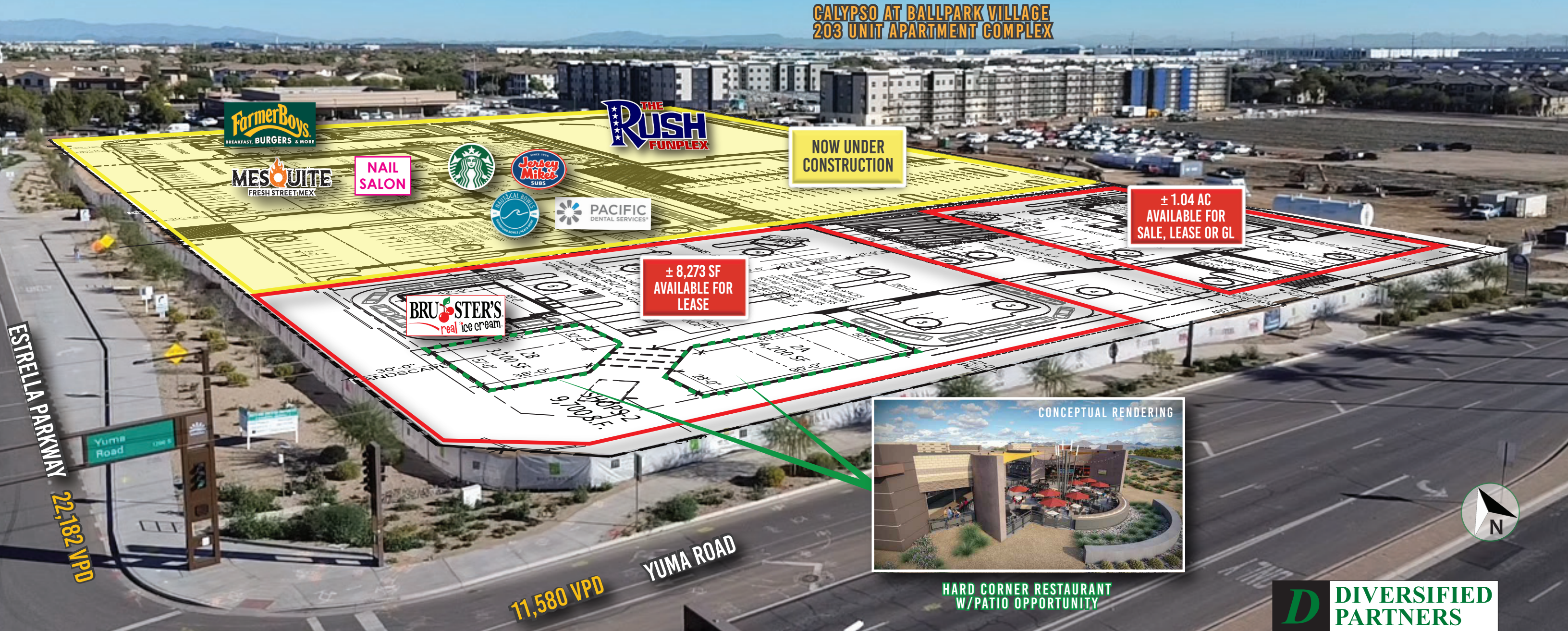


BALLPARK VILLAGE

RETAIL AVAILABLE FOR LEASE OR SALE!
NEC Estrella Parkway & Yuma Road, Goodyear, AZ

New 7.7 Acre Retail Development Coming Q2 2026!

**CALYPSO AT BALLPARK VILLAGE
203 UNIT APARTMENT COMPLEX**



ESTRELLA PARKWAY
22,182 VPD

YUMA ROAD
11,580 VPD



D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

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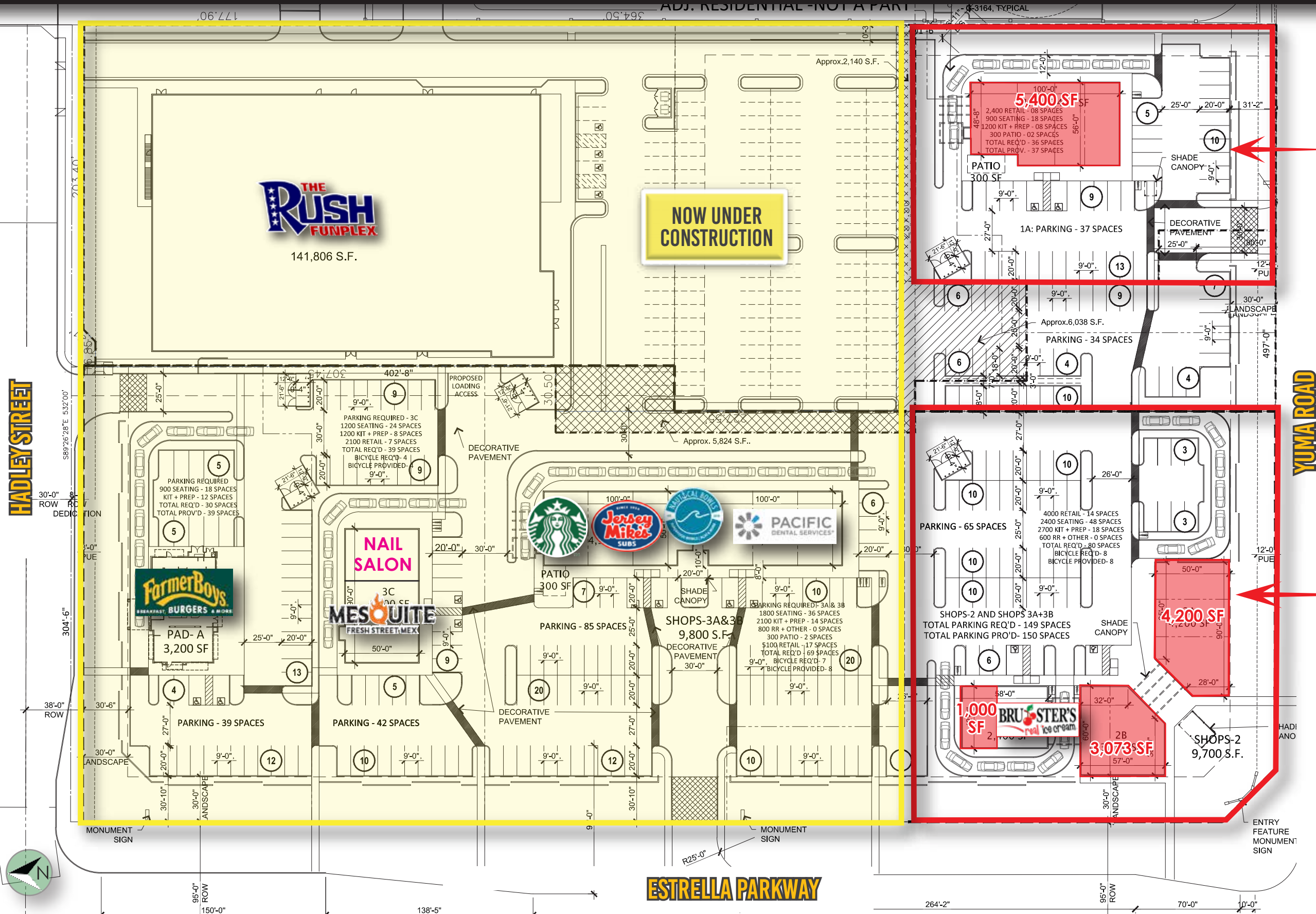
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BALLPARK VILLAGE

RETAIL AVAILABLE FOR LEASE OR SALE
 NEC Estrella Parkway & Yuma Road, Goodyear, AZ



AVAILABLE FOR SALE, LEASE OR GROUND LEASE ± 1.04 ACRES

7.7-Acre Retail Development Conceptual Site Plan

AVAILABLE FOR LEASE ± 8,273



Nationwide Real Estate Services

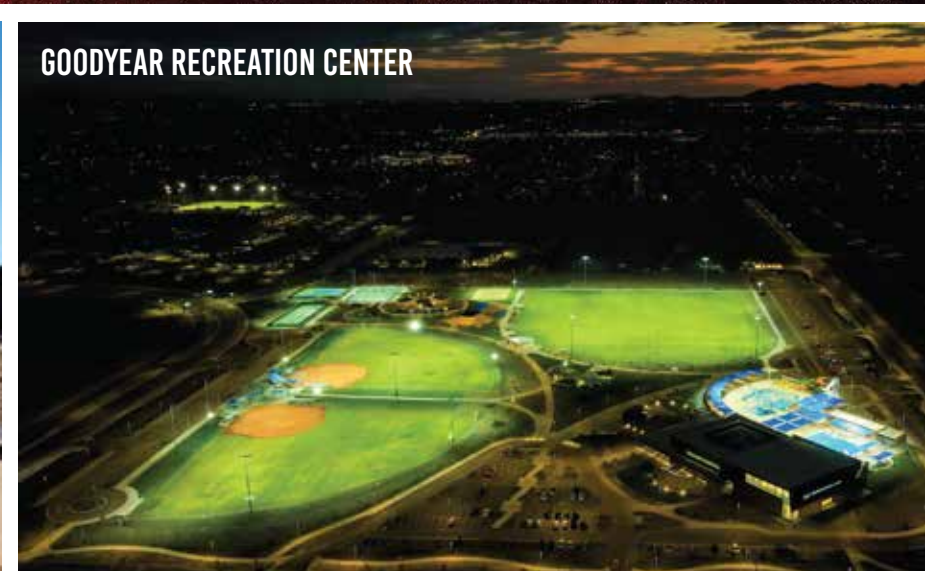
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GOODYEAR BALLPARK



PROPERTY HIGHLIGHTS

- ✓ \$150M+ Development comprised of multi-family, entertainment, retail, restaurants and more!
- ✓ ± 27.43-Acre project comprised of 11 acres of retail, which includes The Rush Funplex, a 73,000 SF indoor family fun venue, and approximately 17.6 acres dedicated to two-gated multi-family development communities totaling 550 housing units on site.
- ✓ Just north of the Goodyear Ballpark - home of Spring Training for the Cincinnati Reds and Cleveland Guardians.
- ✓ Fulton Homes underway on a residential development at the SEC of the intersection slated for 796 single family homes.
- ✓ One mile west of the 2.7 million square foot Airpark Logistics Center.
- ✓ Located diagonally adjacent to the 86-acre, state-of-the-art Goodyear Recreation Campus.

BALLPARK VILLAGE

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NEC Estrella Parkway & Yuma Road, Goodyear, AZ

Conceptual



4-STORY LUXURY APARTMENT DEVELOPMENT RENDERING

Conceptual



3-STORY LUXURY APARTMENT DEVELOPMENT RENDERING

Conceptual



RESTAURANT PATIO RENDERING

Conceptual



RESTAURANT PATIO RENDERING

JANUARY 2026

GOODYEAR BY THE NUMBERS

Total Acres
122,369

Total Square Miles
191.2

Labor Force Population
age 16 and over
within 30 minute drive time
1.4 M

Professional Workers
management, business,
sales, office
65.9%

Education Attainment
population 25 years and older
36.2%
Some College or
Associate Degree

36.7%
Bachelor Degree
or Higher

Days of Sunshine
300+



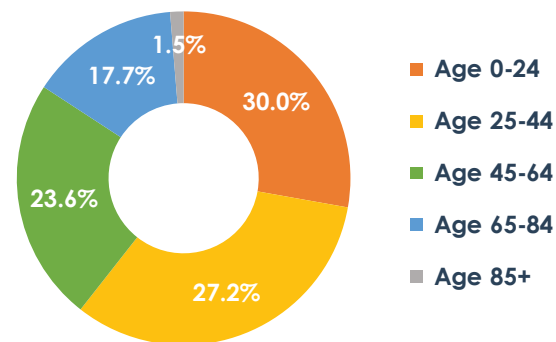
DEMOGRAPHICS

Population
122,569
Median Age
39.7
Male
50.6%
Female
49.3%

Total Housing Units
46,967
Median Home Value
\$499,853
Single-Family
Home Permits
6,777
5 year total
(2019 thru 2023)

Average Household Income
\$134,556
Household Income
Over \$100,000
\$128,835
Median Gross Rent
\$1,644

POPULATION BY AGE



WORKER COMMUTE FLOWS



TOP EMPLOYERS BY # OF JOBS

Amazon (multiple facilities)	5,488
United Parcel Service	2,400
Factor	1,850
Abrazo Healthcare	1,309
Chewy	1,000
Macy's & Bloomingdale's Logistics	950
Sub-Zero, Wolf, and Cove	818
City of Hope	709
Andersen Windows	488
FIGS	450

WORKFORCE OCCUPATIONS

Management, Business, Financial, Professional	46.5%
Sales, Administrative Support	19.4%
Service (healthcare, fire/police, personal care, food)	14.4%
Production, Transport, Material Moving	12.6%
Natural Resources, Construction, Maintenance	7%

EDUCATION

Elementary: 4 districts, 13 in Goodyear, 34 in districts

High School: 2 districts, 5 in Goodyear, 11 in districts

Private & Charter: 3 private, 7 charter schools

Higher Ed: 6 local, 10 regional institutions

Local: Franklin Pierce University, Estrella Mtn. Community College, Commercial Divers International, Unmanned Vehicle University, United Aviate Academy;

Regional: ASU, Arizona Christian University, DeVry Univ., Grand Canyon Univ., Midwestern Univ., Ottawa Univ., Park Univ., Universal Technical Institute, University of Phoenix

RESIDENTIAL HOUSING GROWTH

Single-Family Permits

Single-family permits have averaged more than 1,300 single-family home permits annually, placing it third among West Valley cities. This strong permit activity reflects steady demand for new housing and highlights the city's continued growth as a desirable community for families and homeowners.

Year	# Permits	Y/Y Change
2021	1,799	+6.0%
2022	902	-49.9%
2023	944	+4.7%
2024	1,614	+71.0%
2025	1,286	-20.3%

Source: Goodyear Development Services - January 2026

6,545

5 year total | 2021-2025

Multi-family Permits

Multi-family units, including townhouses, manufactured homes, apartments, and detached luxury rentals. Multi-family permit activity highlights Goodyear's focus on providing diverse housing options, accommodating growth and a range of lifestyles and income levels.

924

2025 total units | -41% year over year

Source: Goodyear Development Services - January 2026

GOODYEAR HIGHLIGHTS

Best City for Business 2020 - Arizona Chamber of Commerce and Industry

Named one of the 10 Best Places to Live in the U.S. by 24/7 Wall Street

Ranked #26 amongst the fastest growing and most affordable suburbs in America

Goodyear averaged more than 1,300 single-family home permits annually, placing it third among West Valley cities

DEMOGRAPHICS 2025

Source: Sites USA

ESTIMATED POPULATION

11,218	67,311	149,703
1 MI	3 MI	5 MI

ESTIMATED POPULATION (2030)

11,692	72,885	158,018
1 MI	3 MI	5 MI

AVERAGE HH INCOME

\$120,753	\$1115,435	\$120,466
1 MI	3 MI	5 MI

AVERAGE HH INCOME (2030)

\$118,753	\$113,774	\$118,279
1 MI	3 MI	5 MI

MEDIAN AGE

32.8	34.3	36.0
1 MI	3 MI	5 MI

TRAFFIC COUNTS

Source: Sites USA

ESTRELLA PKWY	22,182 VPD
YUMA RD	11,580 VPD
I-10	150,140 VPD



Bank of America
CHASE
SUPER TARGET
KFC
TACO BELL
Jack in the box
COBBLESTONE
PET SMART
Denny's
ROSS
Planet Fitness

75 ACRES
 675 Single-Family AVION AT BALLPARK VILLAGE LENNAR

7.7 AC SITE

180-AC DEVELOPMENT
 92 AC - Residential (FULTON HOMES) 796 Homes
 88 AC Commercial

VANTAGE DATA CENTER
 276,000 SF
 100 New Jobs

COMPASS DATACENTERS
 225 AC
 227,205 SF

AMAZON HIGH-TECH ROBOTICS FACILITY
 114 AC
 2.3M SF

FACTOR PRODUCTION CTR (Hello Fresh Subsidiary)
 800 New Jobs Under Construction

amazon DELIVERY STATION
 176,000 SF
 140 Jobs

AVIATE ACADEMY
 340,000 SF

MEYER BURGER
 276,183 SF
 569 Jobs

NELSON CORPORATION
 40,000 SF

MICROSOFT (SOUTH)
 250 AC