MULTI-FAMILY AND SENIOR LIVING LAND PARCEL

NWC COTTON LANE & ESTRELLA PARKWAY : GOODYEAR, ARIZONA

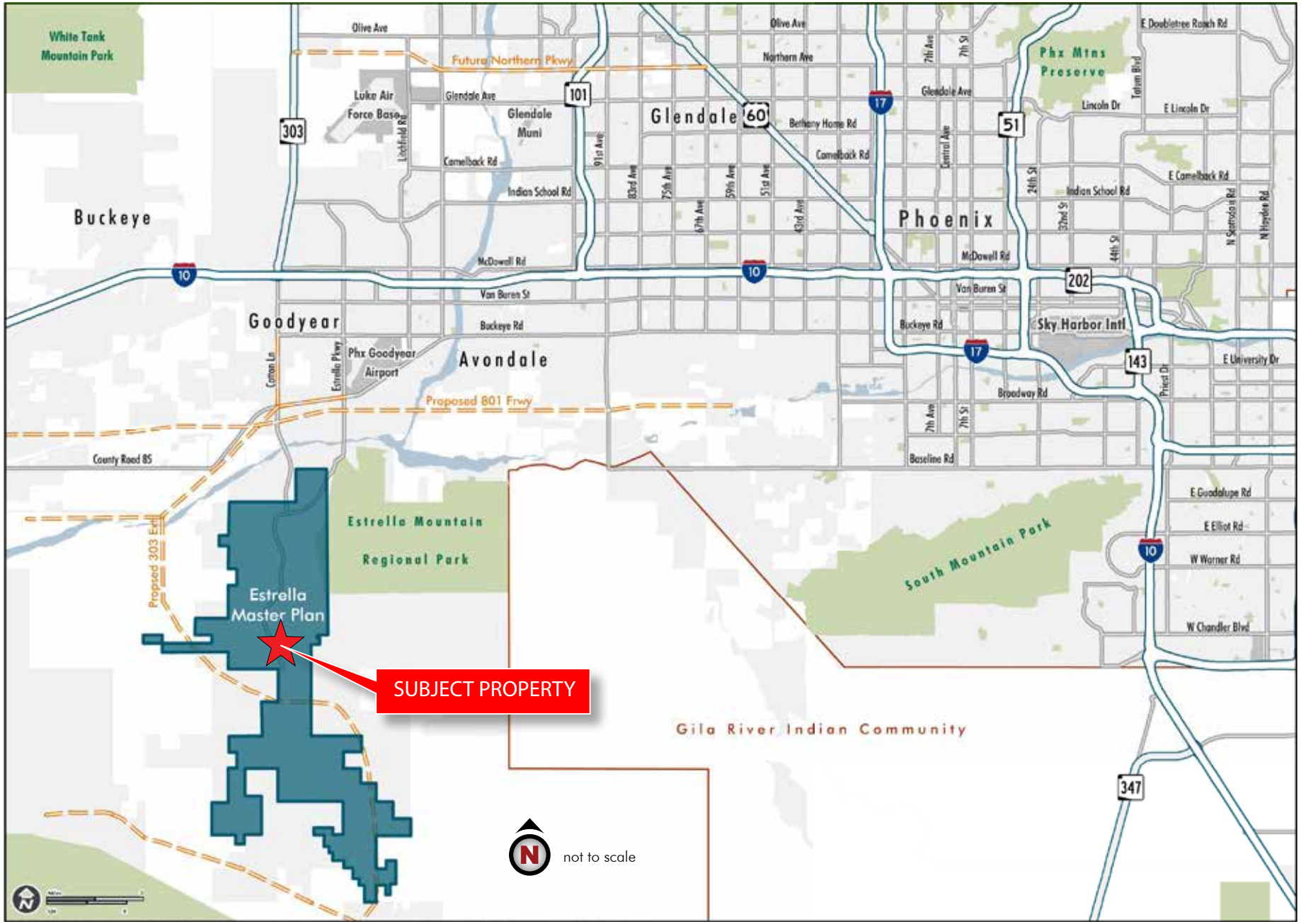
±20.11 ACRES

DAVE HEADSTREAM
Land Services Group
+1 602 735 1971
dave.headstream@cbre.com

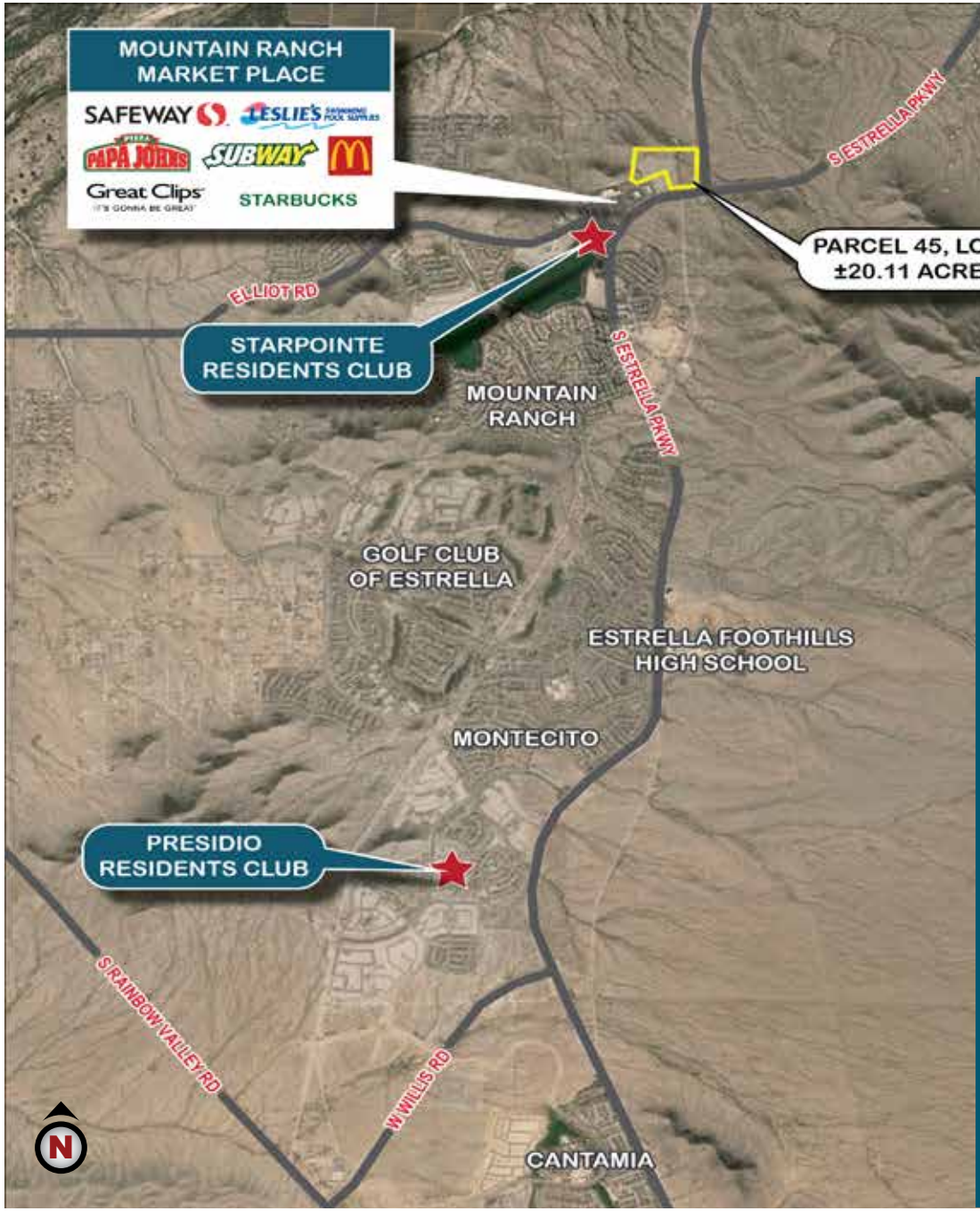
JASON HYAMS
Land Services Group
+1 602 735 5595
jason.hyams@cbre.com

CBRE

AREA MAP


White Tank Mountain Park
Olive Ave
Future Northern Pkwy
Luke Air Force Base
Glendale Ave
Glendale Muni
Glendale
Northern Ave
Bethany Home Rd
Camelback Rd
Indian School Rd
Buckeye
Phoenix
McDowell Rd
Van Buren St
Goodyear
Buckeye Rd
Phx Goodyear Airport
Avondale
Sky Harbor Intl
Broadway Rd
Baseline Rd
Proposed 801 Frwy
County Road 85
Estrella Mountain Regional Park
Proposed 303 Exit
Estrella Master Plan
SUBJECT PROPERTY
South Mountain Park
Gila River Indian Community
Phx Mtns Preserve
Lincoln Dr
E Lincoln Dr
E Doubletree Ranch Rd
E Camelback Rd
E University Dr
E Guadalupe Rd
E Elliot Rd
W Warner Rd
W Chandler Blvd
303
101
60
17
51
202
143
10
347
not to scale

AERIAL | MULTI-FAMILY/SENIOR LIVING



DEMOGRAPHICS*	
Average Household Income:	$102,274
Estimated Population:	14,000
Number of Households:	4,700
2015 Average New Home Price:	$280,000
2015 Net New Home Sales:	240

TRAFFIC COUNTS**	
Estrella Parkway (east of Cotton Lane):	15,350 VPD

LOCATION
NWC of Cotton Lane and Estrella Parkway, within the Estrella master-planned community

SIZE
±20.11 Acres

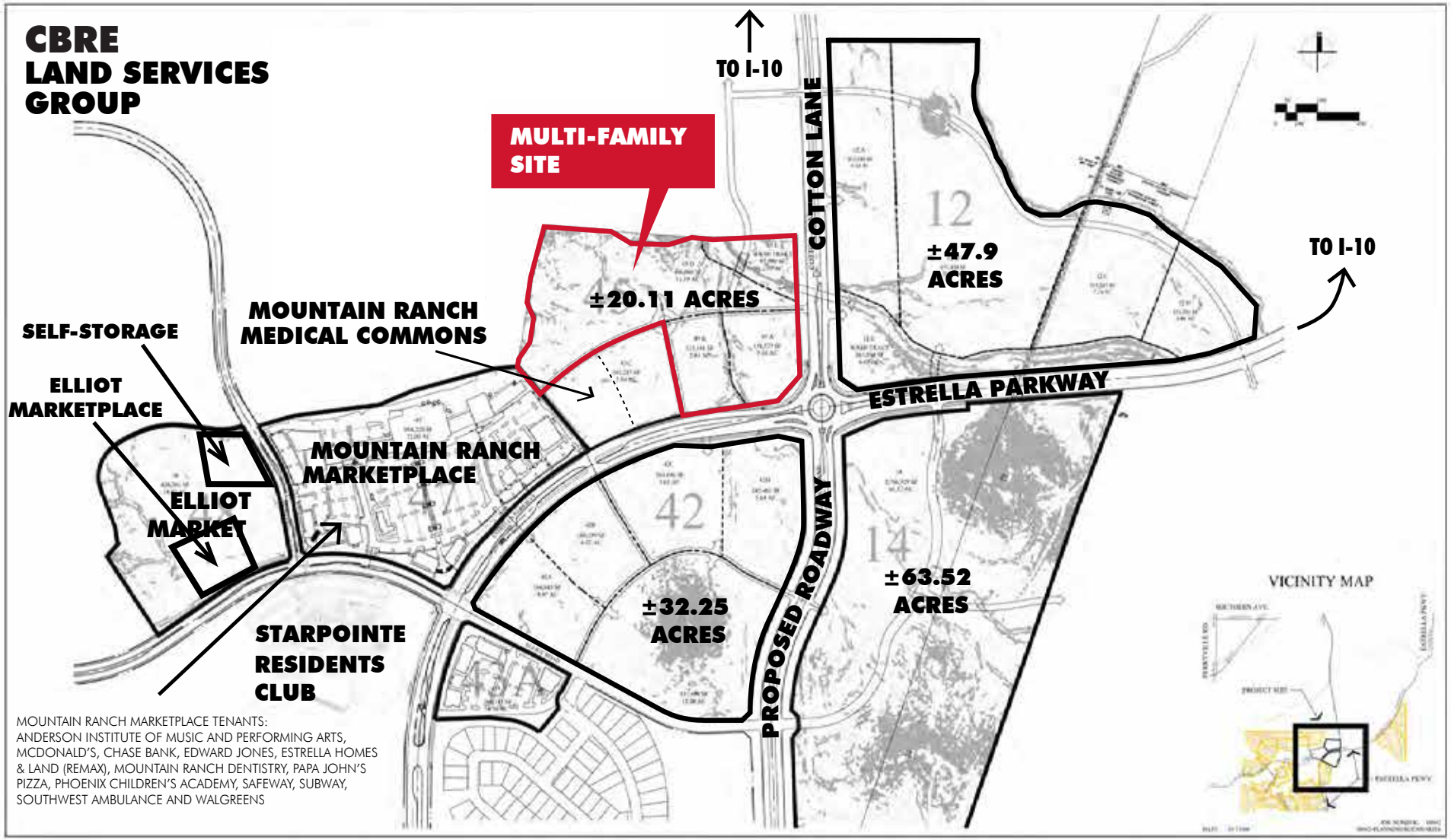
ZONING
Multi-Family with a potential density of 25 dwelling units per acre
UTILITIES
All to site

COMMENTS
The subject property is located at the entrance of Estrella's most significant north/south thoroughfares; Cotton Lane and Estrella Parkway. Mountain Ranch Marketplace, an approximate 165,000 square foot Safeway-anchored neighborhood shopping center, and Mountain Ranch Medical Commons, an approximate 13,500 square foot, Class A medical office building, with Banner Health as the anchor tenant, are located adjacent to the site.

Tenants within the Mountain Ranch Marketplace include: Anderson Institute of Music and Performing Arts, Bullfrog Wireless, Edward Jones, Great Clips, LeslieÕs Pools, McDonalds, Mountain Ranch Dentistry, Nailcessity, North Star Animal Hospital, Oasis Bagles, Papa JohnÕs Pizza, Procare Physical Therapy, Remax/West Valley Real Estate, Safeway, Starbucks. Subway, Southwest Ambulance.

PROPOSED LAND USES:
Lot 3 is conceptually planned for a multi-family complex with a density of 25 du/acre.

MULTI-FAMILY/SENIOR LIVING

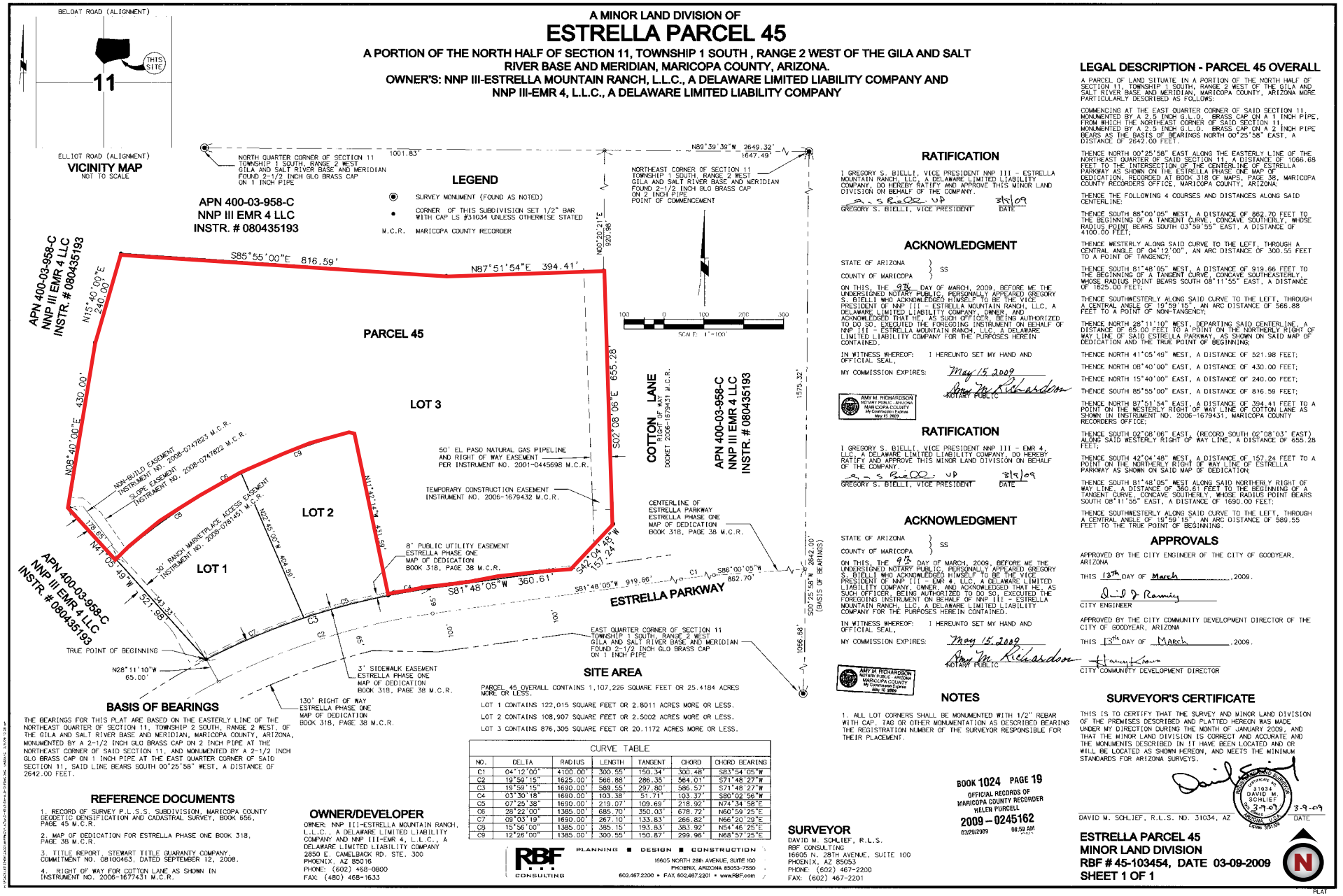


MOUNTAIN RANCH MARKETPLACE TENANTS:
ANDERSON INSTITUTE OF MUSIC AND PERFORMING ARTS, MCDONALD'S, CHASE BANK, EDWARD JONES, ESTRELLA HOMES & LAND (REMAX), MOUNTAIN RANCH DENTISTRY, PAPA JOHN'S PIZZA, PHOENIX CHILDREN'S ACADEMY, SAFEWAY, SUBWAY, SOUTHWEST AMBULANCE AND WALGREENS

ESTRELLA by Newland COMMUNITIES

Butler Design Group
Architects & Planners
5555 East Van Buren St.
Suite 215
Phoenix, Arizona 85008
phone 602-957-1600
fax 602-957-7722

ALTA SURVEY



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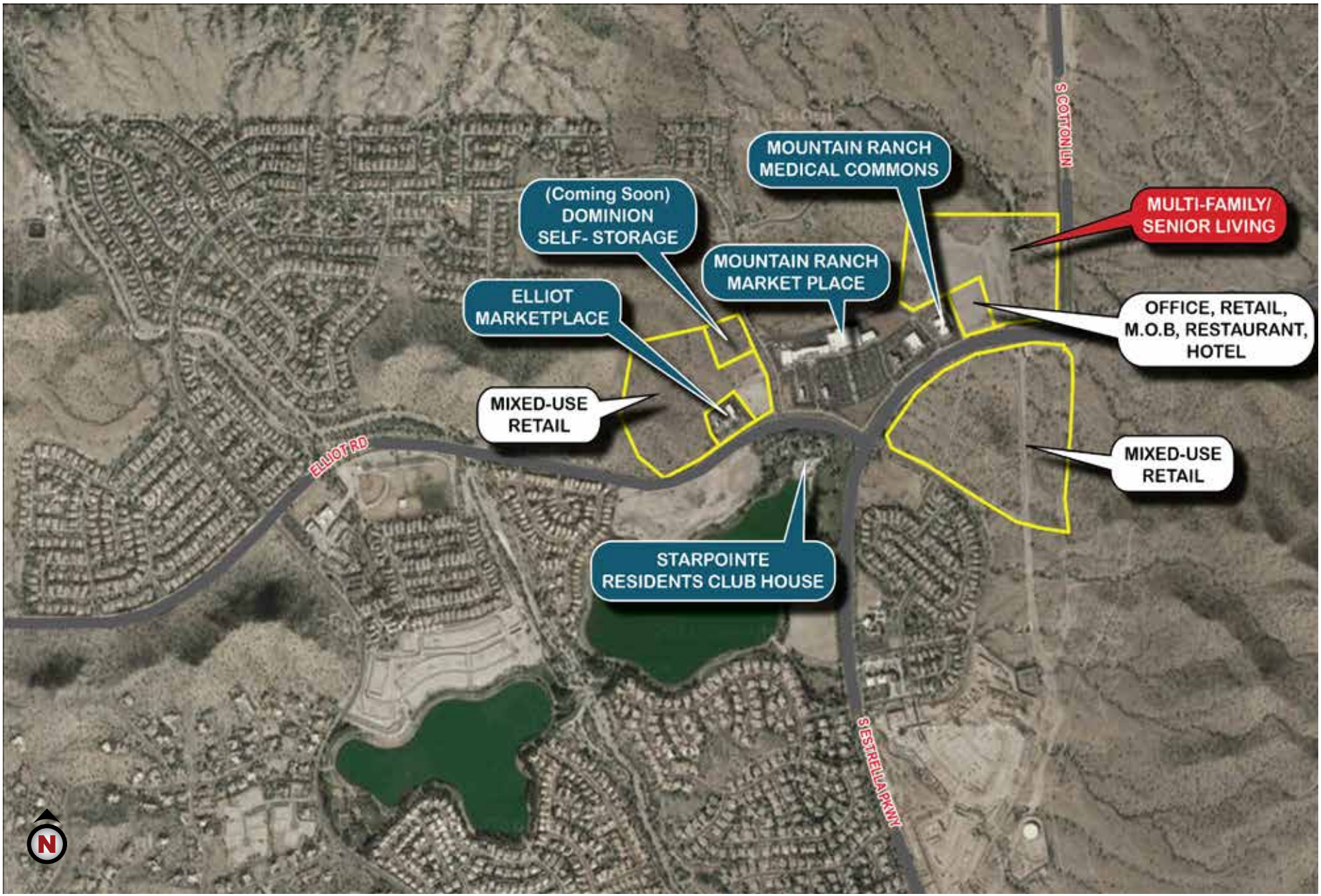
AERIAL


MOUNTAIN RANCH MEDICAL COMMONS
(Coming Soon) DOMINION SELF- STORAGE
MOUNTAIN RANCH MARKET PLACE
ELLIOT MARKETPLACE
MIXED-USE RETAIL
STARPOINTE RESIDENTS CLUB HOUSE
MULTI-FAMILY/ SENIOR LIVING
OFFICE, RETAIL, M.O.B, RESTAURANT, HOTEL
MIXED-USE RETAIL
S COTTON LN
ELLIOT RD
S ESTRELLA PKWY
N

ESTRELLA LIVING

DESCRIPTION - Surrounded by majestic mountains and wide-open desert vistas, Estrella offers young couples, families and active adults a resort-inspired lifestyle with a variety of world-class amenities. Estrella's three distinctive communities - Mountain Ranch, Montecito and CantaMia (55+) - feature remarkable living with rich architecture, diverse neighborhood streetscapes and inviting gathering places.

LOCATION - Estrella is located approximately 17 miles west of Downtown Phoenix in Goodyear, Arizona, which has been named as one of the five "Most Livable Cities" in America. Estrella is committed to becoming the most desirable destination in the Sonoran Desert Valley. At full build-out, Estrella will offer 50,000 homes.

SCHOOLS - Estrella features two highly-rated K-8 elementary schools, both part of the Liberty Elementary School District. Estrella Foothills High School is part of the Buckeye Union High School District and was recently recognized by the Arizona Education Foundation as an A+ school.

ACTIVE HOME BUILDERS - Some of the Valley's most well-known homebuilders are building in Estrella including Shea Homes, Beazer Homes, KB Home, Gehan Homes, David Weekley Homes, William Ryan Homes, and AV Homes. There were 247 net new home sales at Estrella in 2015.

STARPOINTE RESIDENTS CLUB - The community features an impressive 24,400 square foot Residents Club inspired by seaside hotels and elegant resorts. The club features StarSplash Water Park that is host to two slides, a 25-meter heated lap pool, a state-of-the-art fitness center, cafe, youth club, meeting rooms and outdoor event spaces.

PRESIDIO RESIDENTS CLUB - The 18,500 square-foot Presidio, Estrella's second residents club, is under construction. It includes a gym, sports lounge, coffee - wine and beer bar, a demonstration kitchen and an outdoor pool. Presidio is expected to open in September 2016.

ESTRELLA YACHT CLUB AND NORTH AND SOUTH LAKES - Estrella boasts two private lakes, North Lake and South Lake, which combined total 72 acres. The Yacht Club offers residents complimentary use of a variety of non-motorized boats including paddle boats, canoes and sail boats. Both lakes are stocked with a selection of fresh water fish for catch-and-release fishing.

GOLF CLUB OF ESTRELLA - Award-winning par 72, 18-hole championship golf course.

RETAIL AND SHOPPING

West and adjacent to the site sits MOUNTAIN RANCH MARKETPLACE, the first LEED (Leadership in Energy and Environmental Design) Gold certified shopping center in Arizona. Safeway is the first grocery store in the Estrella community. At full build-out, the shopping center will provide approximately 165,000 square feet of grocery, drug and retail space. The first phase contains approximately 109,000 square feet. Beyond Safeway, Estrella also has Walgreen's, Chase Bank, Oasis Bagels, Papa John's, Subway, FroGo, Verizon Wireless, Great Clips and much more. ELLIOTT MARKET is right across the street for gas, conveniences and pizza at Taste of Italy. A self-storage facility will be in operation in 2017.

Adjacent to Mountain Ranch Marketplace sits MOUNTAIN RANCH MEDICAL COMMONS with an approximate 13,500 square foot building that is home to Banner Health. The state-of-the-art medical office facility offers primary-care services.

DAVE HEADSTREAM
Land Services Group
+1 602 735 1971
dave.headstream@cbre.com

JASON HYAMS
Land Services Group
+1 602 735 5595
jason.hyams@cbre.com

CBRE

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