

# GOODYEAR BALLPARK

±24 ACRE MEDIUM DENSITY RESIDENTIAL OPPORTUNITY

EXCLUSIVE LISTING | S/SEC ESTRELLA PARKWAY & LOWER BUCKEYE PARKWAY | GOODYEAR, ARIZONA



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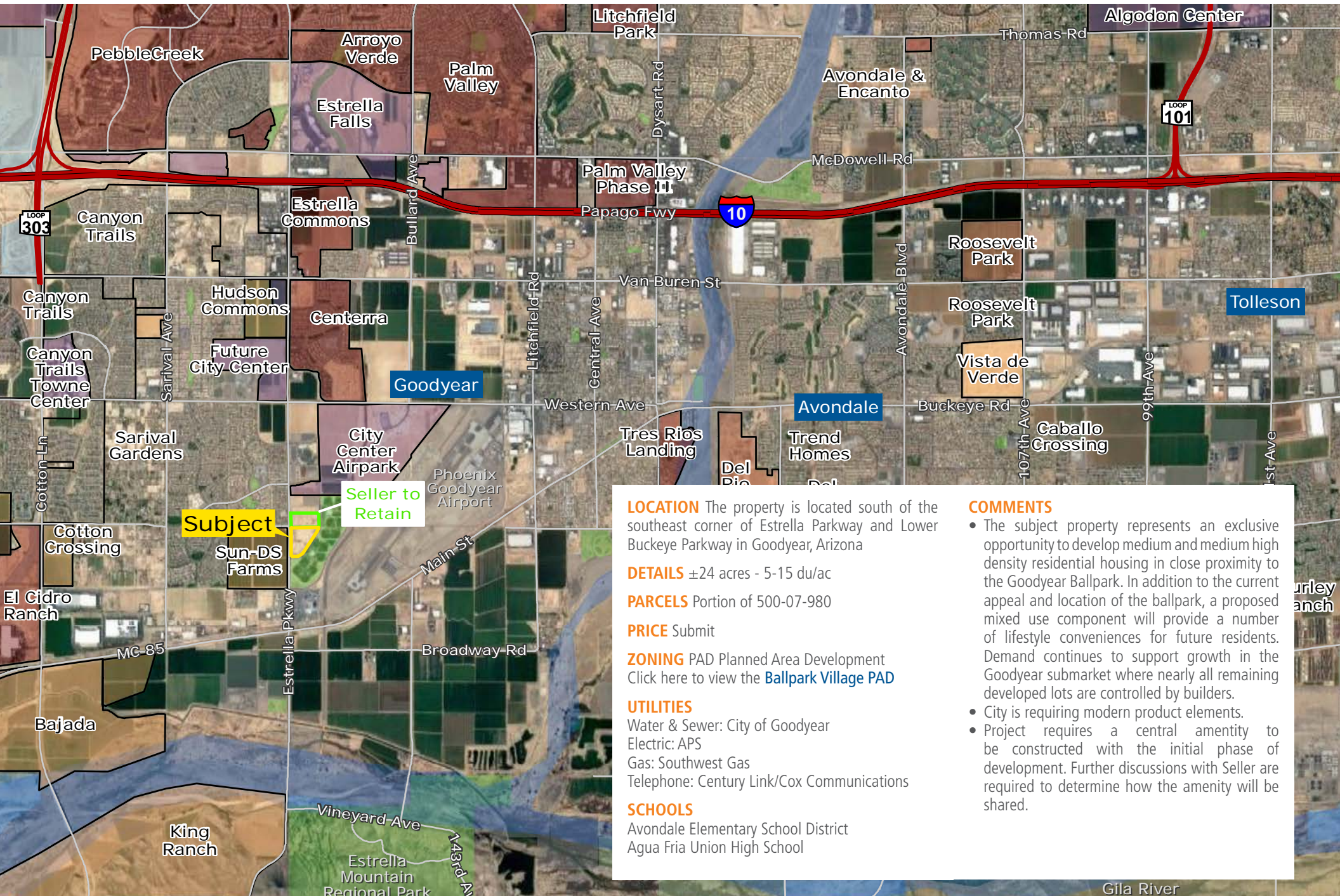
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# PROPERTY OVERVIEW



**Subject**

**Seller to Retain**

**LOCATION** The property is located south of the southeast corner of Estrella Parkway and Lower Buckeye Parkway in Goodyear, Arizona

**DETAILS** ±24 acres - 5-15 du/ac

**PARCELS** Portion of 500-07-980

**PRICE** Submit

**ZONING** PAD Planned Area Development  
 Click here to view the [Ballpark Village PAD](#)

**UTILITIES**  
 Water & Sewer: City of Goodyear  
 Electric: APS  
 Gas: Southwest Gas  
 Telephone: Century Link/Cox Communications

**SCHOOLS**  
 Avondale Elementary School District  
 Agua Fria Union High School

**COMMENTS**

- The subject property represents an exclusive opportunity to develop medium and medium high density residential housing in close proximity to the Goodyear Ballpark. In addition to the current appeal and location of the ballpark, a proposed mixed use component will provide a number of lifestyle conveniences for future residents. Demand continues to support growth in the Goodyear submarket where nearly all remaining developed lots are controlled by builders.
- City is requiring modern product elements.
- Project requires a central amenity to be constructed with the initial phase of development. Further discussions with Seller are required to determine how the amenity will be shared.

# GOODYEAR BALLPARK RESIDENTIAL SITE

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# GOODYEAR BALLPARK RESIDENTIAL SITE CONCEPTUAL LANDSCAPE PLAN

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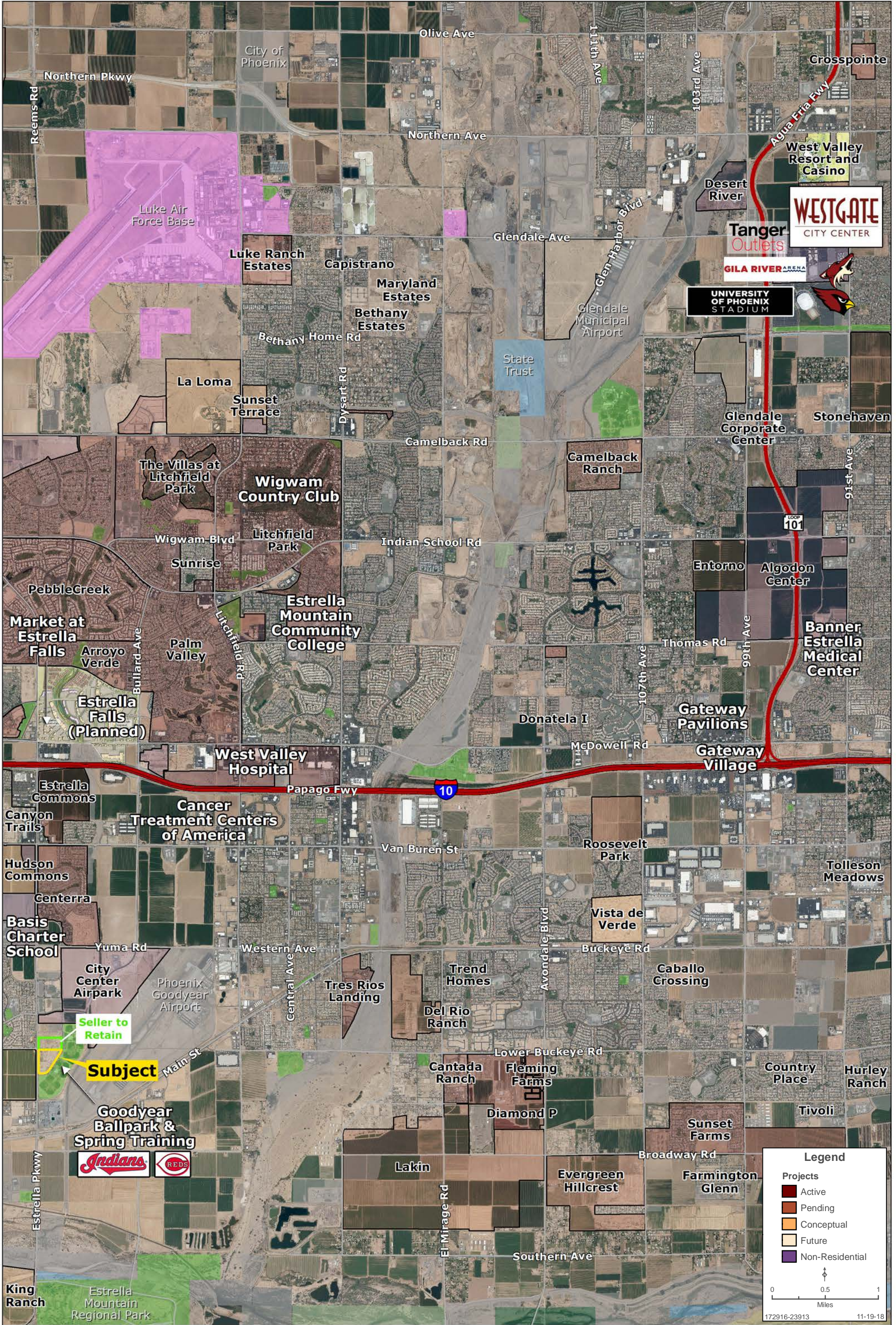
# GOODYEAR BALLPARK SURROUNDING AMENITIES MAP

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**Legend**

Projects

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

0 0.5 1  
Miles

172916-23913 11-19-18

# GOODYEAR BALLPARK RESIDENTIAL SITE OBLIQUE MAP

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172916-21612 11-19-18

# GOODYEAR BALLPARK RESIDENTIAL SITE SURROUNDING DEVELOPMENT MAP

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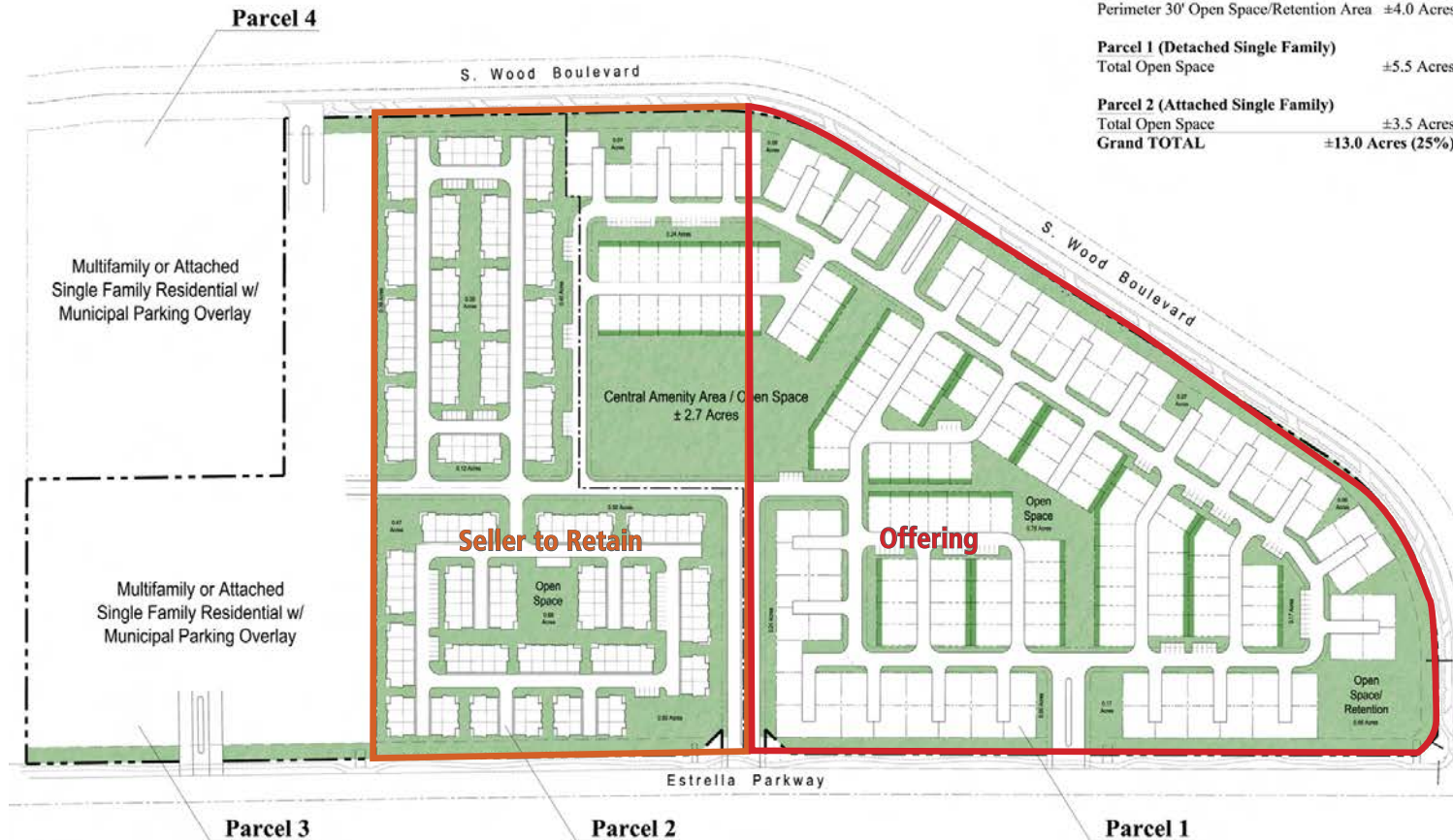




# CONCEPTUAL SITE PLAN 1

## Conceptual Lotting Plan - I (RES category)

\*NOTE: Specifics relating to solid waste collection, access, emergency/secondary access and roadway widths versus building heights shall be addressed during the Preliminary Plat and/or site planning process.



### Open Space Summary:

Total Gross Acres	±53.0 Acres
Perimeter 30' Open Space/Retention Area	±4.0 Acres
<b>Parcel 1 (Detached Single Family)</b>	
Total Open Space	±5.5 Acres
<b>Parcel 2 (Attached Single Family)</b>	
Total Open Space	±3.5 Acres
<b>Grand TOTAL</b>	<b>±13.0 Acres (25%)</b>

### Site Summary:

Total Gross Acres	±53.0 Acres
Perimeter 30' Open Space/Retention Area	±4.0 Acres

<b>Parcel 1 (Detached Single Family)</b>	
Gross Acres	±29.0 Acres
Perimeter 30' Open Space/Retention Area	±2.7 Acres
Central Amenity Area/Open Space	±2.7 Acres
Additional Open Space	±2.8 Acres
Total Open Space	±8.2 Acres (27%)
Units	187 Units
4-Pack w/ Driveways	91 Units
Alley Loaded Greencourt	96 Units
Density (29.0 Acres)	6.5 DU/Acre

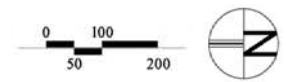
<b>Parcel 2 (Attached Single Family)</b>	
Gross Acres	±13.6 Acres
Perimeter 30' Open Space/Retention Area	±0.7 Acres
Additional Open Space	±3.5 Acres
Total Open Space	±4.2 Acres (31%)
Units	176 Units
Density	12.9 DU/Acre

<b>Parcel 3 (Multifamily or Attached Single Family w/ Municipal Parking Overlay)</b>	
Gross Acres	±10.4 Acres
Perimeter 30' Open Space/Retention Area	±0.6 Acres
Additional Open Space	TBD
Units	260 Units
Density	25.0 DU/Acre

<b>SUBTOTAL</b>	<b>±53.0 Acres</b>
	<b>623 Units</b>
	<b>11.75 DU/Acre</b>

<b>Parcel 4 (Multifamily or Attached Single Family w/ Municipal Parking Overlay)</b>	
Gross Acres	±7.2 Acres
Open Space	TBD
Units	175 Units
Density	25.0 DU/Acre

<b>TOTAL</b>	<b>±60.2 Acres</b>
	<b>798 Units</b>
	<b>13.3 DU/Acre</b>



This concept is provided for illustrative purpose only and is intended to be an example or description of only one design that could be in compliance with this 2017 PAD. Final Site Planning decisions on the layout, lot sizes, lot design, housing types, architecture, amenities, landscaping, open space, circulation, etc. that are within the parameters of this 2017 PAD, the Design Guidelines, and applicable Zoning Stipulations will be determined through the City's Site Plan, Design Review, and Plat processes.

# CONCEPTUAL SITE PLAN 2

## Conceptual Lotting Plan - II (RES category)

\*NOTE: Specifics relating to solid waste collection, access, emergency/secondary access and roadway widths versus building heights shall be addressed during the Preliminary Plat and/or site planning process.



### Open Space Summary:

Total Gross Acres	±53.0 Acres
Perimeter 30' Open Space/Retention Area	±4.0 Acres
<b>Parcel 1 (Detached Single Family)</b>	
Total Open Space	±5.5 Acres
<b>Parcel 2 (Detached Single Family)</b>	
Total Open Space	±2.4 Acres
<b>Grand TOTAL</b>	<b>±11.9 Acres (23%)</b>

### Site Summary:

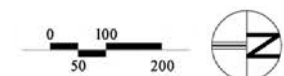
Total Gross Acres	±53.0 Acres
Perimeter 30' Open Space/Retention Area	±4.0 Acres
<b>Parcel 1 (Detached Single Family)</b>	
Gross Acres	±29.0 Acres
Perimeter 30' Open Space/Retention Area	±2.7 Acres
Central Amenity Area/Open Space	±2.7 Acres
Additional Open Space	±2.8 Acres
Total Open Space	±8.2 Acres (27%)
Units	187 Units
4-Pack w/ Driveways	91 Units
Alley Loaded Greencourt	96 Units
Density (29.0 Acres)	6.5 DU/Acre
<b>Parcel 2 (Detached Single Family)</b>	
Gross Acres	±13.6 Acres
Perimeter 30' Open Space/Retention Area	±0.7 Acres
Additional Open Space	±2.4 Acres
Total Open Space	±3.1 Acres (23%)
Units	95 Units
4-Pack w/ Driveways	36 Units
Alley Loaded Greencourt	59 Units
Density	7.0 DU/Acre

<b>Parcel 3 (Multifamily or Attached Single Family w/ Municipal Parking Overlay)</b>	
Gross Acres	±10.4 Acres
Perimeter 30' Open Space/Retention Area	±0.6 Acres
Additional Open Space	TBD
Units	260 Units
Density	25.0 DU/Acre

<b>SUBTOTAL</b>	<b>±53.0 Acres</b>
	<b>542 Units</b>
	<b>10.23 DU/Acre</b>

<b>Parcel 4 (Multifamily or Attached Single Family w/ Municipal Parking Overlay)</b>	
Gross Acres	±7.2 Acres
Open Space	TBD
Units	175 Units
Density	25.0 DU/Acre

<b>TOTAL</b>	<b>±60.2 Acres</b>
	<b>717 Units</b>
	<b>11.95 DU/Acre</b>



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# CONCEPTUAL LANDSCAPE PLAN

## Conceptual Master Landscape Plan (RES category)

\*NOTE: Plan based on Conceptual Lotting Plan - I (RES Category)



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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

