, AZ master plan has the property designated as a C-3 use.

- 19.37 Acres Raw Land
- R - 43 → Potential to Annex to Permit Commercial Use
- Future Land Use - Commercial - C-3
- Public Water and Sewage (need extension and annexations)
- Adjacent Rail Available (currently not on site)
- Excellent opportunity in a growing market
- Multiple uses with phased development opportunity

Parcel Info - 502-50-015F

KEY FACTS



19.37 ACRES
843,772 SQ FT



FLU - C3
COMMERCIAL
Multiple uses allowed



16.7% HOUSING
GROWTH

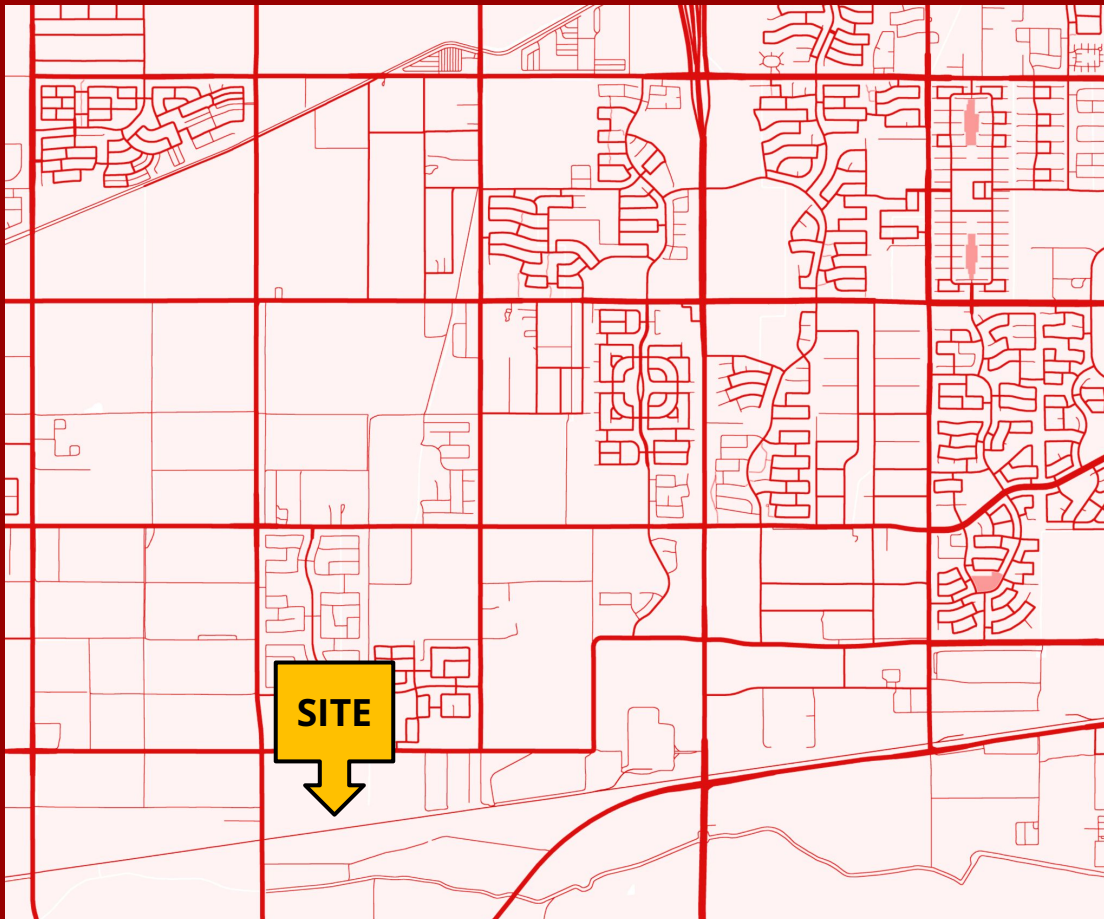


EXTREMELY LOW
TAXES

LOCATION



PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT



DISTANCES TO MAJOR CITIES

BUCKEYE - 9.4 Mi | 14 Min
SURPRISE - 20.3 Mi | 24 Min
PHOENIX - 28.1 Mi | 33 Min
SCOTTSDALE - 37.1 Mi | 45 Min
MESA - 43.3 Mi | 47 Min
CHANDLER - 51.2 Mi | 50 Min
CASA GRANDE - 73.6Mi | 71 Min
TUCSON - 138 Mi |124 Min
FLAGSTAFF - 161 Mi | 159 Min
LAS VEGAS - 285 Mi | 269 Min
LOS ANGELES - 353Mi | 338 Min
ALBUQUERQUE - 444 Mi | 409 Min

DISTANCE TO MAJOR ROADWAYS

I 10 - 3.9 Mi | 7 Min
LOOP 303 - 6.1 Mi | 10 Min
MC 85 - 11 Mi | 15 Min

OTHER DISTANCES

Inland Port of AZ - 89.7 Mi | 98 Min
San Diego Port-333 Mi |303 Min
Los Angeles Port- 364 Mi | 360 Min
TSMC Plant-44.2 Mi | 47 Min

20% POPULATION GROWTH ANNUALLY IN PAST 5 YEARS 3



LOCATION ANALYSIS



LARGE FLAT PARCEL
900' FRONTAGE
HIGH GROWTH CORRIDOR
DEVELOPMENT FRIENDLY

UTILITIES



APS ELECTRIC



SOUTHWEST GAS

SW GAS



WATER
CITY OF GOODYEAR
(FUTURE)

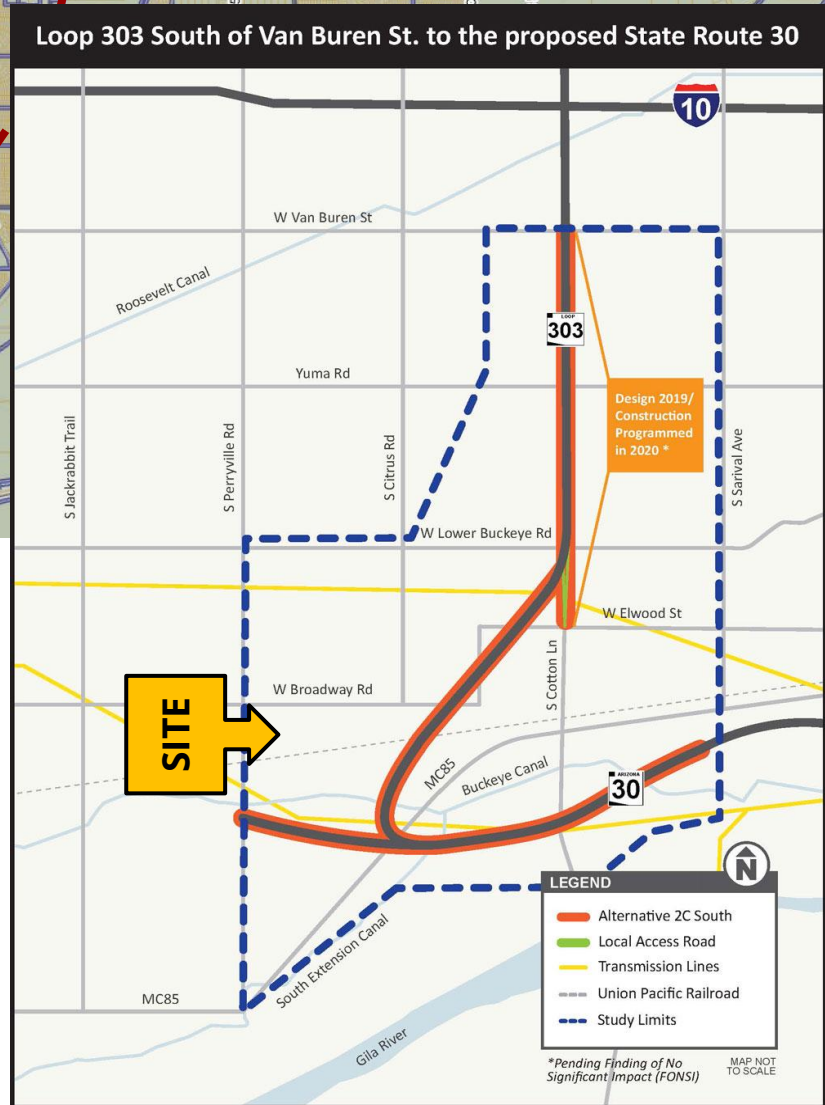
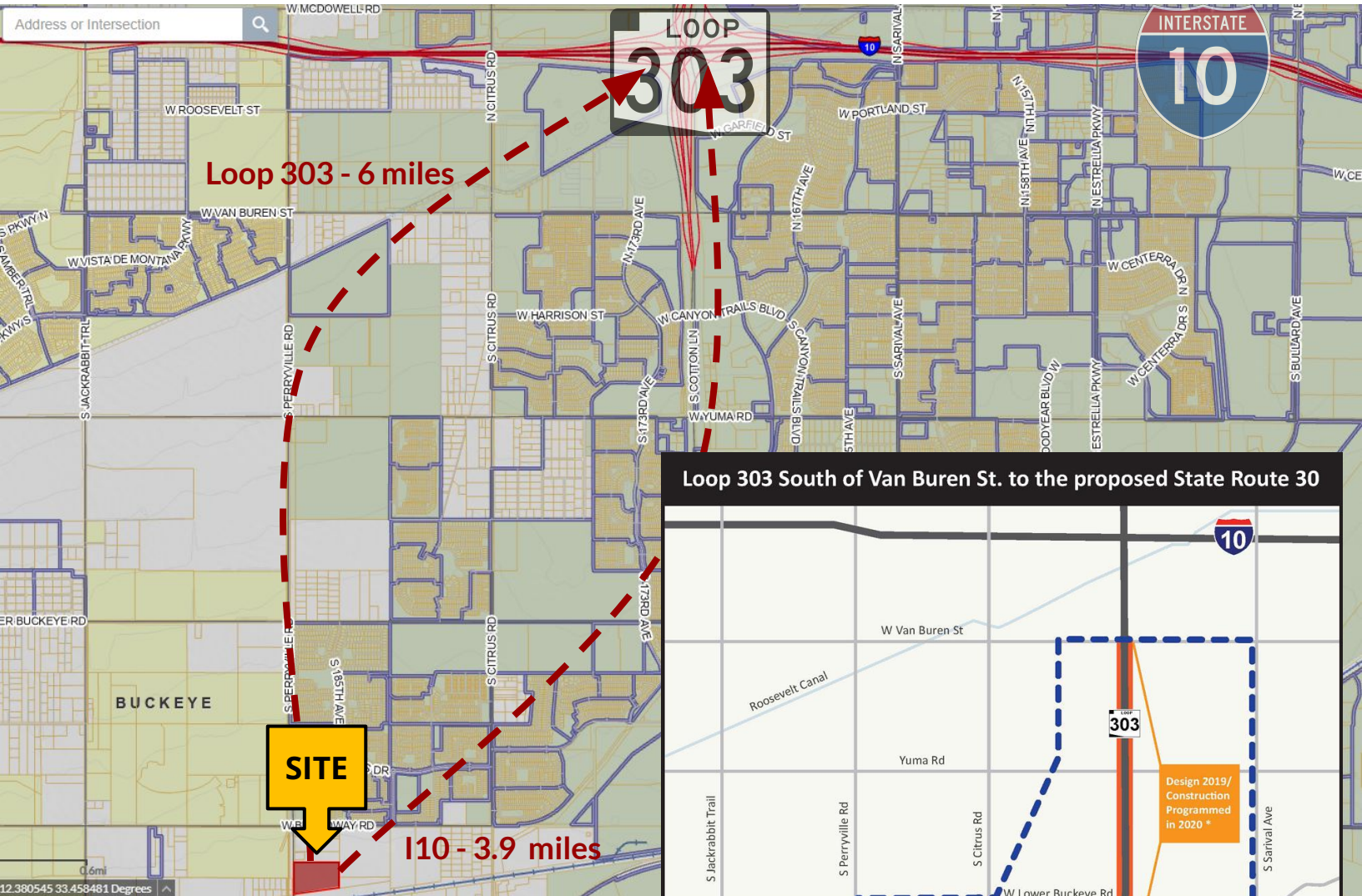


SEWER
CITY OF GOODYEAR
(FUTURE)

FOR SALE

W BROADWAY & S PERRYVILLE RD

LOCATION ANALYSIS



Located under 2 miles from Goodyear Crossings Industrial Park, an industrial & distribution park on 95 rail-served acres with national retail tenants such as Amazon and Macy's.

Ready for development located just 1,000 feet from Las Brisas and commercial developments, with access to rail with Easement in place



DEVELOPMENT HOTSPOT ANALYSIS

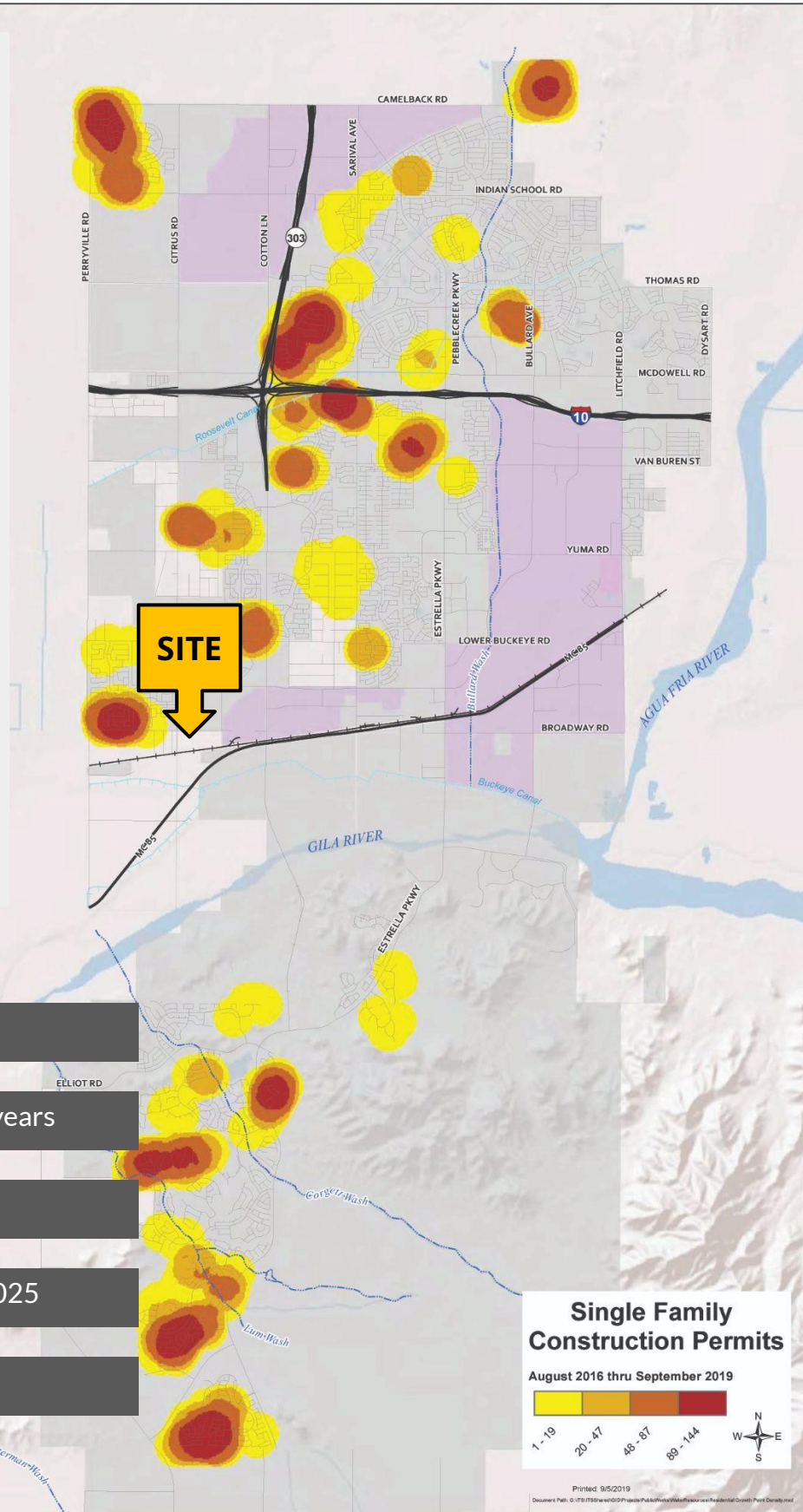
2016 - Focussed development at N-S of I-10 along the 303 loop.

2017 - With the extension of 303, development expanded towards the south of I-10 towards the site.

2018 - Growth has been tremendous along the planned loop. 300+ acres allocated to residential development. Many sites annexed into the City.

2019 - Single family residential built for rent and multifamily growth is seen

2020 - despite Covid-19, the area has seen influx of people, job opportunities and development continues.



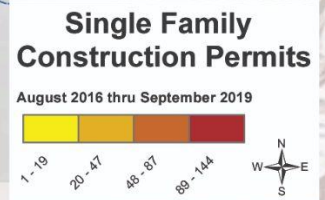
16% growth in households in the last decade.

Population growth over 20% annually in past 5 years

Over 65% educated workforce.

\$612 Million projected consumer spending in 2025

35% increase in traffic counts since 2015



FOR SALE

W BROADWAY & S PERRYVILLE RD

DEVELOPMENT INVENTORY (MULTIFAMILY)

25

LOCAL
HOME
BUILDERS

3800

UNITS
UNDER
CONSTRUCTION

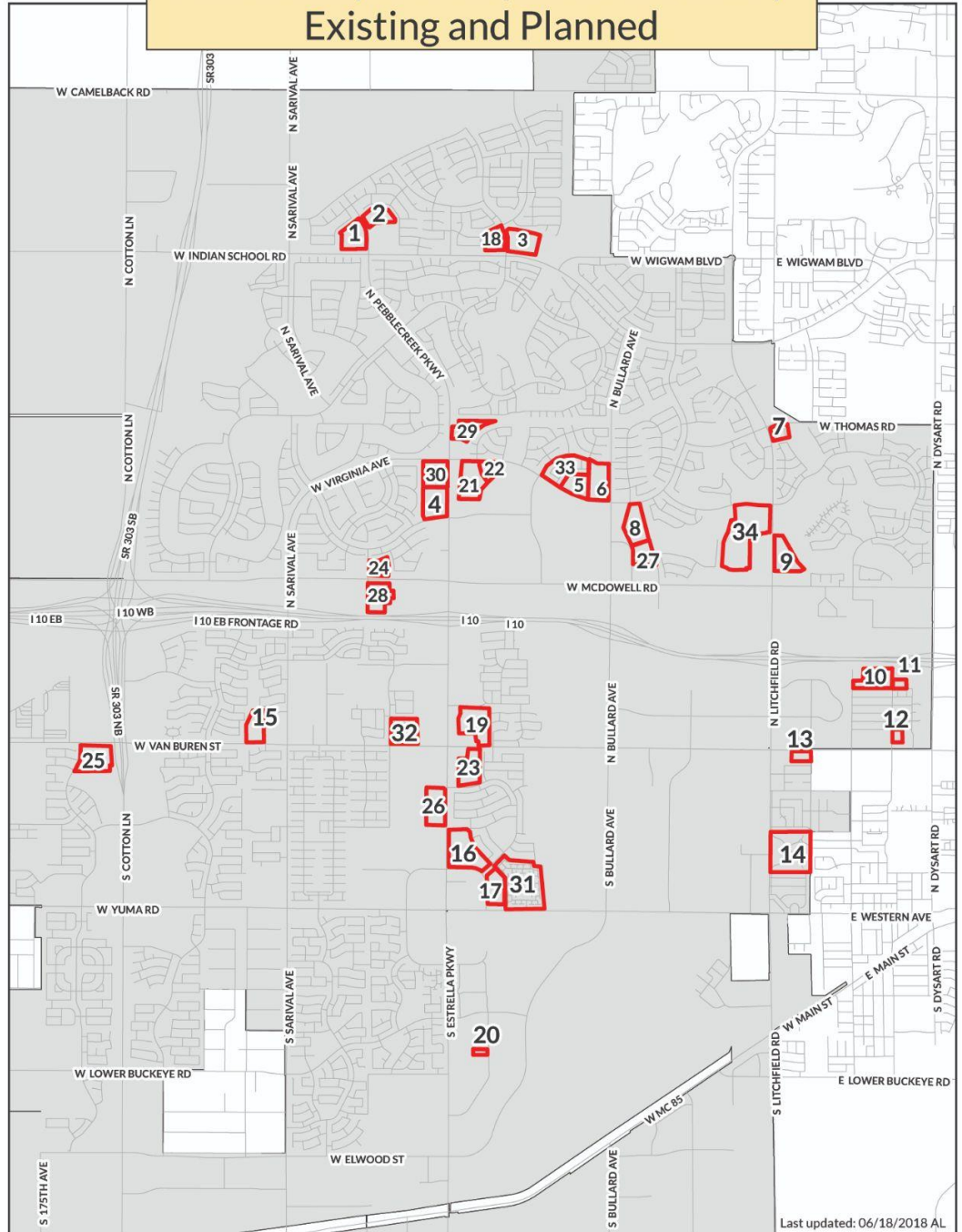
3000+

ACRES
UNDER
DESIGN REVIEW

125+

ONGOING
DEVELOPMENT
PROJECTS

City of Goodyear Multifamily Development Inventory Existing and Planned



1. Paseo at Pebble Creek
2. Villas at Palm Valley
3. Harmony at Goodyear
4. Southpark at Goodyear
5. Villages at Rio Paseo
6. Aldea at Estrella Falls
7. Pyramids at Goodyear
8. Adiamo at Palm Valley
9. Palm Valley Luxury Apartments
10. Desert Sage Apartments
11. Country Aire - aka Vista del Camino

12. The Greens of Litchfield
13. Greenwood Apartments
14. Park Shadows
15. Encantada at Canyon Trails
16. Serafina Apartments
17. Lunaire Apartments
18. Avilla at Palm Valley
19. Cottages on Estrella
20. Clubhouse at Ballpark Village
21. Liv Goodyear - Parcel A
22. Liv Goodyear - Parcel B

23. Avilla - Centerra Crossings
24. Lux Apartments at Goodyear
25. Christopher Todd Communities at Canyon Trails
26. Bungalows at Hudson Commons
27. Goodyear 145 - NextGen Apts
28. Papago Apartments - PB Bell
29. KB Courthomes
30. Villages at Pebble Creek
31. Centerra - Courthomes
32. Cottages at Rio Paseo
33. Vistas at Palm Valley



ABOUT GOODYEAR & MARICOPA COUNTY



LOW TAXES

EASE OF BUSINESS

GROWING DEMOGRAPHICS

POSITIVE COMMUNITY OUTREACH

MARICOPA COUNTY

The nation's fastest-growing county, home to approximately four and a half million people.

Low tax basis, ease of doing business, manufacturing friendly.

Development friendly and growth oriented.

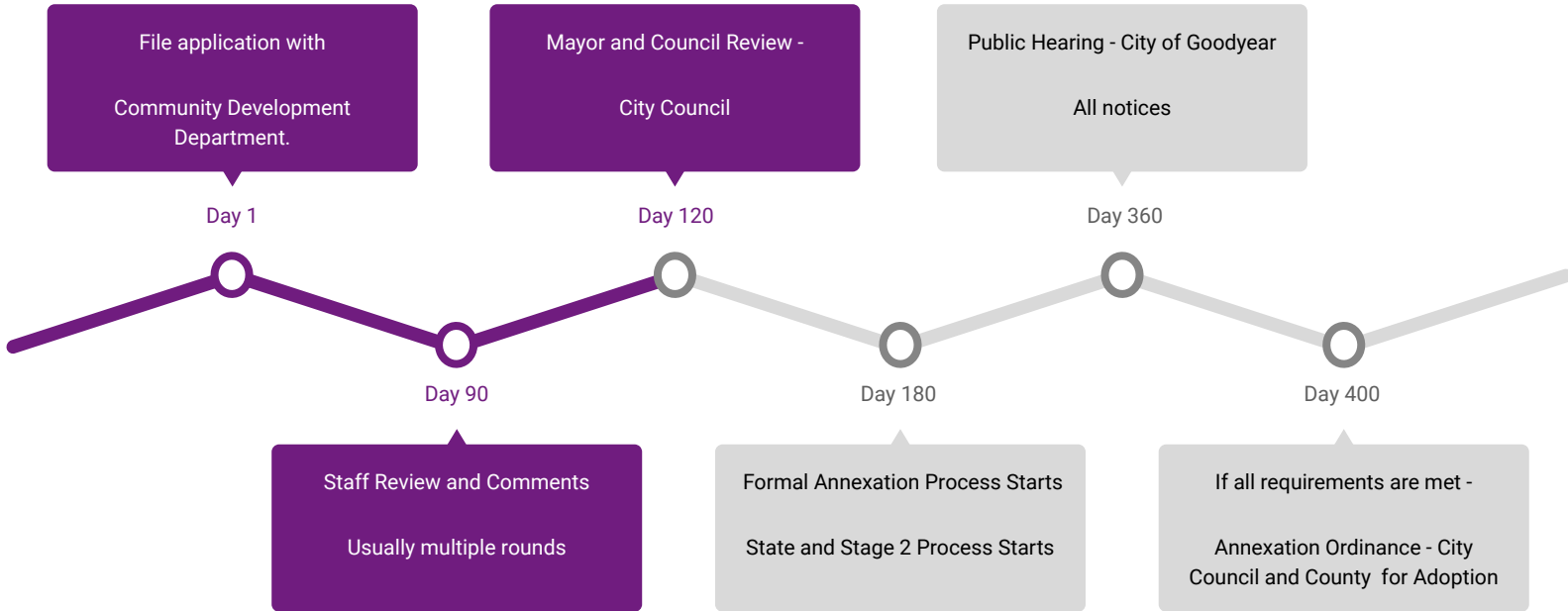
GOODYEAR

- 107,000 People
- Ranked in top 25 places to live.
- 20 minutes from Downtown Phoenix
- Brand new Microsoft Campus and Nike manufacturing facility
- 88% rated the city as a good or excellent place to raise children. 7.7% job growth
- 84% rated the overall appearance of the city as good or excellent. 296 sunny days
- 9 in 10 residents plan to stay for the foreseeable future

FOR SALE

W BROADWAY & S PERRYVILLE RD

ANNEXATION PROCESS AND TIMELINE



Learn more about Annexation Process with the City of Goodyear:

<https://www.goodyearaz.gov/home/showpublisheddocument/610/635479236646670000>

COMMUNITY DEVELOPMENT MAP:

<https://www.developgoodyearaz.com/get-connected/development-map>



DEMOGRAPHICS



POPULATION



MEDIAN INCOME



TOTAL BUSINESSES



Daytime Employment



CONSUMER SPENDING

3 MI | 5 MIN

12,166

\$88,148

81

1,379

\$152,473,723

5 MI | 8 MIN

61,112

\$84,851

637

5,634

\$743,899,597

10 MI | 15 MIN

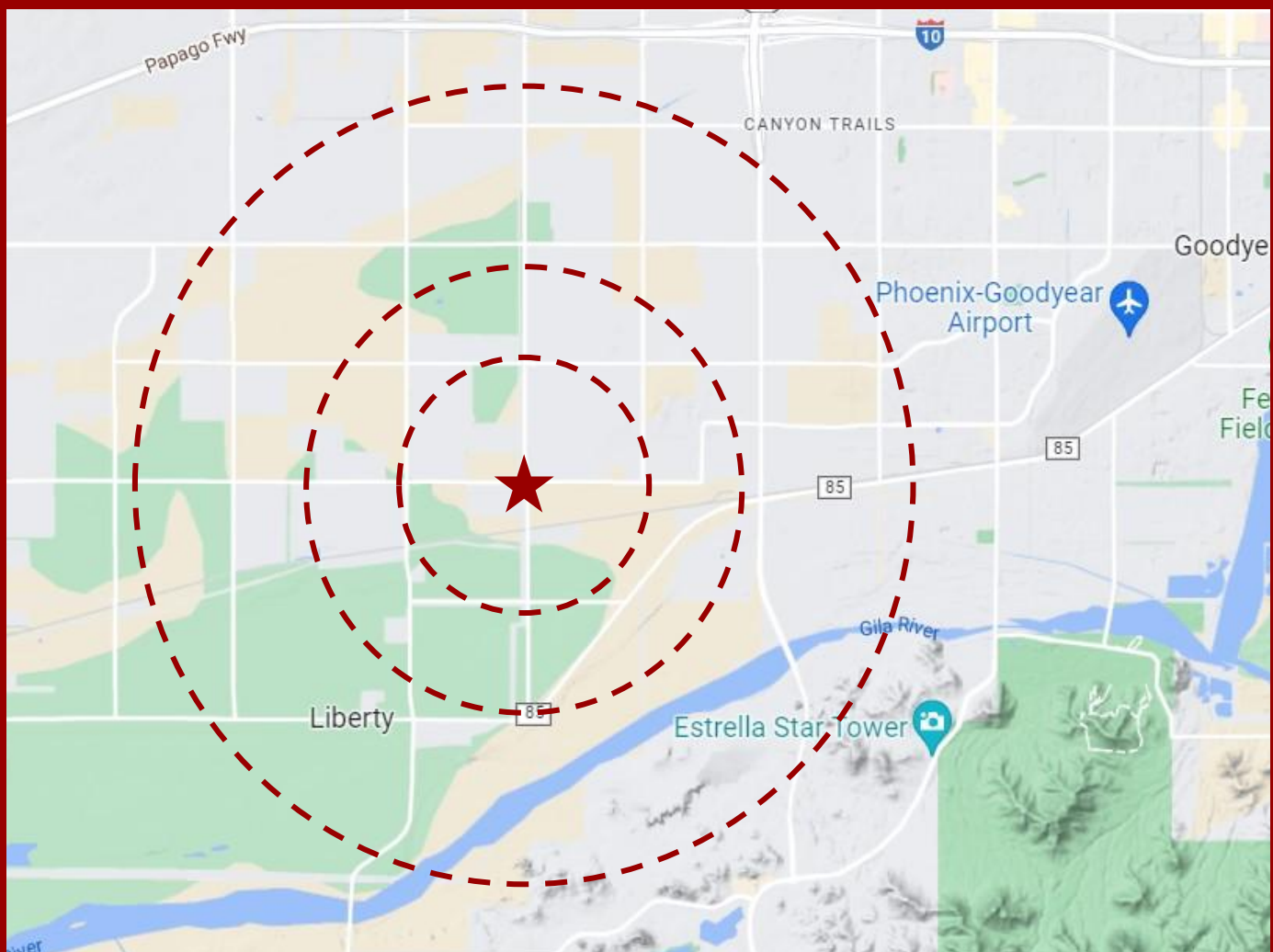
268,147

\$79,440

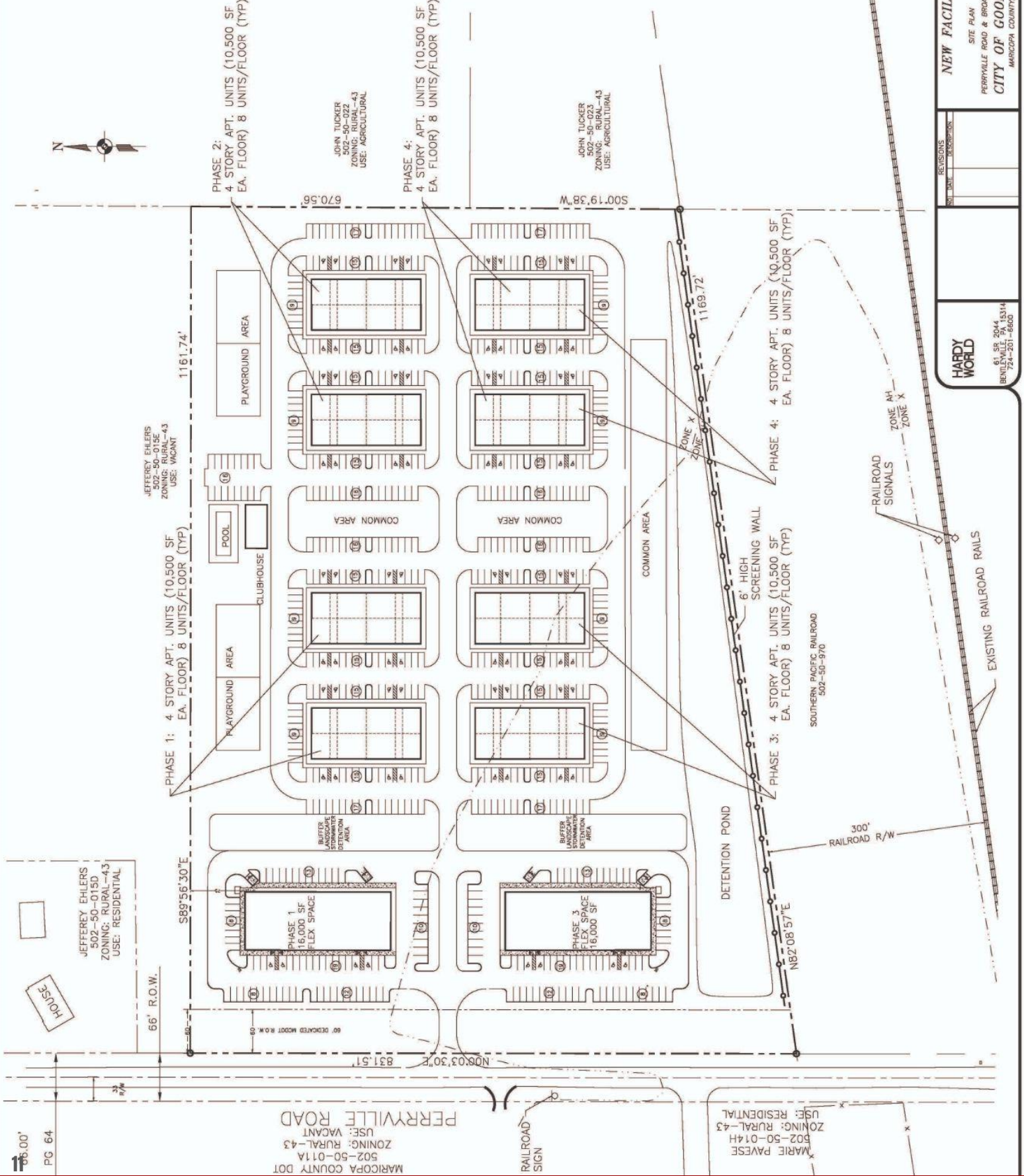
5,244

5,244

\$3,237,519,072



CONCEPT PLAN

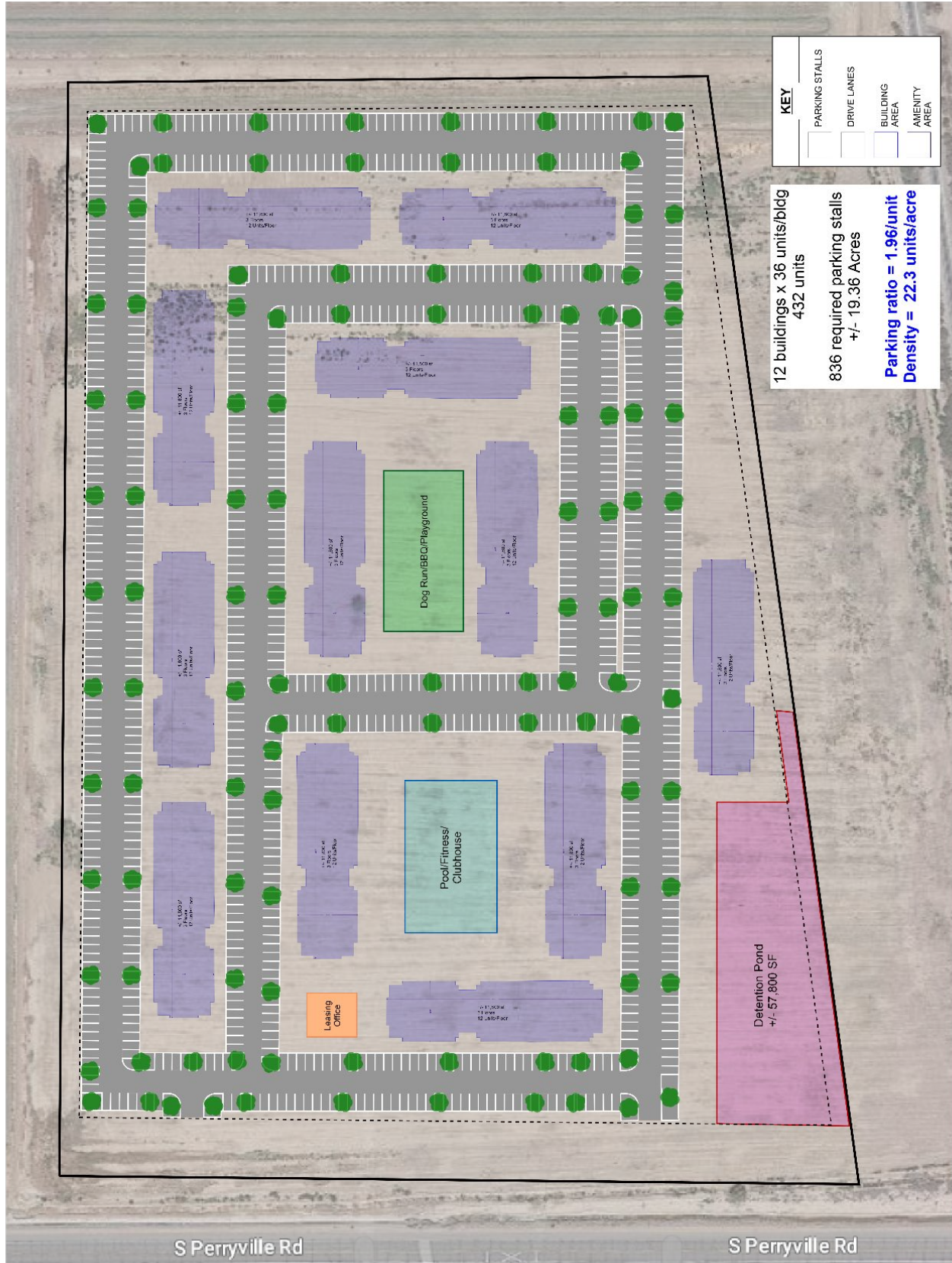


NEW FACIL
SITE PLAN
PERRYVILLE ROAD & BRD
CITY OF GOO
MARCOPA COUNTY

NO.	DATE	DESCRIPTION

HARDY WORLD
61 SS 2044
BENLEWIS, PA 15314
724-201-6800

CONCEPT PLAN



FOR SALE

W BROADWAY & S PERRYVILLE RD

SURVEY

BOUNDARY SURVEY AND LOT SPLIT
A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 27 T1N, R2W, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



A PARCEL OF LAND IN THE NW 1/4 CORNER OF SECTION 27 T1N, R2W, G.A.S.R. B & M MARICOPA COUNTY, ARIZONA

VICINITY MAP
N.T.S.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #2403C2065 F, PANEL 2065 OF 4350, DATED SEPTEMBER 30, 1995, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AREAS OF MINIMAL FLOOD HAZARD. ANY AREAS SUBJECT TO FLOODING UP TO ELEVATION 900.

BASIS OF BEARINGS

NORTH SECTION LINE OF SECTION 27 TOWNSHIP 1 NORTH, RANGE 2 WEST, RANGE 33, MARICOPA COUNTY RECORDER. SAID LINE BEARS N89°46'26"W.

BENCHMARK

BRASS CAP ON HEADWALL SOUTH SIDE BT 85 100'± EAST OF COTTON LAKE, CITY OF GOODYEAR VERTICAL DATUM ELEV=608.79
SITE BN NW CORNER, SECTION 27, FOUND MCDOT ALUM CAP ELEV=908.97

OWNER

JEFFREY JAY EHLERS
3075 SUTTON COBLEN RD
BELLINGHAM, WA 98226

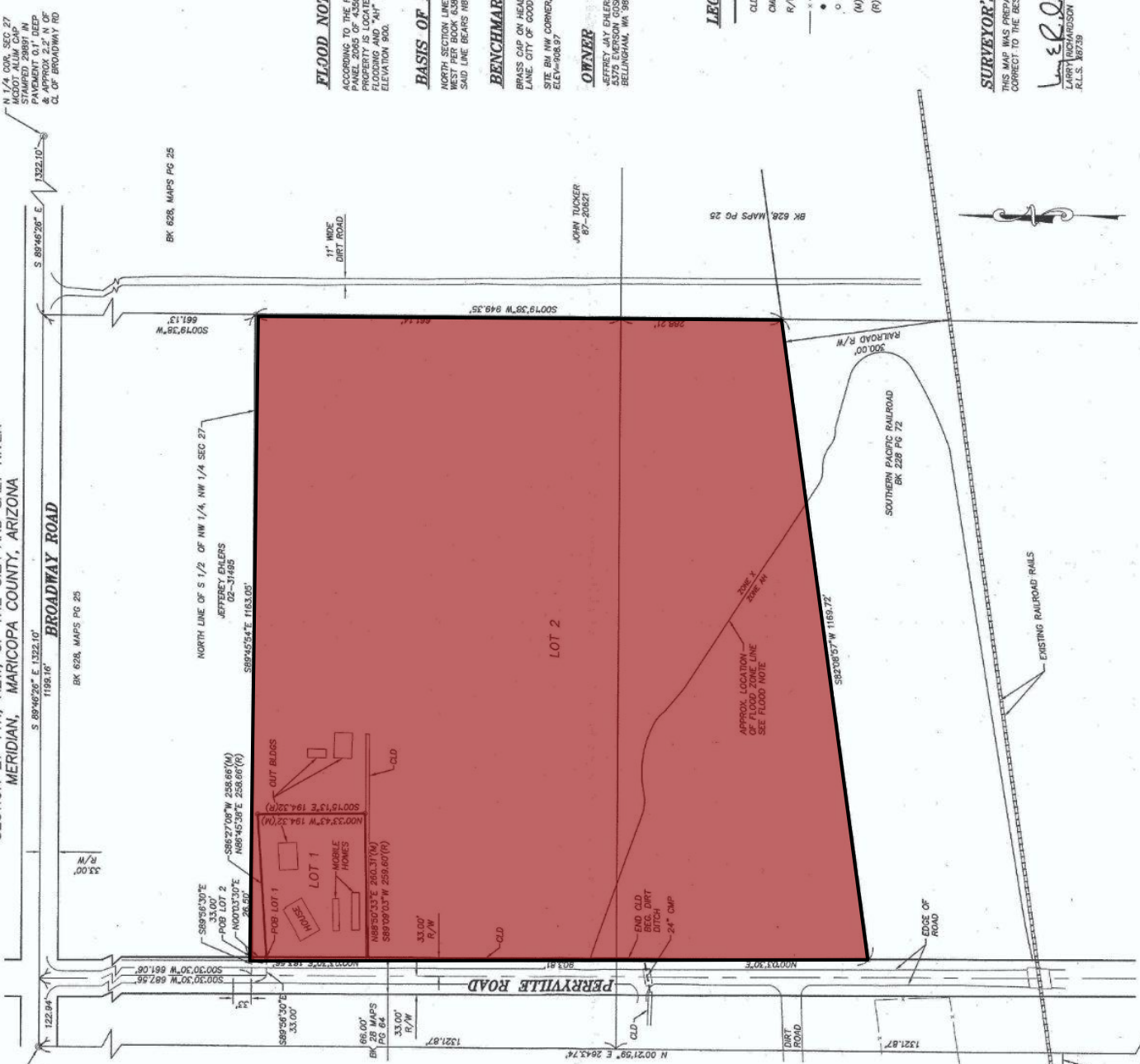
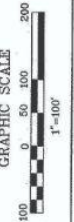
LEGEND

- BOUNDARY LINE
- OLD CONCRETE LINED DITCH
- CONCRETE MASONRY PIPE
- R/W
- RIGHT OF WAY
- EXISTING FENCE
- FOUND POINTS AS NOTED
- SET 1/2" REBAR, RLS 28729
- MEASURED
- RECORDED

SURVEYOR'S CERTIFICATION

THIS MAP WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Larry Richardson
LARRY RICHARDSON
R.L.S. 18739



CLICK FOR ADDITIONAL INFORMATION

POC
NW 1/4 COR, SEC 27
MCDOT ALUM CAP
W/ASPHALT
STAMPED 29881
ELEV=908.97

NW 1/4 COR, SEC 27
MCDOT ALUM CAP IN
FIELD REST OF
PERRYVILLE RD



DEVELOPMENT INVENTORY (MULTIFAMILY)

Multifamily Development Inventory - Existing and Planned

DATE: June 18, 2018

MULTI-FAMILY PROJECTS

Map ID #	Project Name	General Location	APN	No. of Acres	No. of Units	MF Type	Entitlement Status
1	Paseo at Pebble Creek	4200 Pebble Creek Pkwy	501-62-880	14.48	260	Apartments	Completed
2	Villas at Palm Valley	4241 Pebble Creek Pkwy	501-62-960 et.al.	8.43	58 - 48 Built	Townhouse/Condo	Partially Completed
3	Harmony at Goodyear	NEC Indian School Road and Falcon Drive	508-13-467	15.90	288	Apartments	Pre-App - Needs Rezone
4	Southpark at Goodyear (Picerne II)	NWC of Monte Vista and Pebble Creek Pkwy	501-61-393	17.55	300	Apartments	Needs Site Plan Approval
5	Villages at Rio Paseo	N side of Encanto Blvd, between 149th Ln and Bullard Ave	501-82-693	12.00	144 - 27 Built	Condominiums	Partially developed - New RDR in review
6	Aldea at Estrella Falls	2400 N. Bullard Ave	501-69-018K	18.44	328	Apartments	Built
7	Pyramids at Goodyear	2801 N. Litchfield Rd	501-98-813 et.al.	6.03	84	Condominiums	Built
8	Adiamo at Palm Valley	2100 N. 145th Ave.	501-76-002L	16.13	302	Apartments	Built
9	Palm Valley Luxury Rentals	1751 and 1891 N. Litchfield Rd	501-75-963	15.92	264	Apartments	Built
10	Desert Sage Apartments	1737 N. Central Ave.	500-03-273A	15.13	208	Apartments	Built
11	Country Aire - aka Vista del Camino	1701 N. Palo Verde Dr.	500-03-298 et.al.	3.21	60	Condominiums	Built
12	The Greens of Litchfield - aka Litchfield Gardens	1425 N. Palo Verde Dr.	500-03-240 et.al.	2.70	48	Condominiums	Built
13	Greenwood Apts. (fmr. La Jolla Court)	1322 N. La Jolla Blvd.	500-08-001T	4.67	69	Apartments	Built
14	Park Shadows	620 N. Litchfield Rd.	500-13-001	38.31	243	Apartments	Built
15	Encantada at Canyon Trails (Broadstone)	16450 W. Van Buren St.	501-75-963	12.64	226	Apartments	Built
16	Serafina Apartments	15400 W. Goodyear Blvd N	500-04-901B	14.25	268	Apartments	Built
17	Lunaire Apartments	949 S. Goodyear Blvd East	500-04-902	14.81	240	Apartments	Built
18	Avilla at Palm Valley	4200 N. Falcon Dr.	508-13-172	9.70	125	Detached SF Rental Units	Built
19	Cottages on Estrella (CTC at Estrella Commons)	SEC Estrella Pkwy and Fillmore St.	500-04-971Y	22.51	305	Detached Rental Units	Site Plan Approved
20	Clubhouse at Ballpark Village	2570 S. Wood Blvd.	Pt. of 500-07-966	1.95	39	Apartments	Site Plan in process
21	Liv Goodyear - Parcel A Apartments	15361 W Virginia Ave.	Pt. of 501-69-966D	16.60	326	Apartments	Under Construction
22	Liv Goodyear - Parcel B Townhomes	S side Virginia Avenue, E of RID Canal	Pt. of 501-69-966D	7.40	106	SF Attached or TH/Condo	Site Plan approved
23	Avilla - Centerra Crossings	15390 W. Van Buren St.	500-09-144	17.00	184	Detached Rental Units	Site Plan approved
24	Maxx Apartments at Goodyear	1711 N. 159th Ave	508-14-899	7.54	132	Apartments	Under Construction
25	Christopher Todd Communities at Canyon Trails	SWC of Van Buren St and 173rd Ave	502-39-005M	19.23	252	Detached Rental Units	Rezone in Process
26	Bungalows at Hudson Commons Parcel 3	NWC of Estrella Parkway and Harrison Ave	505-05-009Y	16.10	186	Detached Rental Units	Site Plan approved
27	Goodyear 145 - NextGen Apts.	W side of 145th, N of McDowell Rd	501-76-002T	10.42	188	Apartments	Site Plan in process
28	Papago Apartments	SEC 159th Ave and McDowell Rd	505-05-004U	15.30	302	Apartments	Needs Rezoning
29	Goodyear PRC Parcel 12 - KB Courthomes	E side Pebble Creek Pkwy, N of Virginia	501-73-939	12.24	51	SF Lots (45' x 115')	Needs Rezoning
30	Villages at Pebble Creek	SWC of Pebble Creek Pkwy and Virginia	508-14-893	9.61	119	Detached Rental Units	Rezone in Process
31	Centerra Tract D	NEC & NWC Yuma Rd and 151st Ave	500-10-382, et.al.	45.3	254	Courthomes	Partially developed - Underground only
32	Bella Rosa	NEC of Van Buren St and 158th Ave	500-16-267, et.al.	17.57	94	Courthomes	Partially developed
33	Cottages at Rio Paseo	NEC Cambridge Ave and Encanto blvd	501-82-866	20.67	168 Lots - 75 built	Courthomes	Partially developed
34	Vistas at Palm Valley	SWC Palm Valley Blvd and Litchfield Road	Pt. of 501-76-926 and 501-76-947	53.6	197	86 SF detached and 111 duplex/triplex units	Final Plat in process

Know more about the seller:

www.hardyworldllc.com

REACH OUT TO US!



HARDY WORLD LLC

61 STATE ROUTE 2044
BENTLEYVILLE, PA 15314

HARDYWORLDLLC.COM
INFO@HARDYWORLD.BIZ

CALL: (724) 201-6600

Information provided is reasonably accurate but not guaranteed. More info available upon request.