

COMMERCIAL LAND FOR SALE

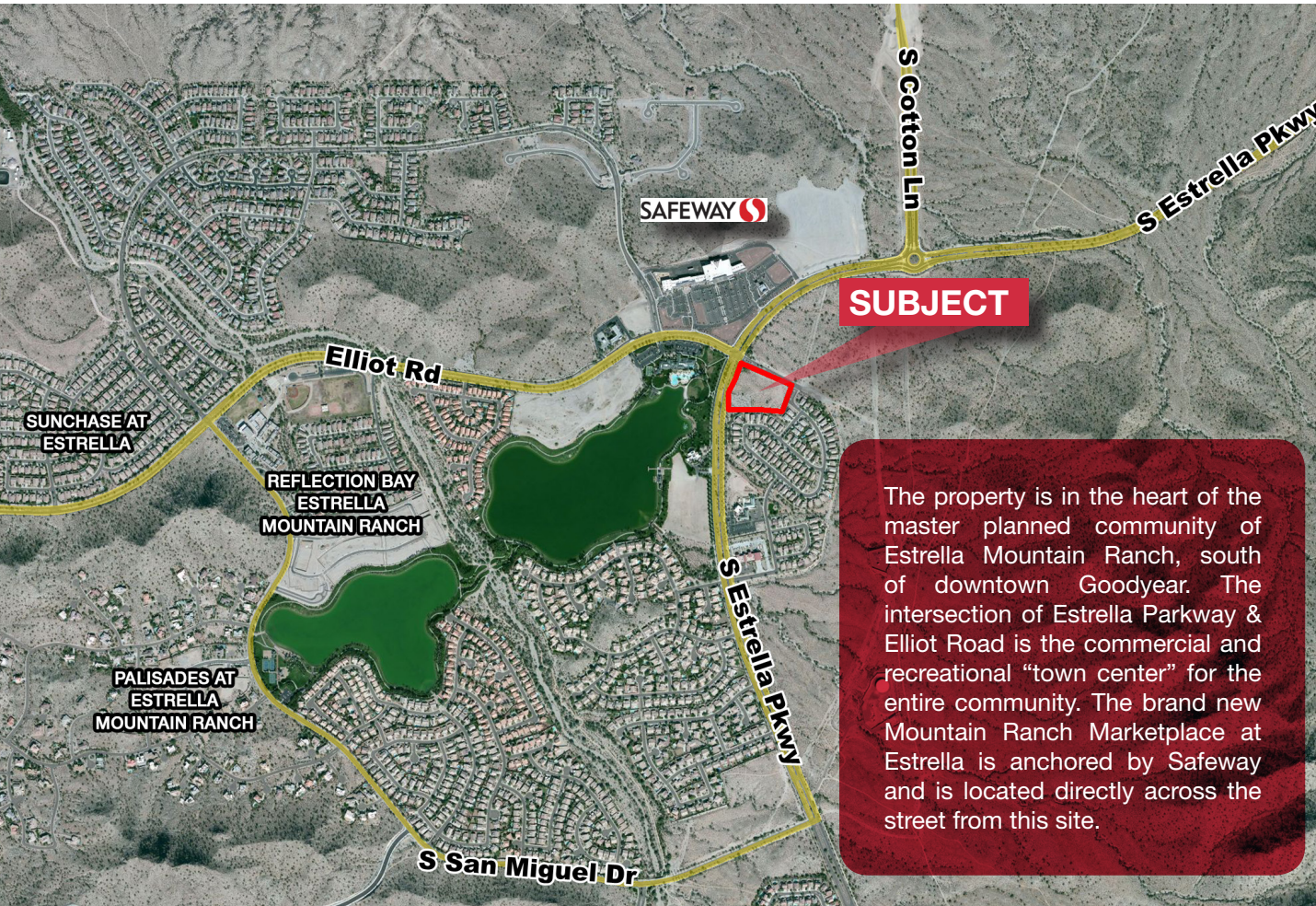
SEC Estrella Pkwy & Elliot Rd

Goodyear, Arizona

PROPERTY INFORMATION

- Property Type: Commercial Land
- Parcel Size: ± 4.716 Acres (205,432 SF)
- Location: SEC Estrella Parkway & Elliot Road, Goodyear, Arizona
- Zoning: PAD (planned area development), City of Goodyear. Current zoning will allow multiple commercial and retail uses
- Restrictions to use prohibit retail shop space development in the internal portions of the property

FOR SALE: \$1,746,172 (\$8.50/SF)



The property is in the heart of the master planned community of Estrella Mountain Ranch, south of downtown Goodyear. The intersection of Estrella Parkway & Elliot Road is the commercial and recreational “town center” for the entire community. The brand new Mountain Ranch Marketplace at Estrella is anchored by Safeway and is located directly across the street from this site.



Lane Neville

602.393.6726

lane.neville@naihonorizon.com

Logan Crum

602.852.3417

logan.crum@naihonorizon.com

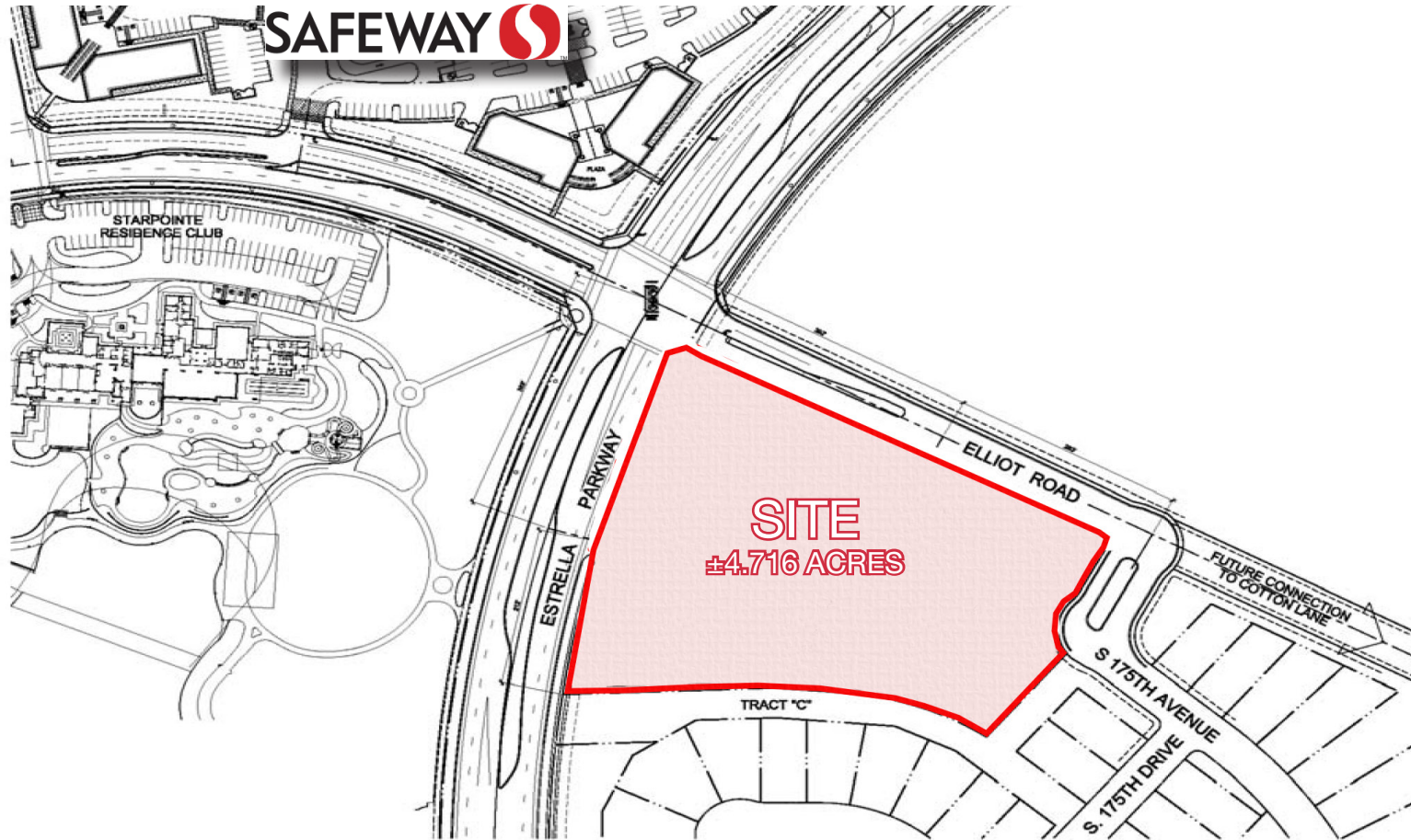
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MOUNTAIN RANCH MARKETPLACE



SITE DATA

PARCEL AREA	
LOT 1' AREA	: 91,040 S.F. (1.17 ACRES)
LOT 2' AREA	: 44,880 S.F. (1.03 ACRES)
LOT 3' AREA	: 109,819 S.F. (2.52 ACRES)
SITE AREA	: 205,640 S.F. (4.72 ACRES)
BUILDING AREA	: 24,400 S.F.
% COVERAGE	: 11.8 %
PARKING PROVIDED	: 187 SPACES
PARKING RATIO	: 8.6 / 1,000
LOT 1'	: FUTURE
LOT 2' BANK	: 8.0 / 1,000
LOT 3' MEDICAL OFF.	: 1 : 100

VICINITY MAP



01-14-11
08027-0723



S.E.C. Elliot Road & Estrella Parkway
Proposed Retail Center
Goodyear, Arizona



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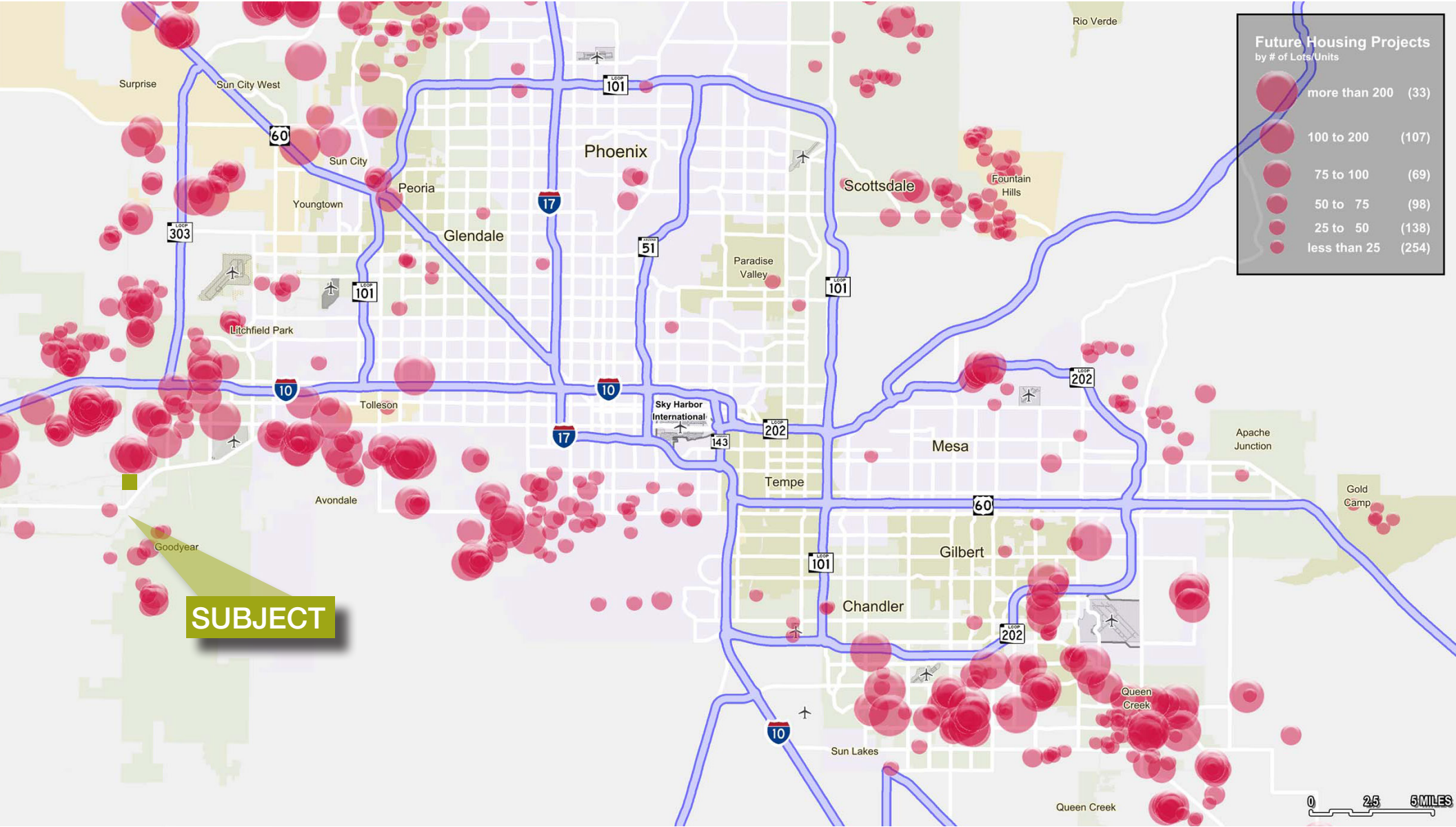
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SUBJECT

NAI Global
INVESTMENT SERVICES GROUP

Lane Neville
602.393.6726
lane.neville@naihonorizon.com

Logan Crum
602.852.3417
logan.crum@naihonorizon.com

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