

# PARKWAY VILLAGE

Development Ready PAD For Sale,  
Ground Lease or Build-to-Suit

15633 West Roosevelt Street | Goodyear, Arizona



FOR MORE INFORMATION CONTACT:

**RYAN EUSTICE**  
Vice President  
+1 602 735 1917  
ryan.eustice@cbre.com

**MAX BIPPUS**  
First Vice President  
+1 602 735 5518  
max.bippus@cbre.com

**CBRE**

2575 East Camelback Road, Suite 500  
Phoenix, AZ 85016  
www.cbre.us/phoenix

# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2018 Population</b>	1,289	17,479	3,581
<b>2023 Population</b>	7,754	77,135	154,611
<b>2018 Median Age</b>	30.60	34.70	33.30
<b>2018 Households</b>	2,222	23,268	44,965
<b>2018-2023 Growth Rate</b>	2.26%	2.11%	1.99%
<b>2018 Avg HH Income</b>	\$67,913	\$76,216	\$70,976
<b>2018 Owner Occupied Housing Units</b>	1,554	17,181	31,135
<b>2018 Businesses</b>	280	1,499	2,712
<b>2018 Employees</b>	3,494	20,090	32,735

Source: Esri



# FEATURES

- » ±1.24 Acre property
- » C2 Zoning
- » Conveniently located in strong retail corridor, near I-10 Freeway and across from Wal-Mart
- » Located in the sixth fastest growing city in the nation (Source: <http://cem-az.com>)
- » Over ±28,000 vehicles daily (Source: ADOT)
- » Area expected to grow by 20,000 residents within a 10-mile radius
- » Goodyear Ballpark located ±2.0 miles south on Estrella Parkway
- » ±1 Million SF planned Estrella Falls Regional Mall



# AERIAL MAP



**Dignity Health.**  
Arizona General Hospital  
Emergency Room

**SAFEWAY**

**ACE**  
The hardware store.

**Coastal SUITES**

**Walmart**

**WELLS FARGO**

Under Construction  
Multifamily  
190 units at total buildout  
±740,757 SF (±17.01 ac)

**DUNKIN' DONUTS**

**Walgreens**

**QT QuikTrip**

S Estrella Pkwy

Future  
Multifamily  
±375 Units

Single Family Rental  
±290 Homes  
Under Contract

Single Family Subdivision  
±430 Homes  
Under Contract



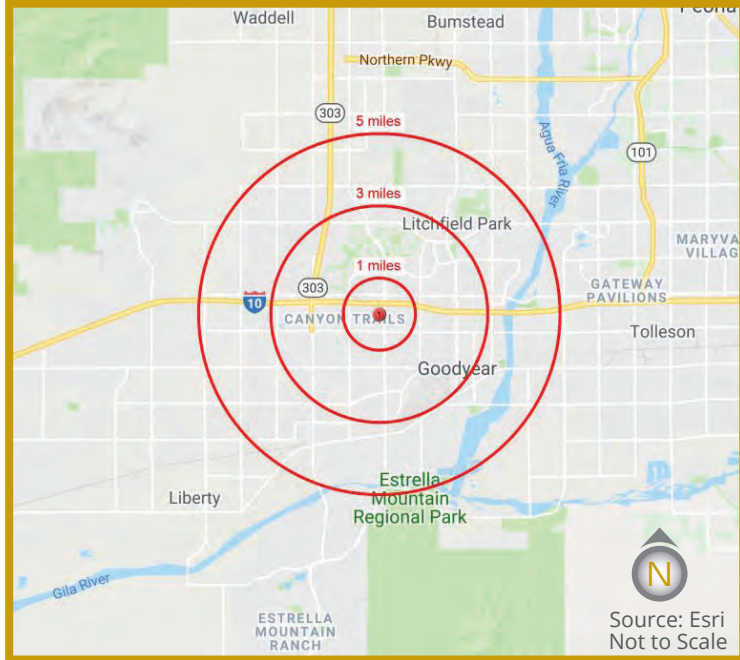
W Van Buren St



SUBJECT SITE NOT TO SCALE  
\*SOURCE ADOT

# GOODYEAR

- » Premier public and private golf courses
- » Estrella Mountain Regional Park with ±20,000 acres features 8 trails for hiking, mountain biking and horseback riding
- » Average Commute - 29 minutes



# RANKINGS

- » One of America's Top 10 Best Cities to Live - 24/7 Wall St
  - » Among the fastest growing cities in the country - U.S. Census Bureau
  - » One of the best cities in the nation for veterans - NerdWallet
  - » Top 10 "Best Phoenix Suburbs for Young Couples" - Moveto
- Source: [www.goodyearaz.gov](http://www.goodyearaz.gov)

