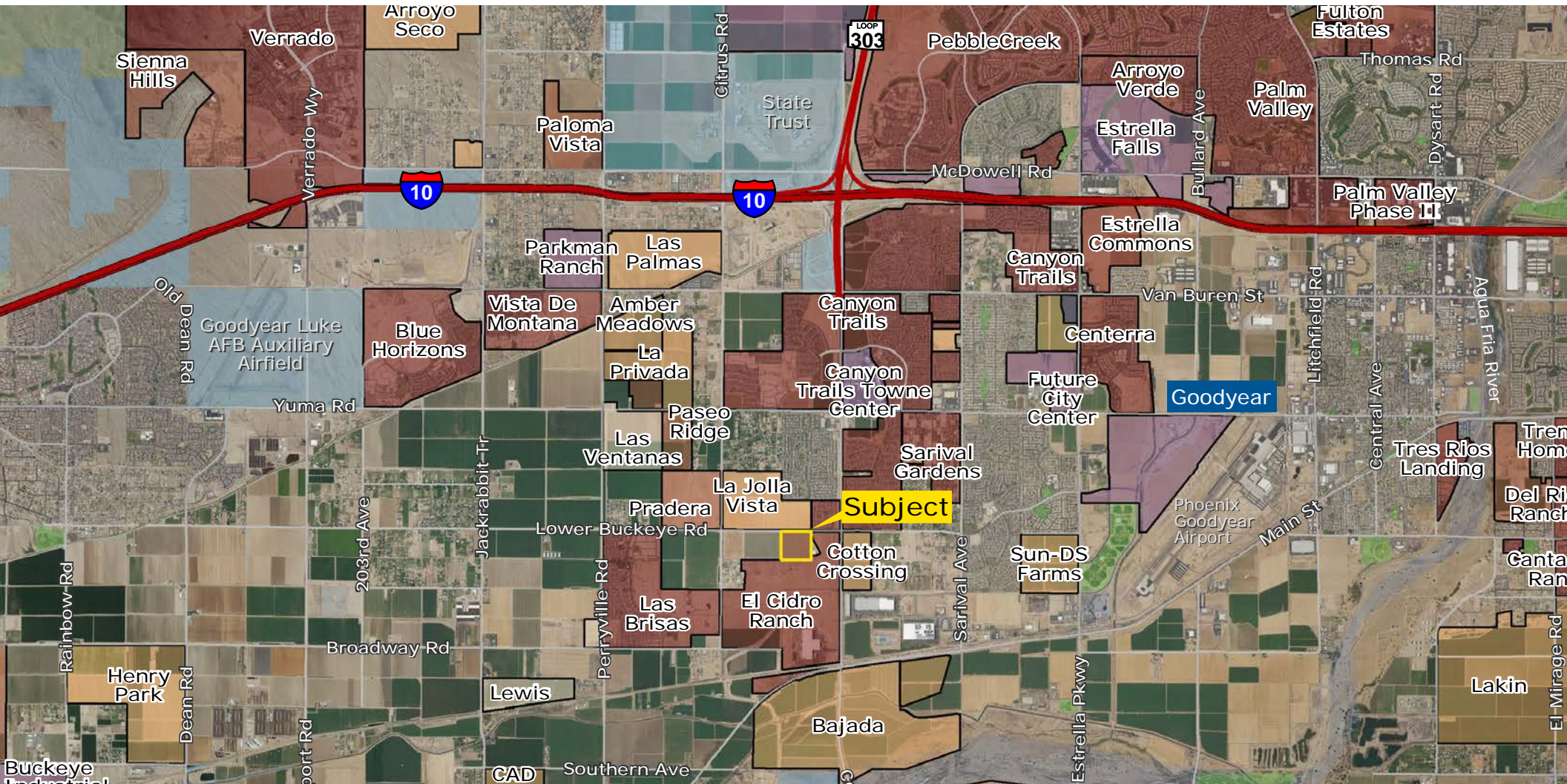


±40 ACRES NEIGHBORHOOD RESIDENTIAL

EXCLUSIVE LISTING | GOODYEAR, ARIZONA



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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZGY01009 - 3.12.19



PROPERTY OVERVIEW

LOCATION W/SWC Cotton Lane and Lower Buckeye Road, Goodyear, Arizona

SIZE ±40 acres

PRICE \$125,000 per acre

PARCELS 502-44-003D

ZONING R1-6

SCHOOLS

Elementary - Copper Trails K-8

High School - Verrado High School

GENERAL PLAN Neighborhood

DEVELOPMENT AGREEMENT The Development Agreement can be viewed by [clicking here](#). Impact fee credits will likely be affected by revisions being made to Goodyear's impact fees.

INFRASTRUCTURE Water - Infrastructure already constructed, requiring reimbursement of \$39,666 for allocated share and use. Existing water line located in Lower Buckeye Road.

Sewer - Two of three lines have been constructed and the third line is being installed by the adjacent development. Reimbursement for the subject property's allocated share in each line will be required with future development. Reimbursement amounts are as follows:

Line B - \$71,509

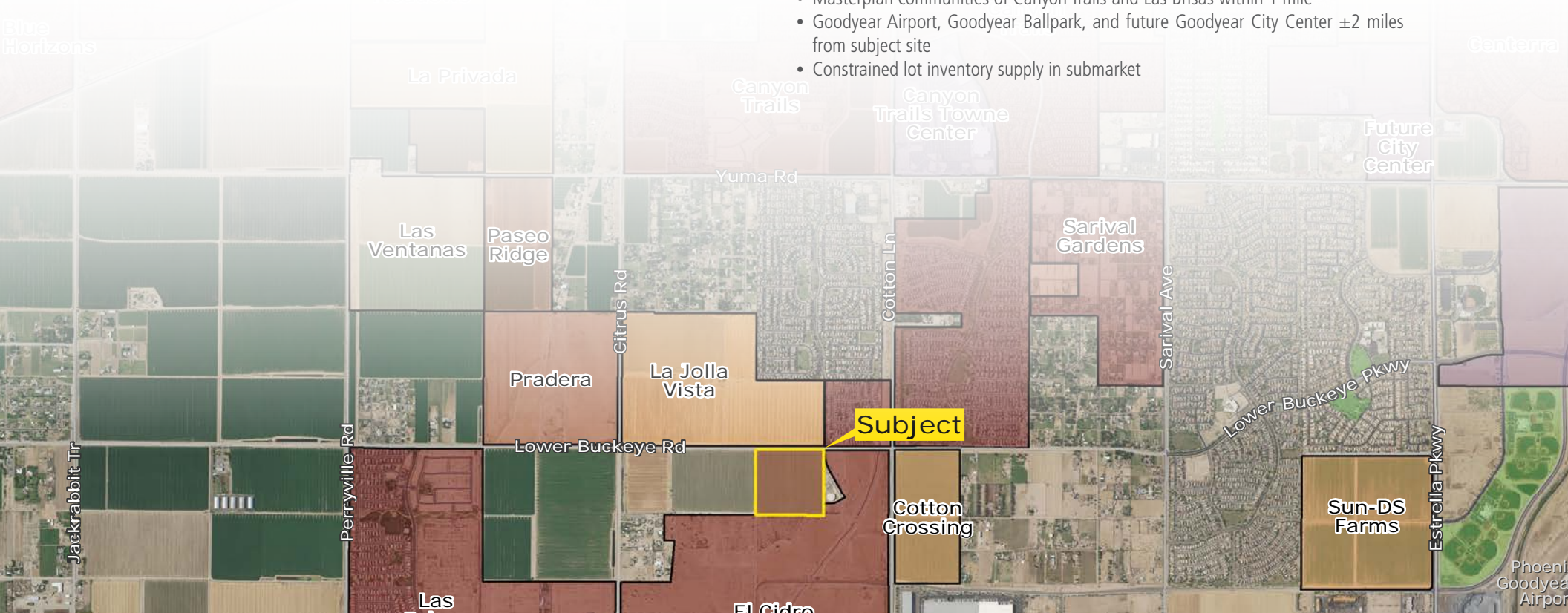
Line E - \$27,736

Line F - \$36,514 (Currently under construction)

Total Sewer Line Reimbursements - \$135,759

COMMENTS

- 2 miles from 303 Loop and Interstate 10 interchange
- Property is located within an Opportunity Zone
- Frontage along Lower Buckeye Road
- Future Agua Fria high school west of to the Property
- Masterplan communities of Canyon Trails and Las Brisas within 1 mile
- Goodyear Airport, Goodyear Ballpark, and future Goodyear City Center ±2 miles from subject site
- Constrained lot inventory supply in submarket



COMMUNITY ATTRIBUTES

GOODYEAR, ARIZONA

A young city with a “go-getter” attitude, Goodyear always strives to be on the leading edge.

Goodyear has been proactive in its pursuit of industry and amenities.

A 4,000-acre employment corridor surrounding the Phoenix-Goodyear Airport, plus the new Spring Training ballpark complex, the metro area’s next regional mall, a planned downtown, new industries, and key transportation corridors are coloring the landscape of this vital young city.

With about 90% of its total 189 square miles of affordable land still available for development, Goodyear is a city of incredible opportunity.

Residents and businesses of all types call this progressive city home because of its:

- Outstanding quality of life
- Strategic location on the I-10 commercial corridor
- Variety of housing in master planned communities
- Access to the largest labor pool in Arizona
- Excellent school districts
- Available land and business parks

GOODYEAR, ARIZONA: MAJOR EMPLOYERS

Lockheed Martin Aerospace, Engineering, 500-1000

McLane Sunwest, Distribution, 500-1000

West Valley Hospital, Health Services, 500-1000

Amazon.com, Internet Fulfillment, 250-500

Cancer Treatment Centers of America, Health Services, 250-500

Cavco Industries, Manufacturing, 250-500

Macy’s Logistics and Operations, Internet Fulfillment, 250-500

Sub-Zero/Wolf, Appliance Manufacturing, 250-500

AeroTurbine, Aircraft Maintenance, 100-250

Kysor Panel Systems, Manufacturing, 100-250

Lufthansa Airline Training Center, Education, Flight Training, 100-250

Poore Brothers, Food Manufacturing, 100-250

Rudolfo Bros. Plastering Inc., Construction, 100-250

Snyders of Hanover Food Manufacturing 100-250

Arizona Galvanizing Inc., Galvanizing, 50-100

Global Organics LLC, Manufacturing, 50-100

Lorts Manufacturing, Furniture Manufacturing, 50-100

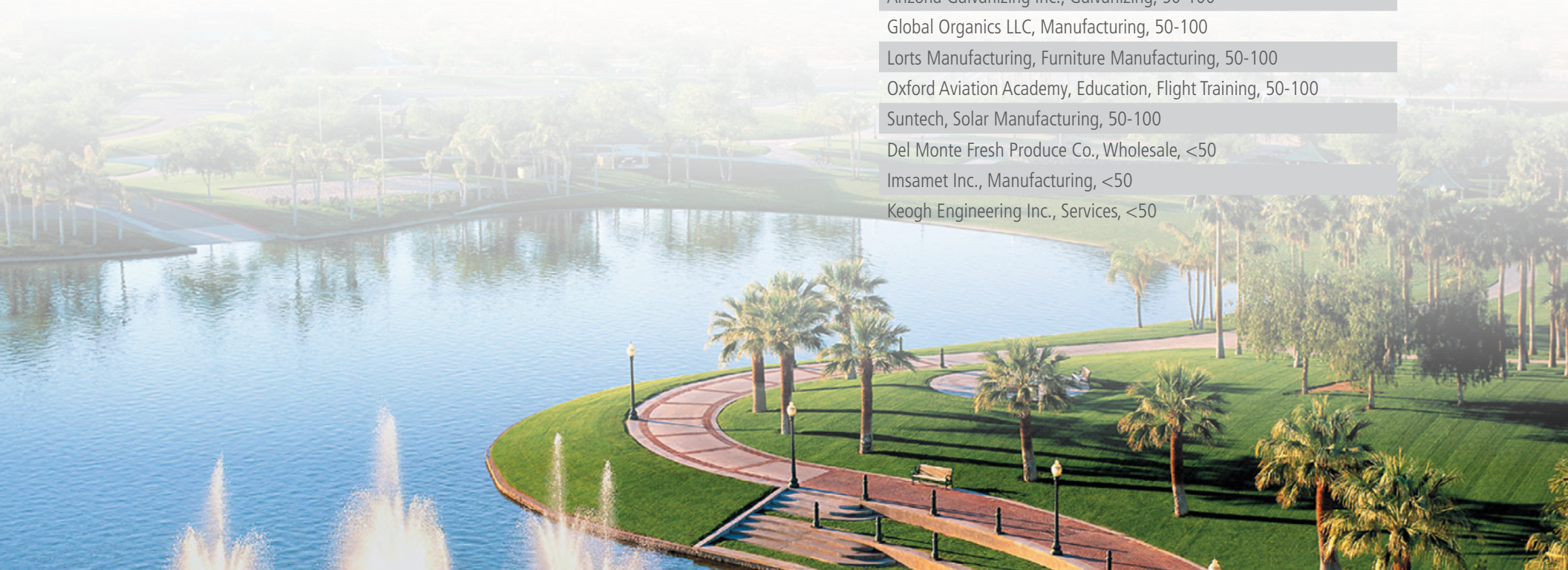
Oxford Aviation Academy, Education, Flight Training, 50-100

Suntech, Solar Manufacturing, 50-100

Del Monte Fresh Produce Co., Wholesale, <50

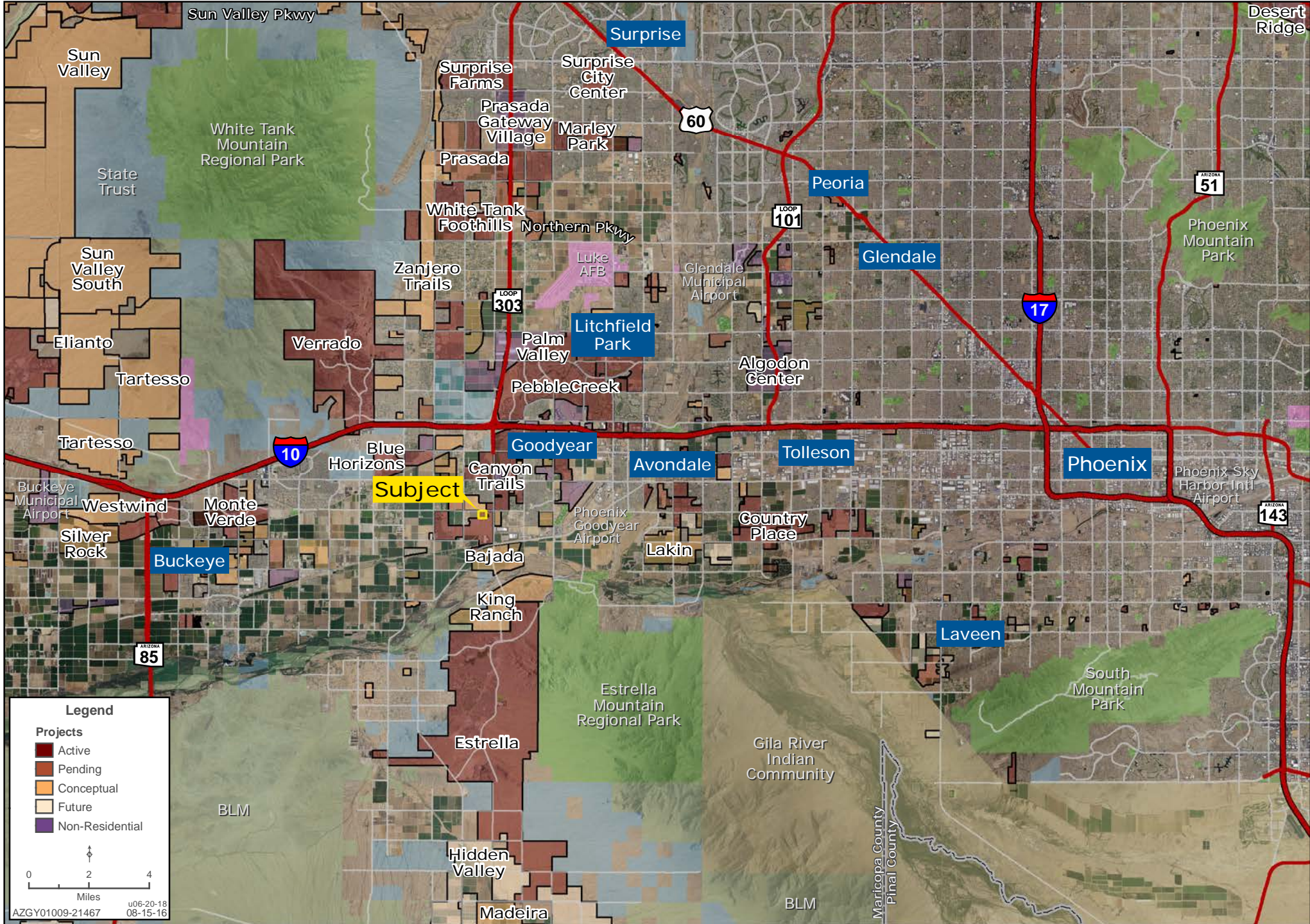
Imsamet Inc., Manufacturing, <50

Keogh Engineering Inc., Services, <50



175 AVE & BUCKEYE REGIONAL MAP

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Legend

Projects

- Active
- Pending
- Conceptual
- Future
- Non-Residential

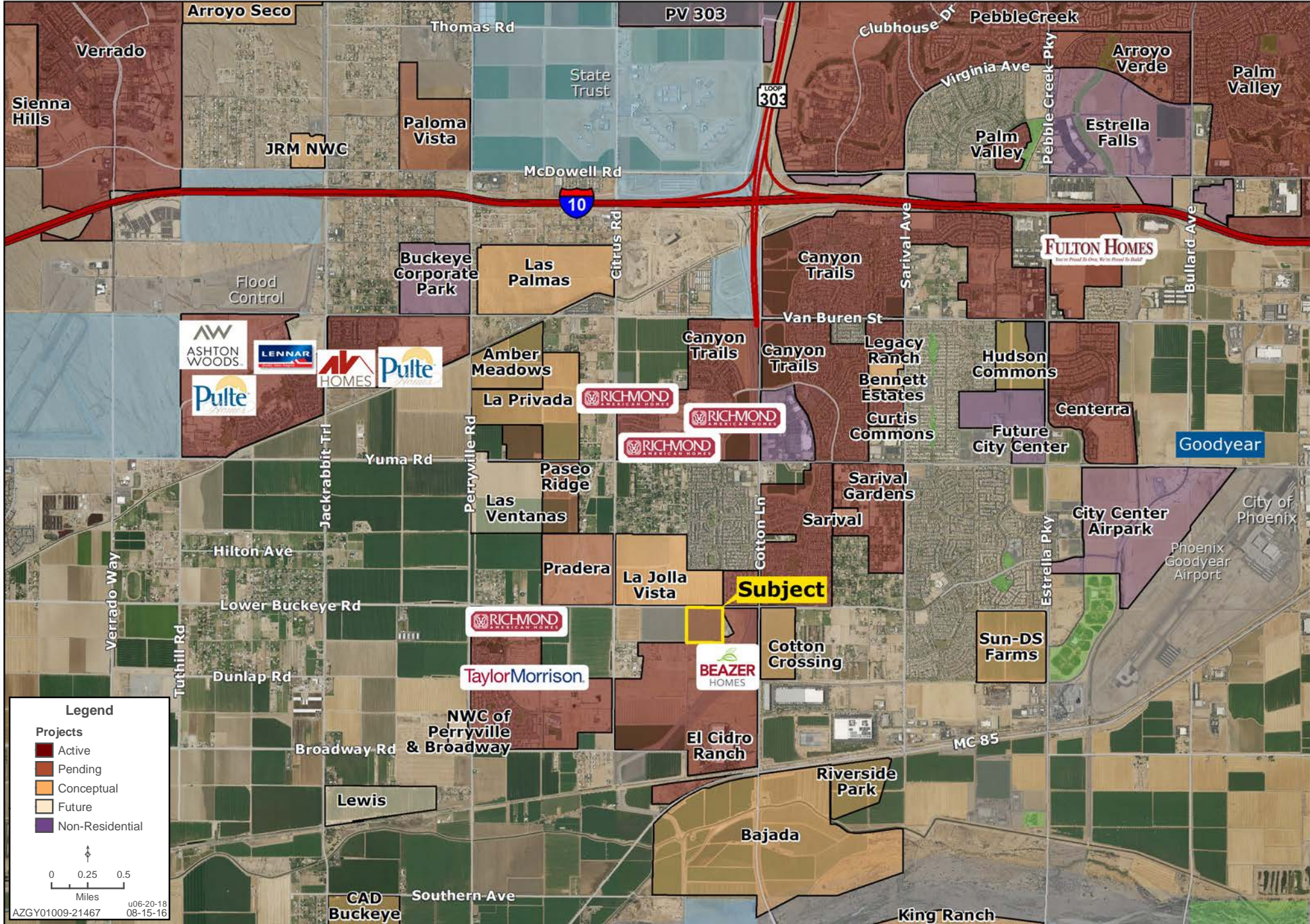
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175 AVE & BUCKEYE SURROUNDING BUILDER MAP

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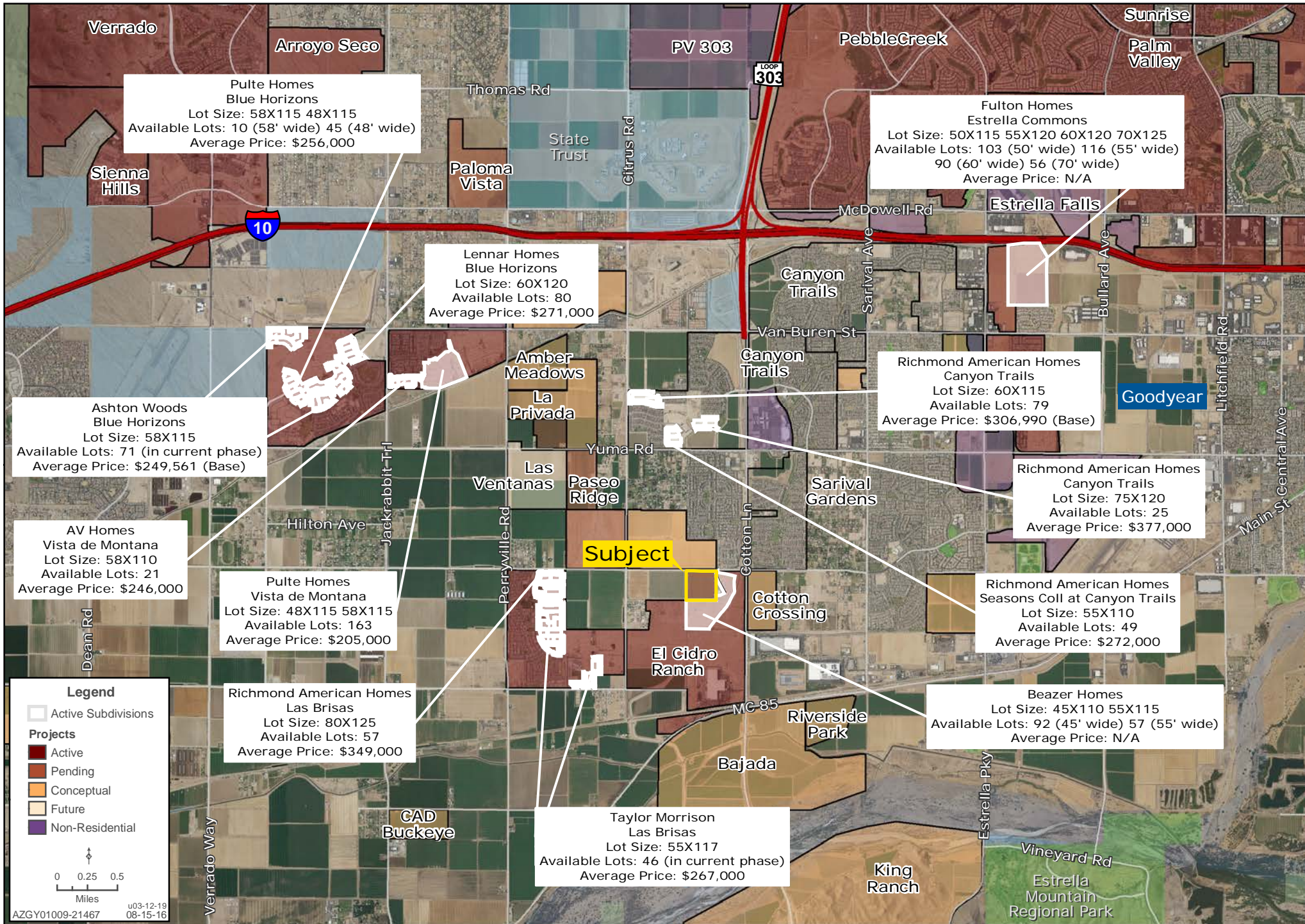
175 AVE & BUCKEYE COMMERCIAL MAP

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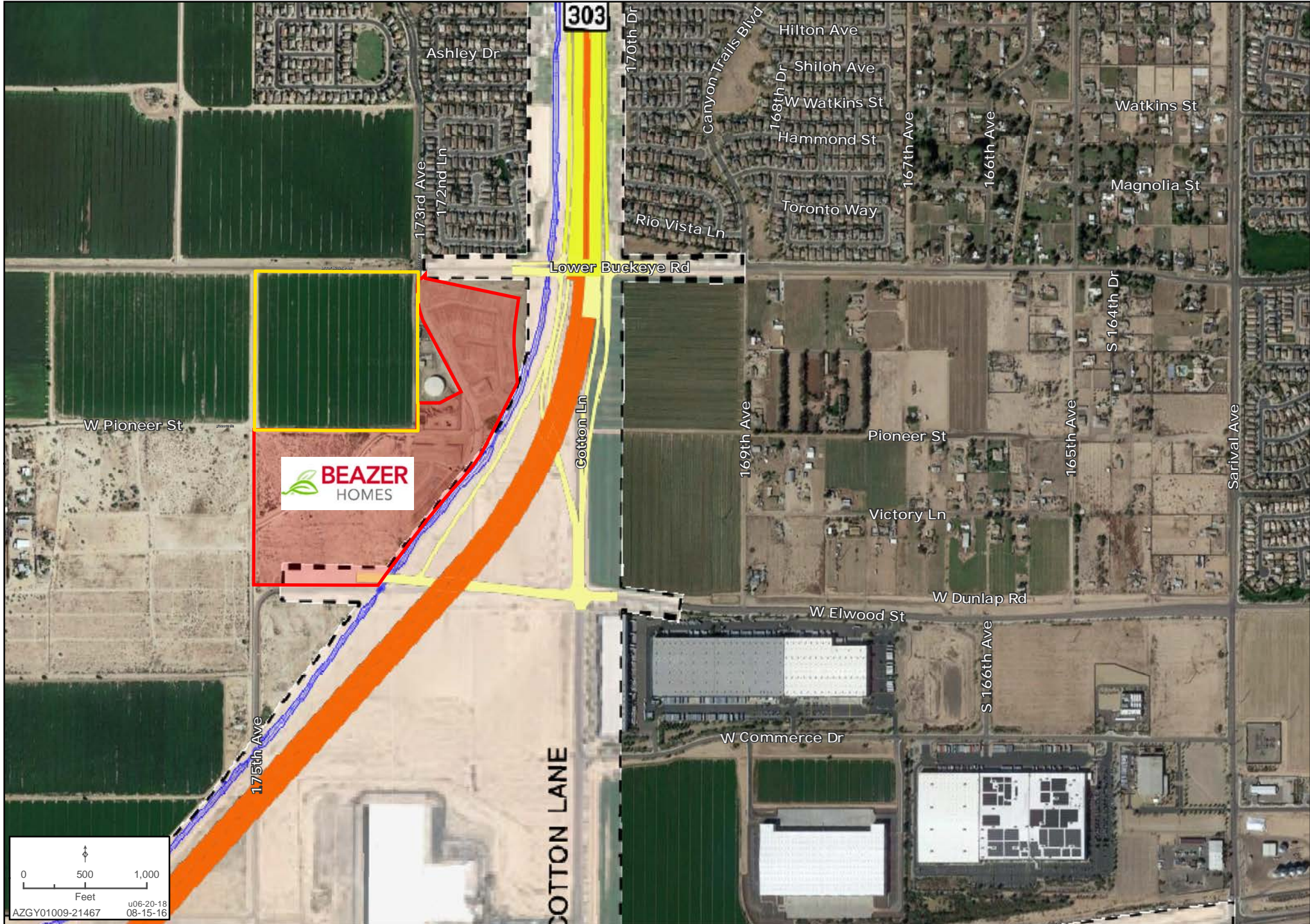
175 AVE & BUCKEYE ACTIVE SUBDIVISIONS MAP

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175 AVE & BUCKEYE PROPERTY DETAIL MAP

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GOODYEAR ECONOMIC DEVELOPMENT MAP

