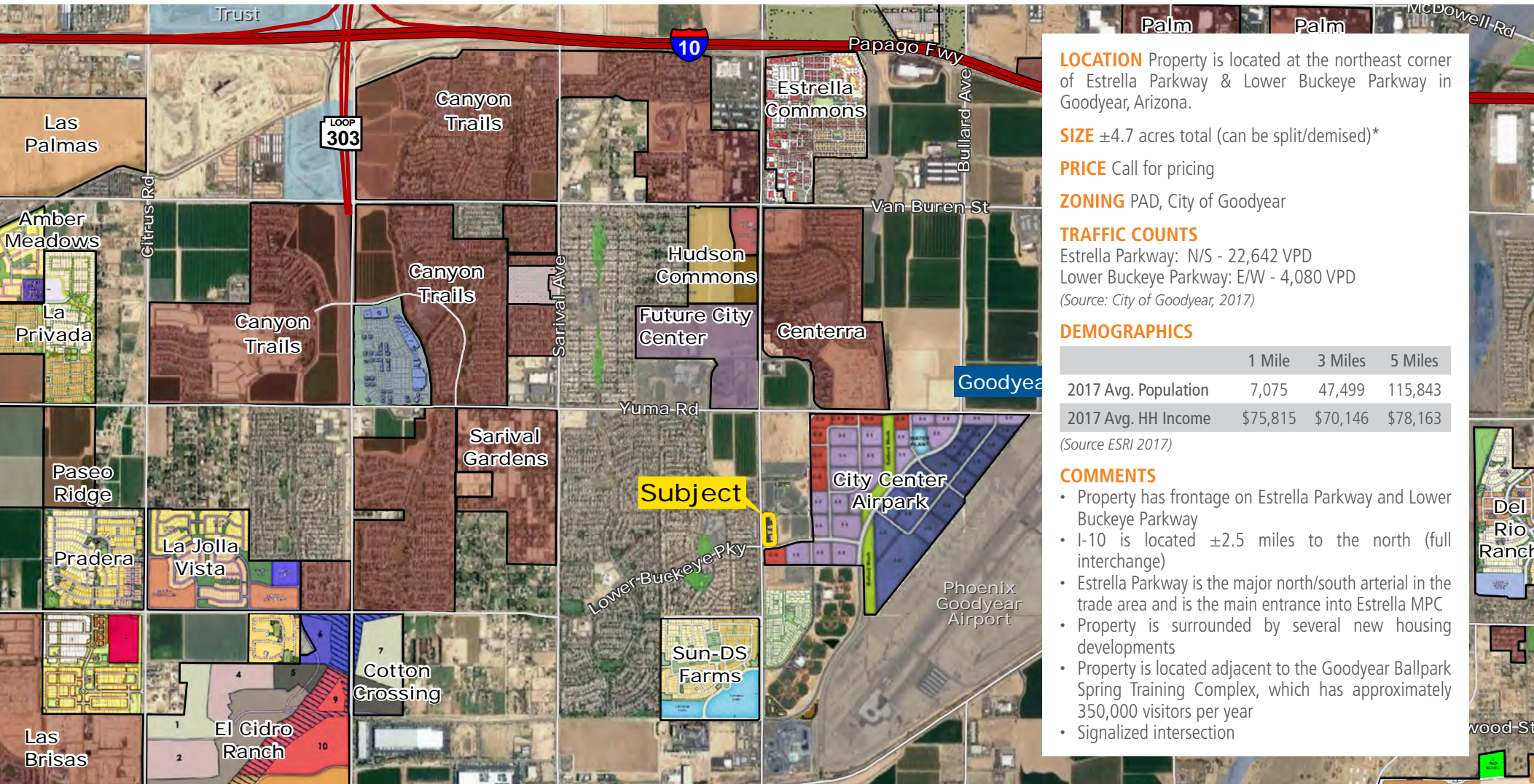


# ±4.7 ACRES OF COMMERCIAL LAND/PADS AVAILABLE\*

GOODYEAR BALLPARK | NEC ESTRELLA PARKWAY & LOWER BUCKEYE PARKWAY | GOODYEAR, ARIZONA



**LOCATION** Property is located at the northeast corner of Estrella Parkway & Lower Buckeye Parkway in Goodyear, Arizona.

**SIZE** ±4.7 acres total (can be split/demised)\*

**PRICE** Call for pricing

**ZONING** PAD, City of Goodyear

**TRAFFIC COUNTS**

Estrella Parkway: N/S - 22,642 VPD  
 Lower Buckeye Parkway: E/W - 4,080 VPD  
 (Source: City of Goodyear, 2017)

**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
2017 Avg. Population	7,075	47,499	115,843
2017 Avg. HH Income	\$75,815	\$70,146	\$78,163

(Source ESRI 2017)

**COMMENTS**

- Property has frontage on Estrella Parkway and Lower Buckeye Parkway
- I-10 is located ±2.5 miles to the north (full interchange)
- Estrella Parkway is the major north/south arterial in the trade area and is the main entrance into Estrella MPC
- Property is surrounded by several new housing developments
- Property is located adjacent to the Goodyear Ballpark Spring Training Complex, which has approximately 350,000 visitors per year
- Signalized intersection

\*Subject to successful land swap with the City of Goodyear

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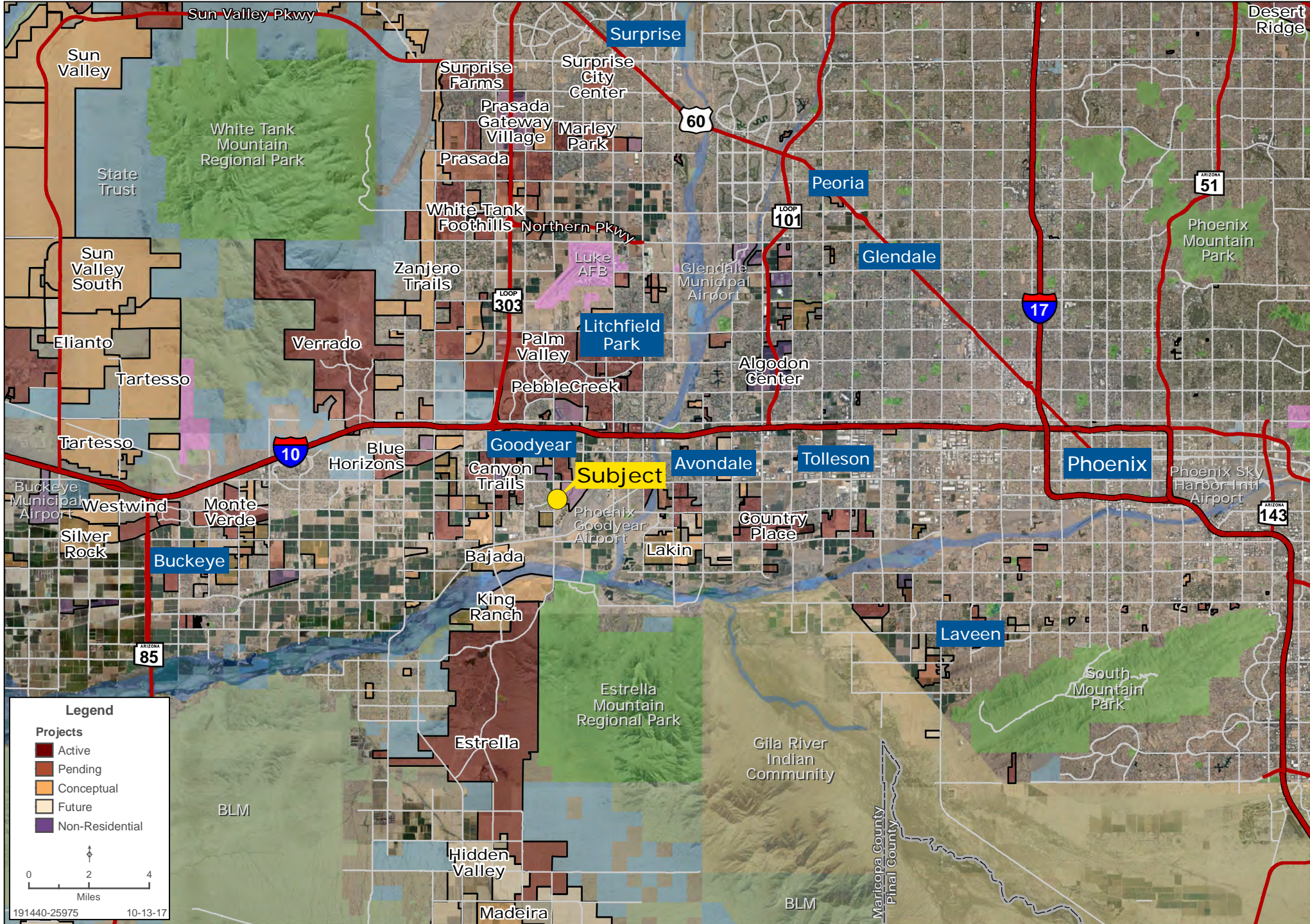
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

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. AZMaricopa191440-2.7.18



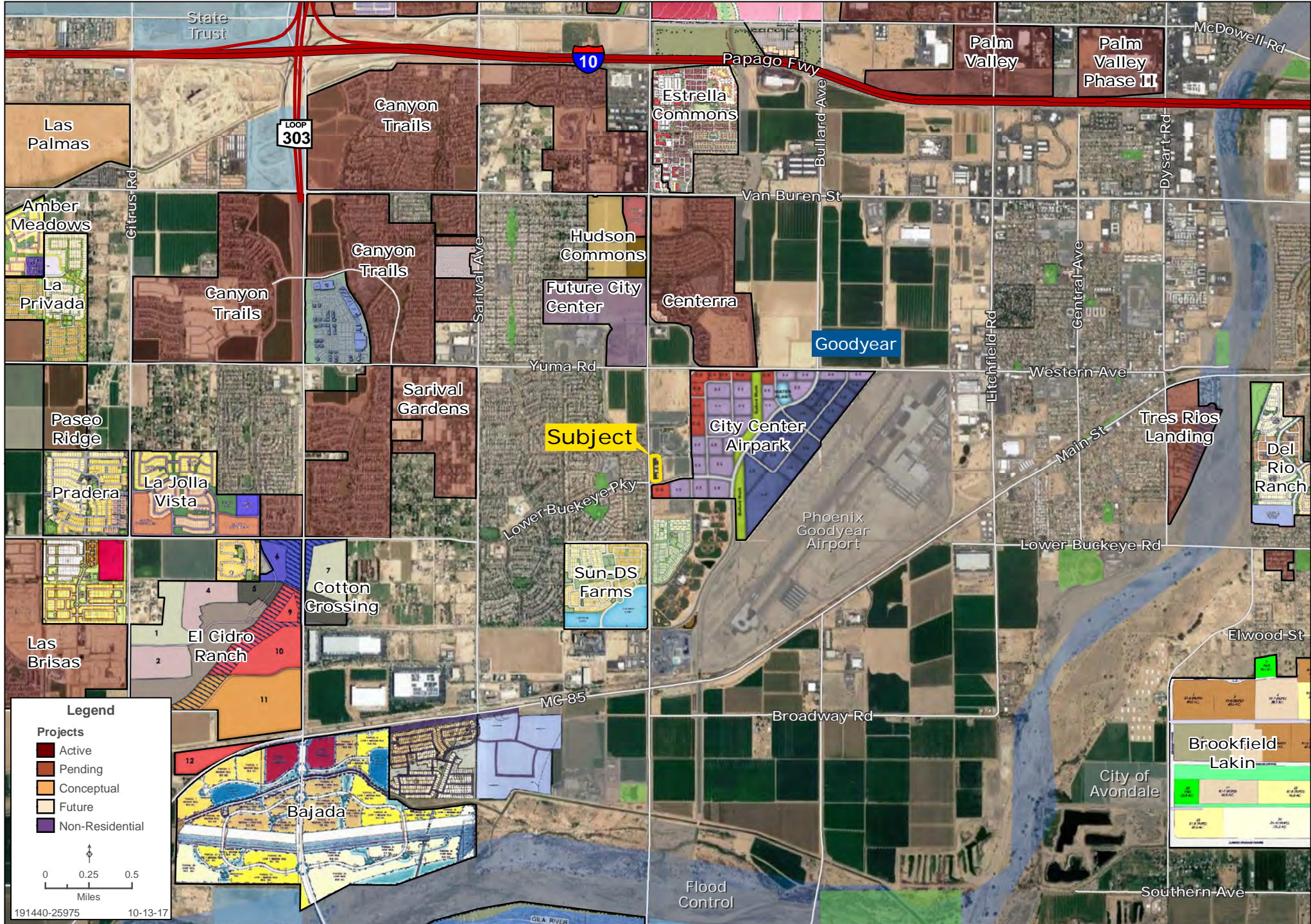
# REGIONAL MAP

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# SURROUNDING AREA MAP

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# PROPERTY DETAIL MAP

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0 75 150  
Feet  
191440-25975 10-13-17

# GOODYEAR BALLPARK SURROUNDING AMENITIES MAP

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**Legend**

**Projects**

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

0 0.25 0.5 Miles

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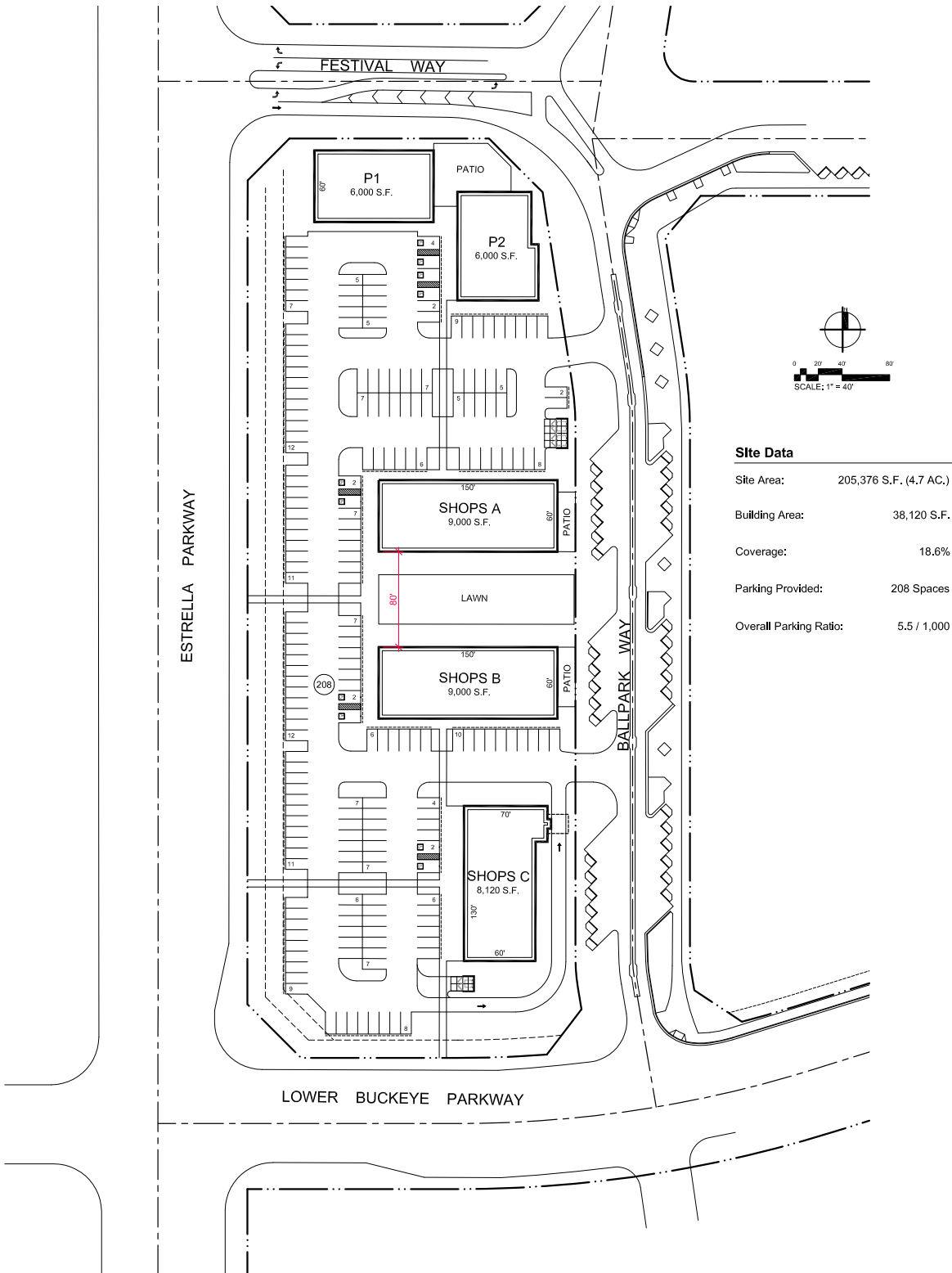


Site Data	
Site Area:	205,376 S.F. (4.7 AC.)
Building Area:	38,120 S.F.
Coverage:	18.6%
Parking Provided:	208 Spaces
Overall Parking Ratio:	5.5 / 1,000



06-16-17  
17058-ST02





**Site Data**

Site Area:	205,376 S.F. (4.7 AC.)
Building Area:	38,120 S.F.
Coverage:	18.6%
Parking Provided:	208 Spaces
Overall Parking Ratio:	5.5 / 1,000

## Estrella Pkwy & Lower Buckeye Pkwy Goodyear, Arizona



# 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

