

- **Location:** NEC Estrella Pkwy & Yuma Rd, Goodyear, AZ
- **Size:** 17 Acres (240 Units – North) (303 Units – South)
- **Zoning:** Approved / Permit Ready Apartment Site
- **Price:** Submit offers
- **Comments:**
  - ✓ Approved apartments are part of a \$150M+ Development comprised of multi-family, a hotel, retail, restaurants and more. All plans are completed and ready to pull permit. Can start construction as soon as possible.
  - ✓ 27.43 Acre project comprised of 7.7 acres of retail, 2 acres of hospitality, inclusive of a four-story franchise branded extended stay hotel, and approximately 17.6 acres of 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 & the 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 SqFt Airpark Logistics Center. Well located less than 2 miles from the interchange I-10 & Loop 303 freeways.

Exclusively Available

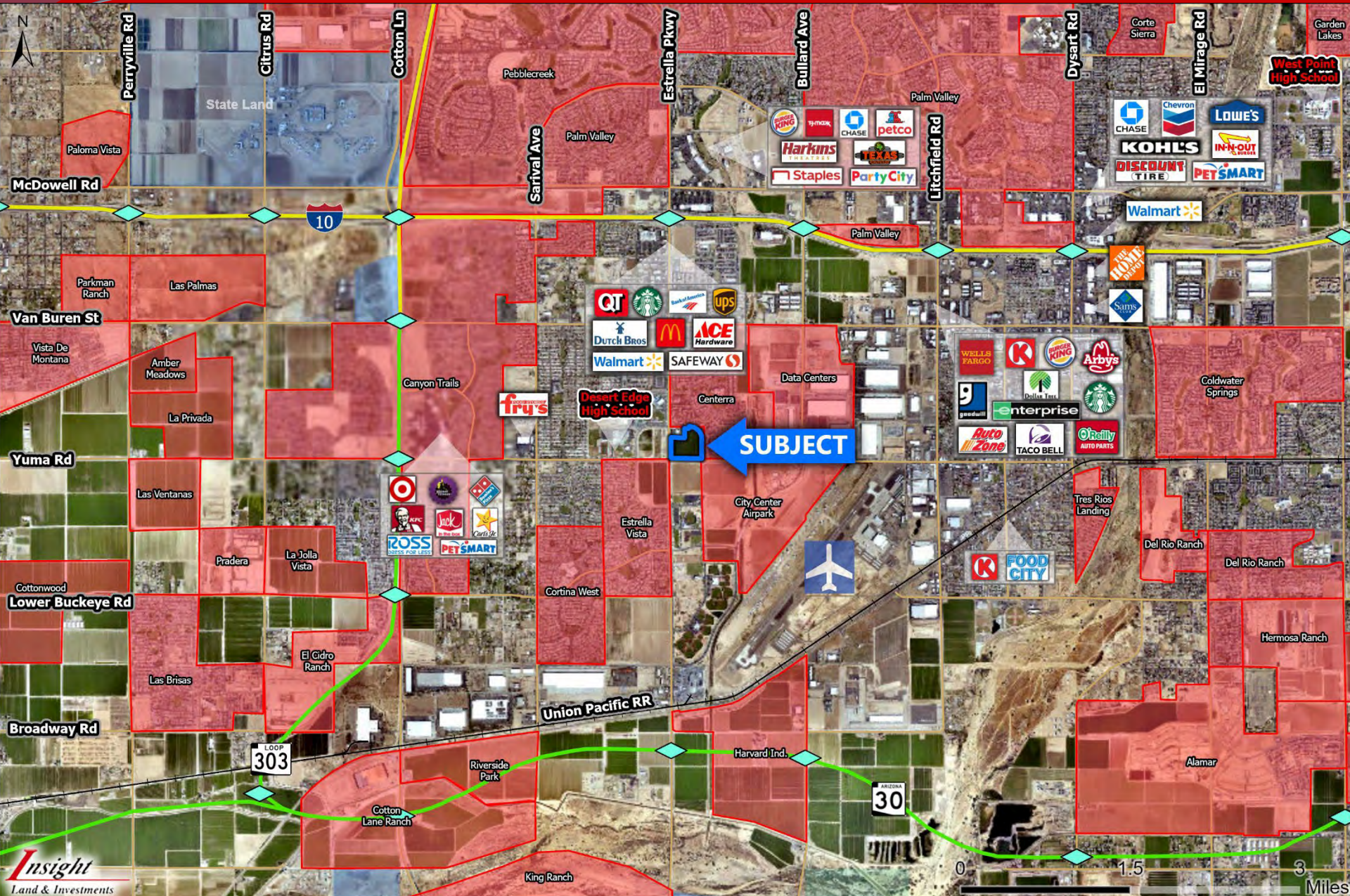
**Insight Land & Investments**  
7400 E McDonald Dr, Ste 121  
Scottsdale, Arizona 85250  
602.385.1535  
[www.insightland.com](http://www.insightland.com)

**MATT RINZLER**  
Direct: 602-385-1534  
[mrinzler@insightland.com](mailto:mrinzler@insightland.com)

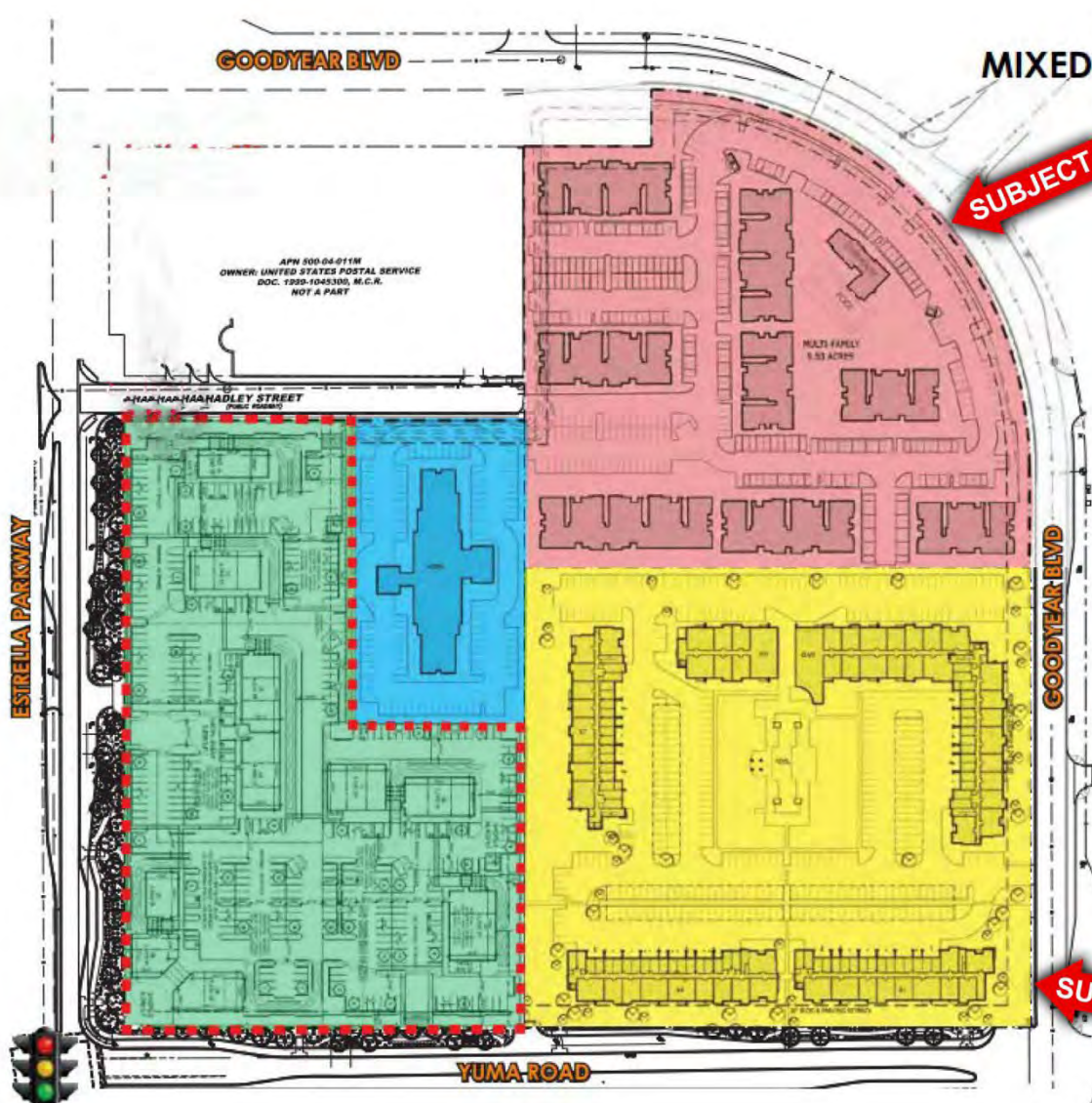


**BRIAN STILLMAN**  
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**27.43-ACRE  
MIXED-USE DEVELOPMENT  
at Estrella Falls**

- **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 | TOTAL APPROX. PATIO AREA: 4,000 SF  
 PAD A: 3,200 SF  
 TOTAL BUILDING AREA: 40,100 SF
- **HOTEL SITE**  
 2.07 ACRES (89,932 SF) 101 ROOMS & 101 PARKING SPACES
- **MULTI-FAMILY SITE - A**  
 3 STORY APARTMENTS 439 PARKING SPACES  
 8.21 ACRES (357,542 SF)  
 258 UNITS  
 9 BUILDINGS (7 APARTMENT BUILDINGS, CLUBHOUSE, LEASING OFFICE)
- **MULTI-FAMILY SITE - B**  
 4 STORY LUXURY APARTMENTS  
 9.36 ACRES (407,632 SF)  
 300+ UNITS  
 3 BUILDINGS (APARTMENTS, CLUBHOUSE, FITNESS CENTER)  
 496 PARKING SPACES  
 199 SURFACE | 184 CARPORTS | 62 GARAGES | 51 TANDEM

OVERALL SITE PLAN  
27.43-ACRE MIXED-USE DEVELOPMENT





OVERALL SITE PLAN RENDERING  
27.43-ACRE MIXED-USE DEVELOPMENT

FEBRUARY 2023

## GOODYEAR BY THE NUMBERS

Total Acres  
**122,369**

Total Square Miles  
**191.2**

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

Professional Workers  
management, business,  
sales, office  
**63.6%**

Education Attainment  
population 25 years and older  
**38%**

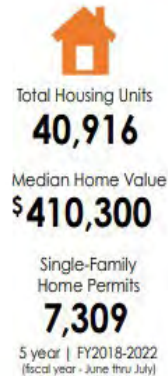
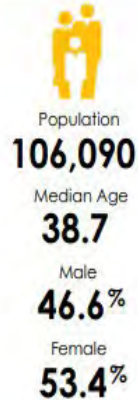
Some College or  
Associate Degree

**33.2%**  
Bachelor Degree  
or Higher

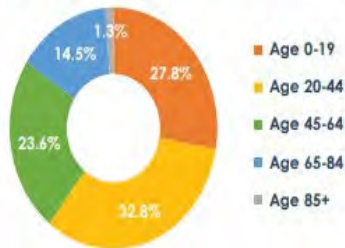
Days of Sunshine  
**300+**



## DEMOGRAPHICS



### POPULATION BY AGE



### WORKER COMMUTE FLOWS



### TOP EMPLOYERS BY # OF JOBS

Amazon (multiple facilities)	4,165
UPS Regional Operations Center	1,852
Macy's - Bloomingdale's	1,550
Chewy.com	1,547
Abrazo West Campus	1,003
Cancer Treatment Centers of America	768
Sub-Zero	693
Cavco Industries	385
McLane Sunwest	375
AerSale	358
REI	340
Huhtamaki	330

### WORKFORCE OCCUPATIONS

Management, Business, Science, Arts	42.1%
Service(healthcare, fire/police, personal care, food)	14.6%
Sales, Office	21.5%
Natural Resources, Construction, Maintenance	9.1%
Production, Transport, Material Moving	12.8%

### EDUCATION GREATSCHOOLS.ORG

Elementary:	4 elementary & middle school districts 30 public, private & charter schools
High School:	3 high school districts 10 public, private & charter schools
Higher Ed:	Franklin Pierce University - Goodyear, Estrella Mountain Community College, ASU, ASU West, Arizona Christian University, Grand Canyon University, Midwestern University, Ottawa University, Thunderbird School of Global Management, University of Phoenix

## 2022 GOODYEAR, AZ DEVELOPMENTS

JANUARY - DECEMBER

jobs created | capital investment  
**1,980** | **\$481.1 million**

