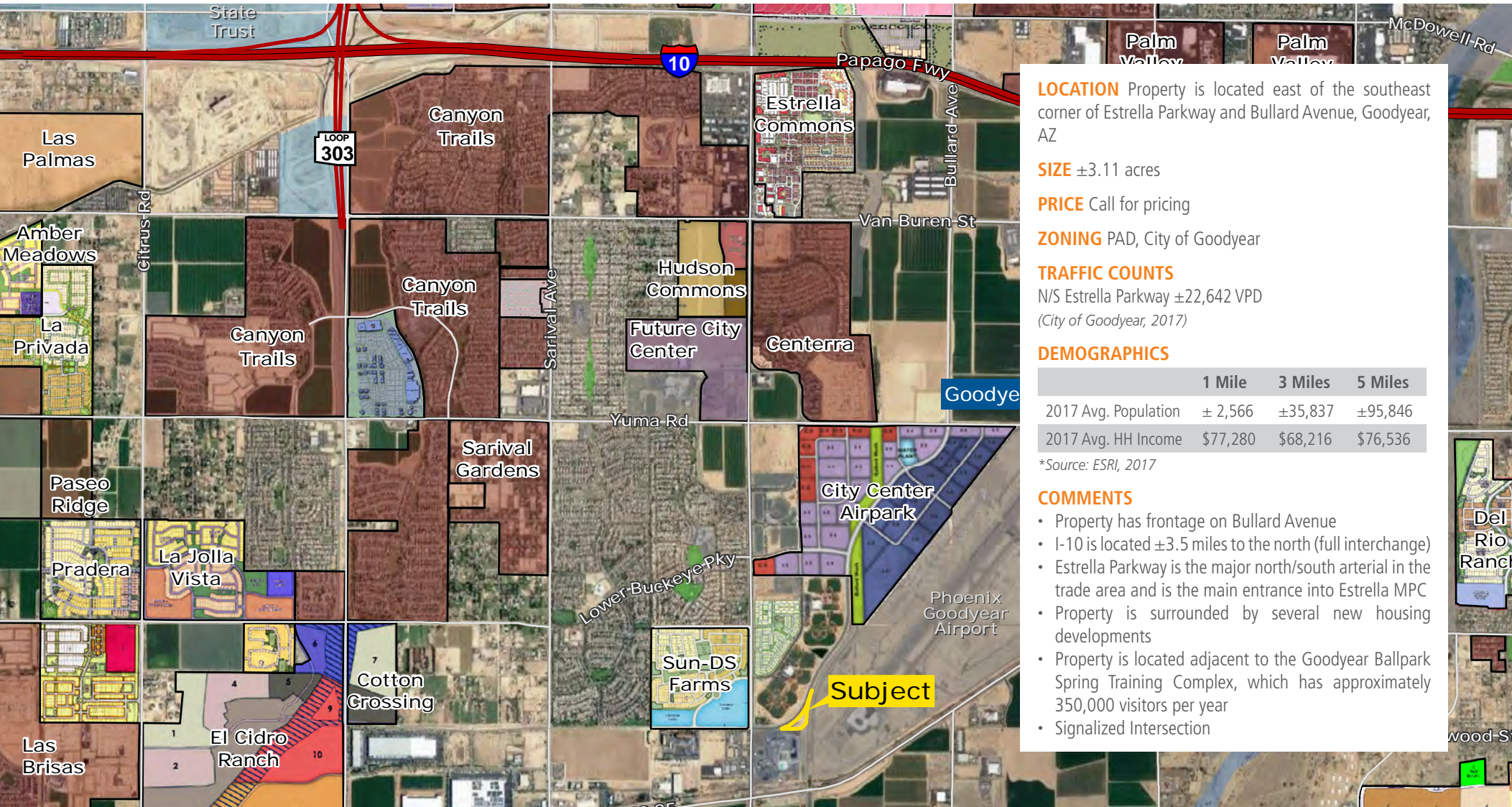


±3.11 ACRE POTENTIAL MINI STORAGE SITE

EXCLUSIVE LISTING | GOODYEAR BALLPARK | E/SEC ESTRELLA PARKWAY & BULLARD AVENUE | GOODYEAR, ARIZONA



LOCATION Property is located east of the southeast corner of Estrella Parkway and Bullard Avenue, Goodyear, AZ

SIZE ±3.11 acres

PRICE Call for pricing

ZONING PAD, City of Goodyear

TRAFFIC COUNTS

N/S Estrella Parkway ±22,642 VPD
(City of Goodyear, 2017)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017 Avg. Population	± 2,566	±35,837	±95,846
2017 Avg. HH Income	\$77,280	\$68,216	\$76,536

*Source: ESRI, 2017

COMMENTS

- Property has frontage on Bullard Avenue
- I-10 is located ±3.5 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

Chad T. Russell, P.C. | crussell@landadvisors.com

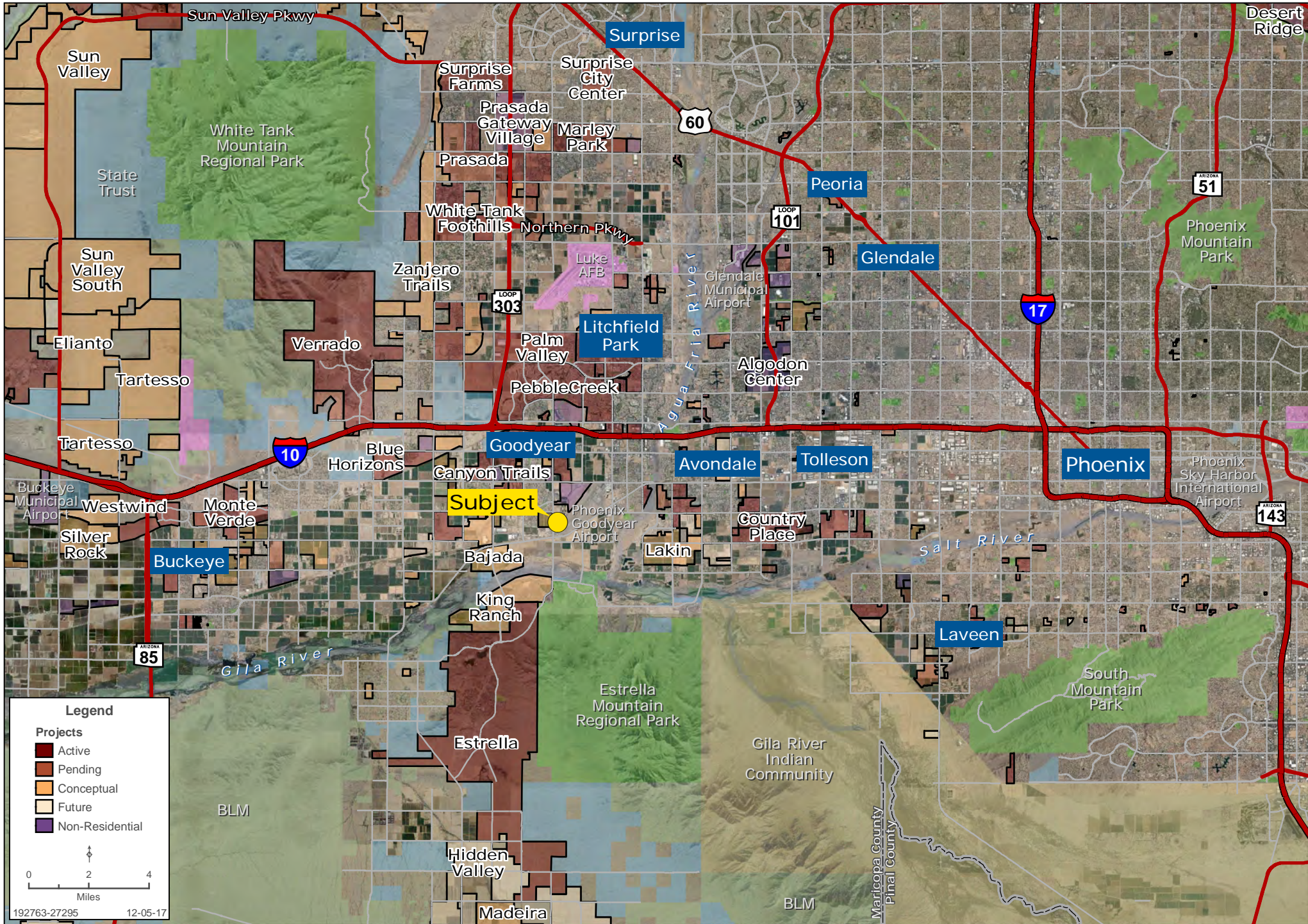
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

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. AZMaricopa192763-2.8.18



REGIONAL MAP

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Legend

Projects

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

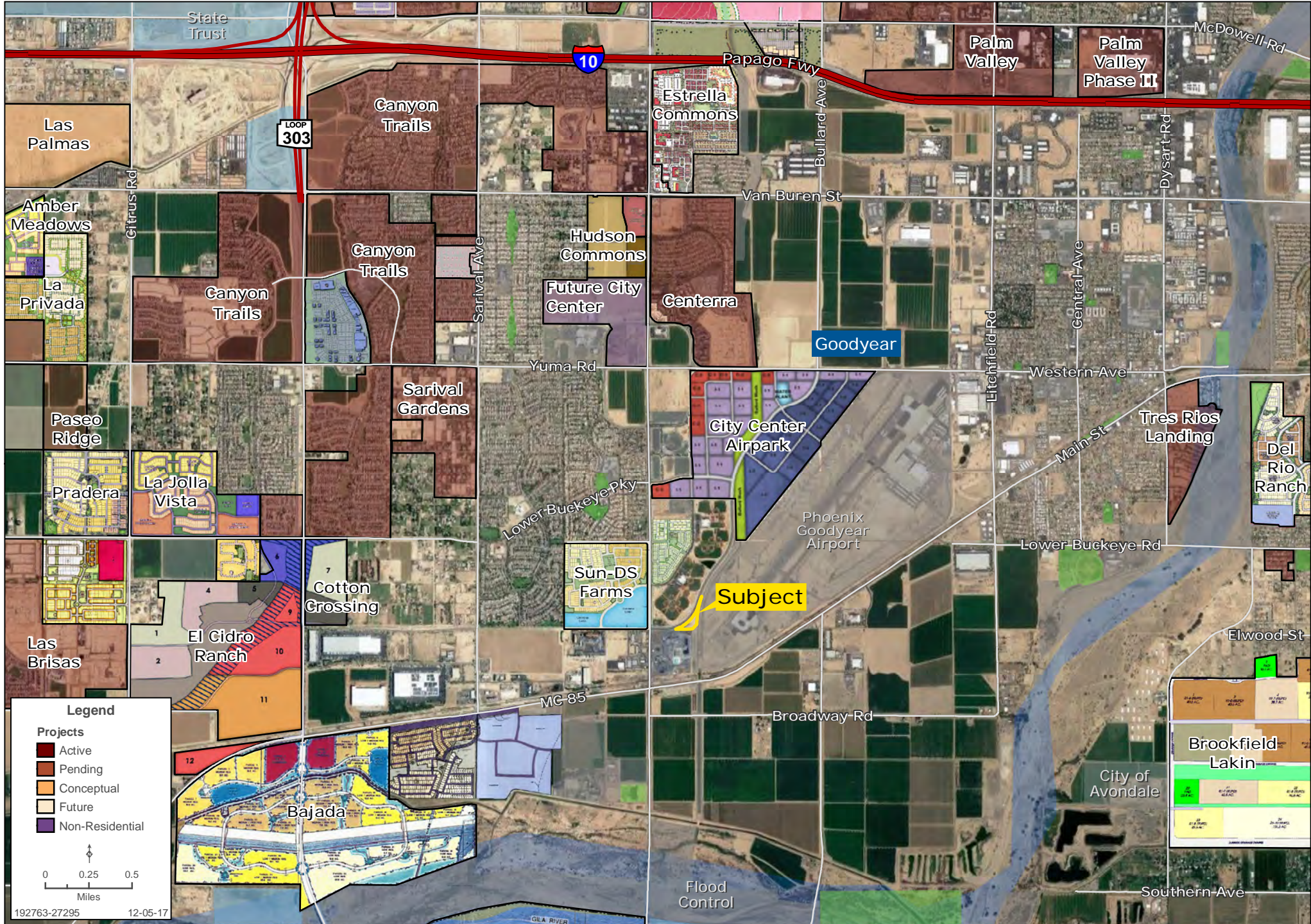
BLM

0 2 4 Miles

192763-27295 12-05-17

SURROUNDING AREA MAP

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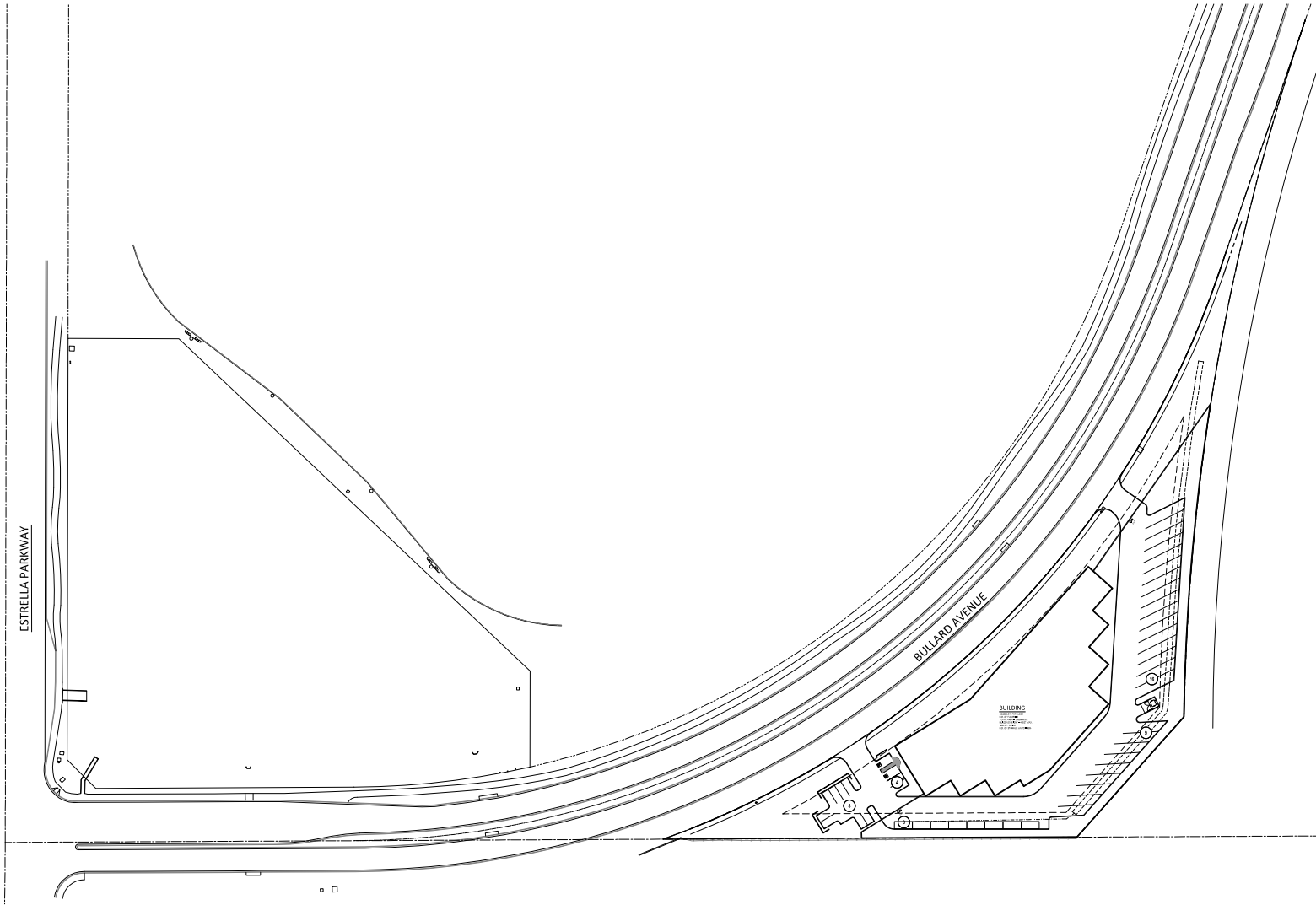


PROPERTY DETAIL MAP

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PRELIMINARY SITE PLAN



PROJECT DIRECTORY

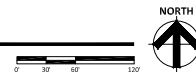
OWNER: CSWR141 GOODYEAR 17, LLC
CONTACT: MICHAEL MARKAKIS
PHONE: (480) 315-2608
FAX: (480) 315-2699
E-MAIL: MMarkakis@commsw.com

ARCHITECT:
RKA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: ROBERT KUBICEK
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: rkubicek@rkaa.com

SITE DATA

EXISTING ZONING:	PAD - LIGHT IND.
NET SITE AREA:	3.1 ACRES (135,388.9 S.F.)
PROPOSED USE:	RV AND MINI STORAGE
BUILDING AREA:	33,600 S.F. PER FLOOR
NO. OF FLOOR:	3
TOTAL BUILDING AREA:	100,800 S.F.
SITE COVERAGE:	40.3 %
PARKING CALCULATION:	
OFFICE (900 S.F.)	3 (1 PER 300 S.F.)
STORAGE UNITS (800)	16 (1 PER 50 UNITS)
TOTAL PARKING REQUIRED:	19 SPACES
TOTAL PARKING PROVIDED:	20 SPACES

SITE PLAN
SCALE: 1" = 60'-0"



BALLPARK VILLAGE - SOUTH MINI STORAGE
ESEC OF ESTRELLA PARKWAY AND BULLARD AVENUE
BALLPARK VILLAGE, GOODYEAR, AZ
DATE: 01-03-2018 (PRELIMINARY)

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SP-1

RKAA# 17246.50

ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



PRELIMINARY SITE PLAN



SITE PLAN
SCALE: 1" = 30'-0"

PROJECT DIRECTORY

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ESEC OF ESTRELLA PARKWAY AND BULLARD AVENUE
BALLPARK VILLAGE, GOODYEAR, AZ
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SP-1
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RKA# 17246.50

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BALLPARK VILLAGE - SOUTH MINI STORAGE
ESEC OF ESTRELLA PARKWAY AND BULLARD AVENUE
BALLPARK VILLAGE, GOODYEAR, AZ
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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

