

# BALLPARK VILLAGE | Broke Ground September 2025!

±1.47 Acres Available for Sale | NEC Estrella Parkway & Yuma Road, Goodyear, AZ

## 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.
- Well located less than 2 miles from the interchange I-10 & Loop 303 freeways



**CONCEPTUAL  
OVERALL  
SITE PLAN  
RENDERING**

**27.43-ACRE  
MIXED-USE  
DEVELOPMENT**

**D** DIVERSIFIED  
PARTNERS

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

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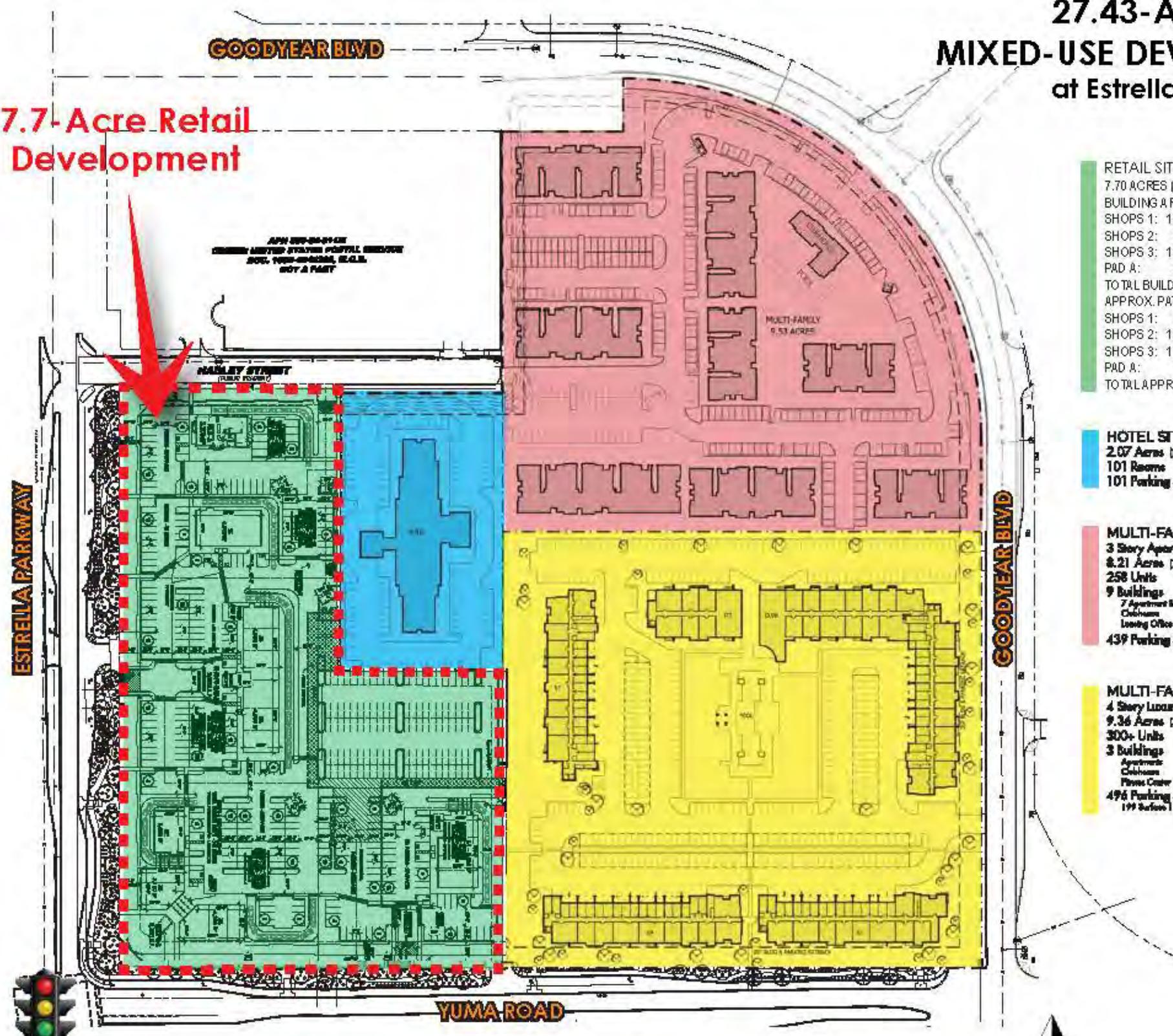
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NEW 7.7-ACRE RETAIL DEVELOPMENT COMING Q2 2024

NEC Estrella Parkway & Yuma Road, Goodyear, AZ



**27.43-ACRE  
MIXED-USE DEVELOPMENT  
at Estrella Falls**

**RETAIL SITE**  
7.70 ACRES (335,604 SF)  
BUILDING AREA:  
SHOPS 1: 14,400 SF  
SHOPS 2: 9,000 SF  
SHOPS 3: 13,500 SF  
PAD A: 3,200 SF  
TOTAL BUILDING AREA: 40,100 SF  
APPROX. PATIO AREA:  
SHOPS 1: 800 SF  
SHOPS 2: 1,600 SF  
SHOPS 3: 1,000 SF  
PAD A: 600 SF  
TOTAL APPROX. PATIO AREA: 4,000 SF

**HOTEL SITE**  
2.07 Acres (89,922 sf)  
101 Rooms  
101 Parking Spaces

**MULTI-FAMILY SITE - A**  
3 Story Apartments  
0.21 Acres (35,542 sf)  
258 Units  
9 Buildings  
7 Apartment Buildings  
Clubhouse  
Leasing Office  
439 Parking Spaces (1.7 spaces per unit)

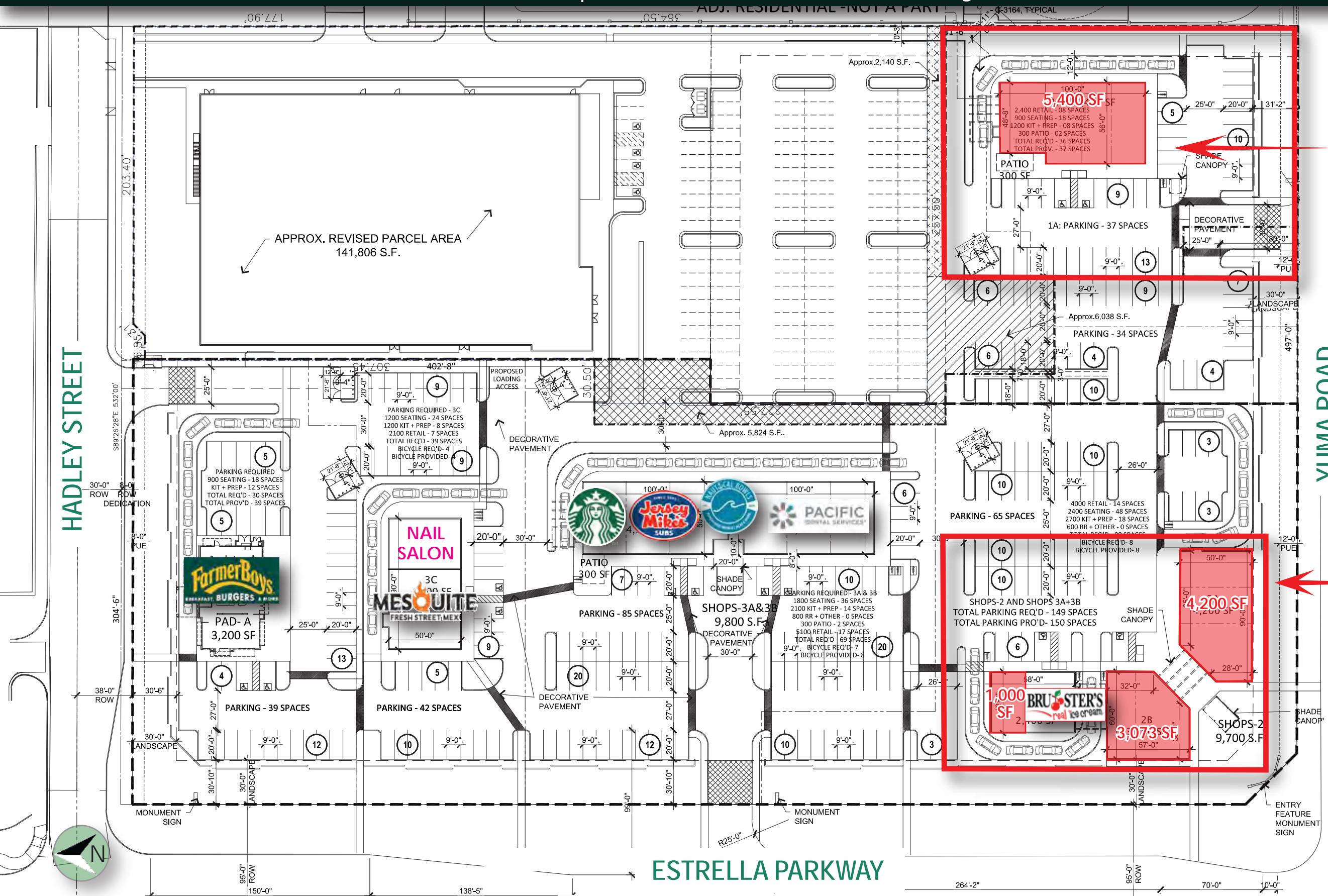
**MULTI-FAMILY SITE - B**  
4 Story Luxury Apartments  
0.36 Acres (407,632 sf)  
300+ Units  
3 Buildings  
Apartments  
Clubhouse  
Fitness Center  
496 Parking Spaces  
199 Surface | 184 Garage | 42 Garage | 51 Tenant



**OVERALL SITE PLAN  
27.43-ACRE MIXED-USE DEVELOPMENT**

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±1.47 Acres Available for 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 Option 1

**AVAILABLE  
FOR LEASE  
± 8,273**

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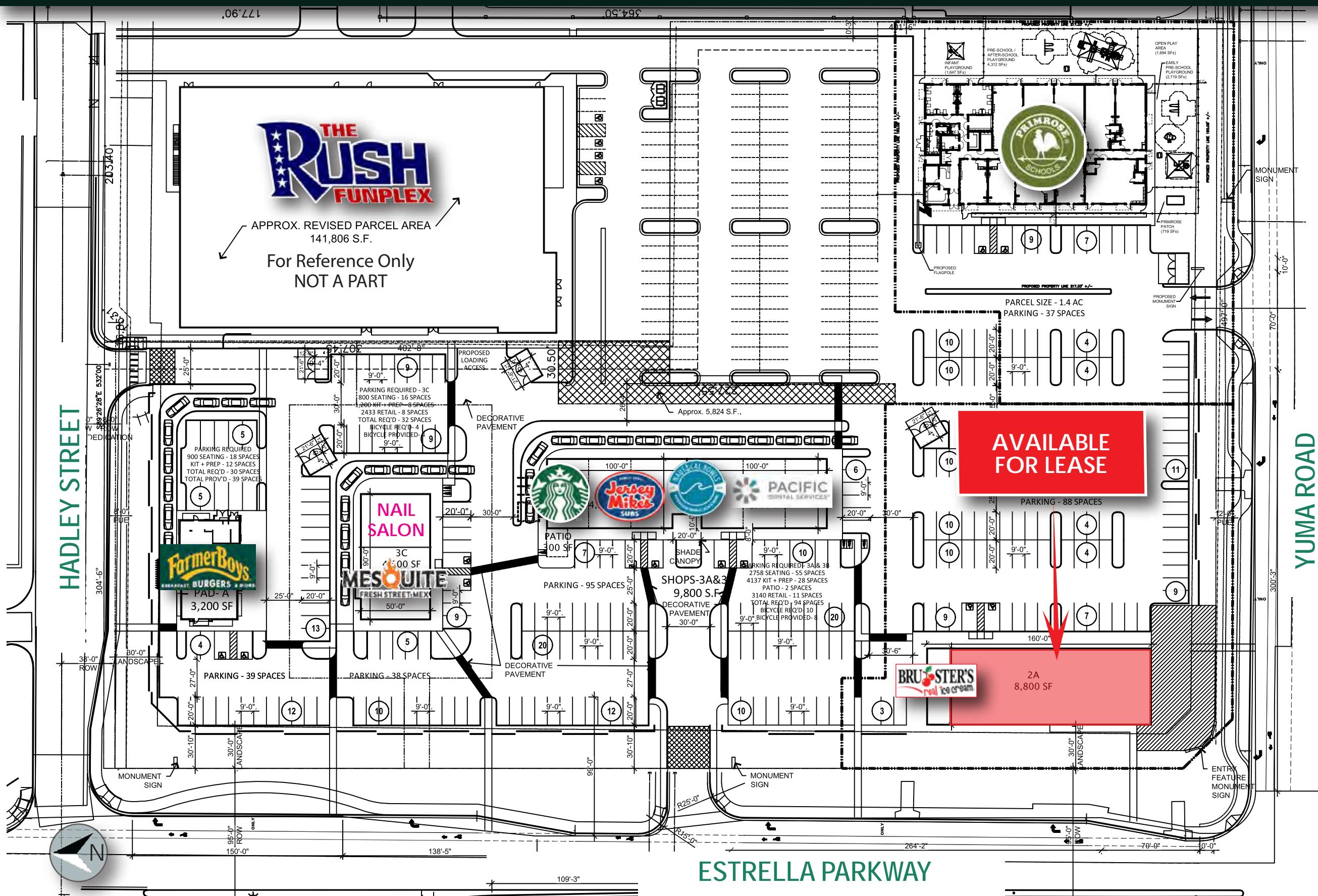
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# NEW 7.7-ACRE RETAIL DEVELOPMENT COMING Q2 2024

## - NEC Estrella Parkway & Yuma Road, Goodyear, AZ



# 7.7-Acre Retail Development Conceptual Site Plan Option 2

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NEW 7.7-ACRE RETAIL DEVELOPMENT COMING Q2 2024

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 2024

## GOODYEAR BY THE NUMBERS

Total Acres  
**122,369**

Total Square Miles  
**191.2**

Total Population  
age 15 and over  
within 30 minute drive time  
**1.36 M**

Professional Workers  
management, business,  
sales, office  
**66.4%**

Education Attainment  
population 25 years and older  
**36.6%**

Some College or  
Associate Degree  
**35.9%**

Bachelor Degree  
or Higher  
**300+**



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## DEMOGRAPHICS



Population

**111,508**

Median Age

**37.4**

Male

**50.6 %**

Female

**49.3 %**



Total Housing Units

**43,650**

Median Home Value

**\$398,993**

Single-Family  
Home Permits

**6,777**

5 year total  
(2019 thru 2023)



Median Household Income

**\$100,538**

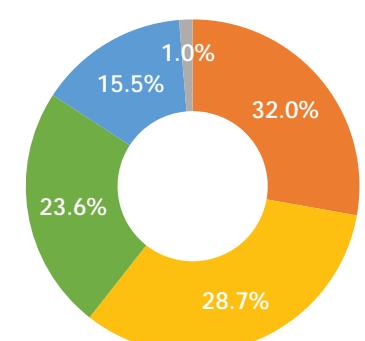
Mean Household Income

**\$128,835**

Median Gross Rent

**\$1,642**

## POPULATION BY AGE



## TOP EMPLOYERS BY # OF JOBS

Amazon (multiple facilities)	4,900
UPS Regional Operations Center	2,309
Chewy	1,200
Abrazo West Campus	1,200
Macy's Global Supply Chain	1,085
Sub-Zero, Wolf and Cove	805
City of Hope	508
Anderson Windows	429
AerSale	372
REI (Recreational Equipment, Inc.)	371
McLane Sunwest	309
Dicks Sporting Goods	300

## WORKER COMMUTE FLOWS



## EDUCATION

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

High School: 2 districts, 3 in Goodyear, 10 in districts

Private & Charter: 3 private, 7 charter schools

Higher Ed: 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., Thunderbird School of Global Mgmt, Universal Technical Institute, University of Phoenix

## RESIDENTIAL HOUSING GROWTH

### Single-Family Permits

Single-family permits have averaged over 1,300 new homes per year to keep up with significant growth in Goodyear.

**6,777**

5 year total | 2019-2023

Year	# Permits	Y/Y Change
2019	1,435	+20.9%
2020	1,697	+18.3%
2021	1,799	+6.0%
2022	902	-49.9%
2023	944	+4.7%

Source: Goodyear Development Services - January 2024

### West Valley City Comparison

Goodyear is one of the fastest growing West Valley cities in Arizona with a combined total of over 41,000 single-family home permits being issued over the last 5 years.

**41,248**

5 year total | 2019-2023

City	2019-2023
Buckeye	12,704
Surprise	11,159
Goodyear	6,777
Peoria	4,965
Avondale	3,418
Glendale	2,225

Source: Home Builders Association of America - January 2024

### Multi-family Permits

Multi-family units, including apartment building units and detached luxury rentals, nearly doubled in 2023 over the previous year.

**1,759**

2023 total units | +89% year over year

(2022 - 931 total units)

Source: Goodyear Development Services - January 2024

You're in  
**Good**  
company.

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## 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

