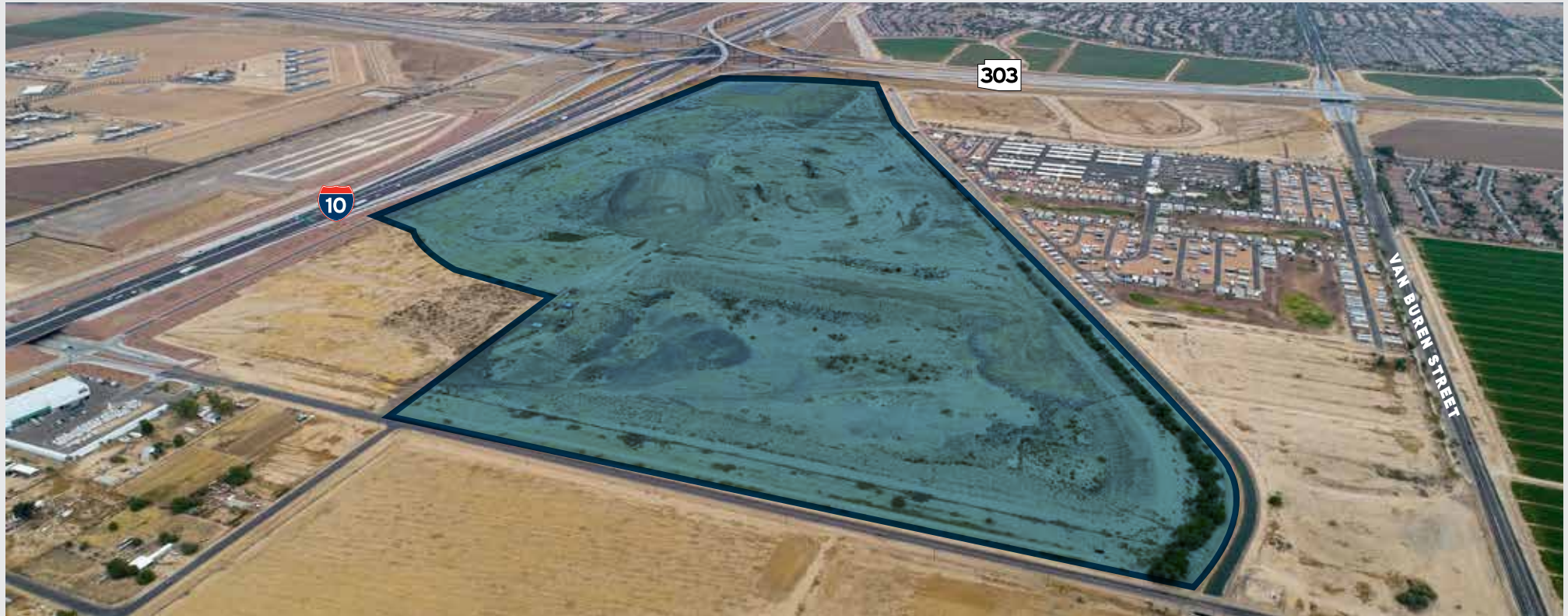


FOR SALE PHOENIX TROTTER PARK

1068 N Cotton Ln. Goodyear, AZ 85338



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Phoenix Trotting Park

Property Information

- This site is 194.32 acres in size and was originally the site of a horse racing park, which was built in 1964 and demolished in 2017.
- Potential uses include, but are not limited to: Shopping & Entertainment, Business Park, Commercial, Office, Warehouse/ Distribution, Regional Hospital, Light Industrial and High-Density Residential (as an ancillary use).
- Dual frontage along Interstate 10 & Loop 303 provides excellent drive-by visibility and accessibility.

Utilities:

- Water: 24" line in Van Buren St
- Sewer: 12" line in Van Buren St



SIZE
194.32 Acres



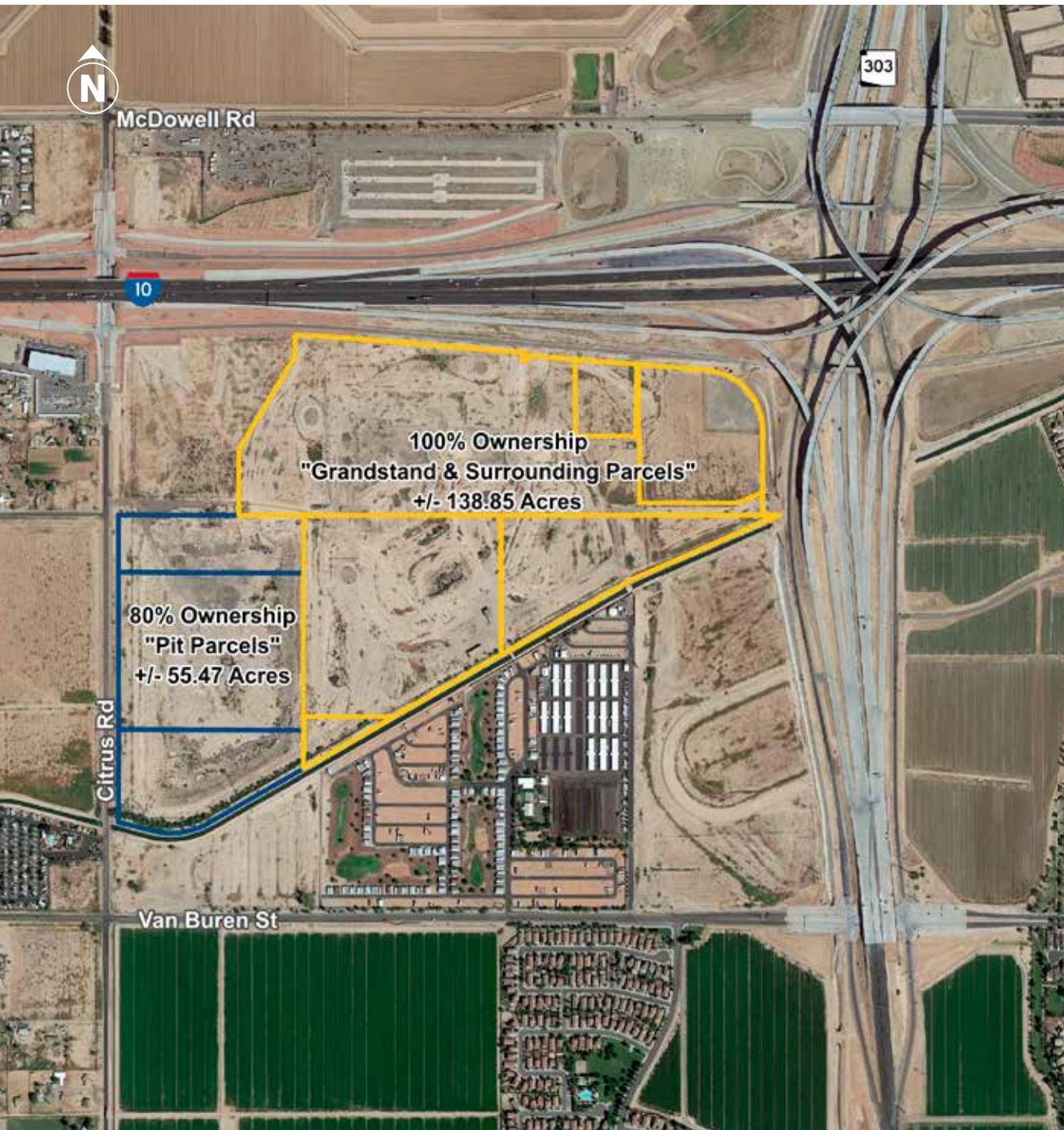
PRICE
\$24,000,000



CROSS STREETS
SWC Interstate 10 and
Loop 303



ZONING: AG,PAD
In Goodyear General Plan
for 'Business & Commerce'



Demographics



POPULATION

3-mile	5-mile	10-miles
38,052	95,377	350,052



HOUSEHOLD INCOME

3-mile	5-mile	10-miles
\$85,813	\$84,372	\$73,795

Traffic Counts



EAST-WEST

Interstate 10 - 94,724

NORTH-SOUTH

Citrus Road - 4,400

OTHER TRAFFIC COUNTS:

Loop 303 - 37,627



Top 10 Best US cities in
which to live.

- 24/7 WALL ST

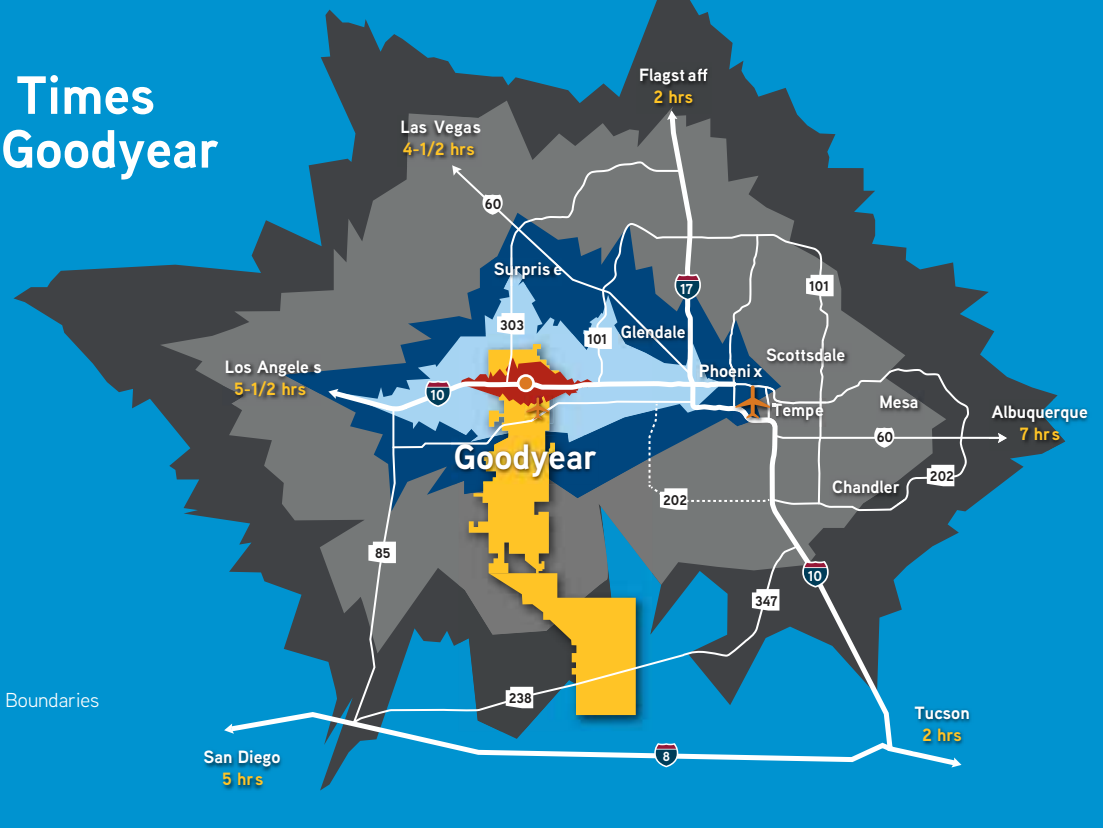
Drive Times from Goodyear

Drive Time

- 10 min
- 20 min
- 30 min
- 45 min
- 60 min

Goodyear Boundaries

Airports



Goodyear offers attractive incentives for your business to reduce costs, including major property tax savings with qualifying programs such as Foreign Trade, Military Reuse and Redevelopment Zones.

- CITY OF GOODYEAR

Located in the Nation's #2 workforce market.

- CNBC AMERICA'S TOP STATES FOR BUSINESS

Emploment Outlook

The Phoenix Trotting Park in Goodyear is located in the western portion of the Phoenix metro area. While the subject property is located in one of the metro area's western suburbs, the site has outstanding access to local freeways, allowing much of the area workforce to commute easily to or from the location. Workforce population is fairly limited in the immediate vicinity of the location, but there is a total daytime population of more than 240,000 within a 20-minute drive of the property and more than 1 million within a 30-minute drive of the Cotton Lane location.

The site is served by both the Interstate 10 and the expanding Loop 303. Many of the major employers in the immediate vicinity of the Trotting Park are large distribution centers. The strong transportation infrastructure in this area, coupled with access to Southern California markets, Mexico and other prominent West/Southwest markets makes the area a natural fit for these types of employers. Companies such as Amazon, Dick's Sporting Goods, Macy's, and Conn's all have large presences within a few miles of the site, and REI and Michael Lewis Companies each have projects that employ between 100-125 employees at each location.

In the past 12-18 months there have been a few noteworthy announcements. Manufacturing company Huhtamaki purchased a former Rubbermaid facility on Cotton Lane in Goodyear. The move is expected to create approximately 300 jobs by 2021. Cardinal Glass, a glass manufacturing company moved into a facility in Buckeye, bringing 100 workers. The company plans to add another 700,000 square feet to its existing facility and bring on additional workers in the years ahead.

The area will be receiving a tremendous economic boost from United Parcel Service (UPS). The company moved into a 618,000-square foot facility in mid-2017 and that facility will expand to nearly 1 million square feet in the year ahead. By the end of 2019, UPS forecasts that the facility will employ 500 full-time workers and 1,000 part-time positions. The positions will be high-wage, with UPS starting full-time salaries at \$18.75 per hour and the average hourly wage of more than \$30 for full-time workers. In addition to the new jobs created, the project will include more than \$180 million in capital investment.

Emploment Outlook (continued)

The area is also expected to receive a boost from the growing Western Maricopa Education Center (West-MEC). West-MEC is a technical education campus, with programs ranging from general construction, to medical assisting to pharmacy tech. The expanding campus will allow the student enrollment to more than double to 475, with additional programs covering veterinarian sciences, computing and engineering/STEM.

In addition to large, private employers, one of the largest public economic engines in the state of Arizona is located approximately 10 minutes from the Trotting Park. Luke Air Force base is the largest military installation in Arizona, employing more than 8,000, serving more than 100,000 base personnel, military families and retirees and having an economic impact of more than \$2.1 billion annually. The base is home to the F-35 training facility, which will be a source of long-term activity in the years ahead.

When the drive time is extended to 20-30 minutes from the site, much more of the Greater Phoenix market comes within reach. Downtown Phoenix is located just outside of 20 minutes away from the site and the Phoenix Sky Harbor Airport and Tempe are within 30 minutes of the property. There are a number of large employers in these areas, including Arizona State University, which features more than 12,000 employees and an enrollment of more than 75,000 students.

Phoenix Sky Harbor International Airport supports nearly 50,000 jobs and has an economic impact estimated at more than \$9 billion annually. American Airlines (after merging with US Airways) and Southwest each have thousands of employees based out of Phoenix. Other prominent employers include Fortune 500 companies Honeywell (9,500 employees) and Freeport McMoRan Copper and Gold (more than 8,000 employees).

Also worth noting is the tremendous expansion occurring in Tempe. The city is home to several of the largest economic expansions in Arizona. Chief among these is State Farm's 2.1-million square foot regional headquarters overlooking Tempe Town Lake. The facility, which opened in phases beginning in the second half of 2015, will ultimately be the home of more than 8,000 employees.

In addition to the existing transportation infrastructure already in place, the Trotting Park will benefit from another large-scale infrastructure program that is just getting under way. The extension of the Loop 202 will connect the Interstate 10 between 55th and 63rd Avenues. The Freeway will be the last piece to complete the local freeway system. This extension of the freeway will connect the Southwest Valley to the Southeast Valley by looping around the congestion of the city core and Airport area.

Transportation Assets

Goodyear is strategically located near airports, freeways and rail, giving your company access to national and international markets.



AIRPORTS

- Phoenix-Goodyear Airport offers an 8,500 ft runway, capable of handling 747 jet liners, corporate and private aircraft.
- Phoenix Sky Harbor International Airport is within 30 minutes of Goodyear.



FREEWAYS

- Via Interstate 10, Goodyear is only six hours to the Port of Los Angeles and major southern California markets.
- The Loop 303, connecting to Interstates 10 and 17, creates excellent transportation and employment opportunities in Goodyear.

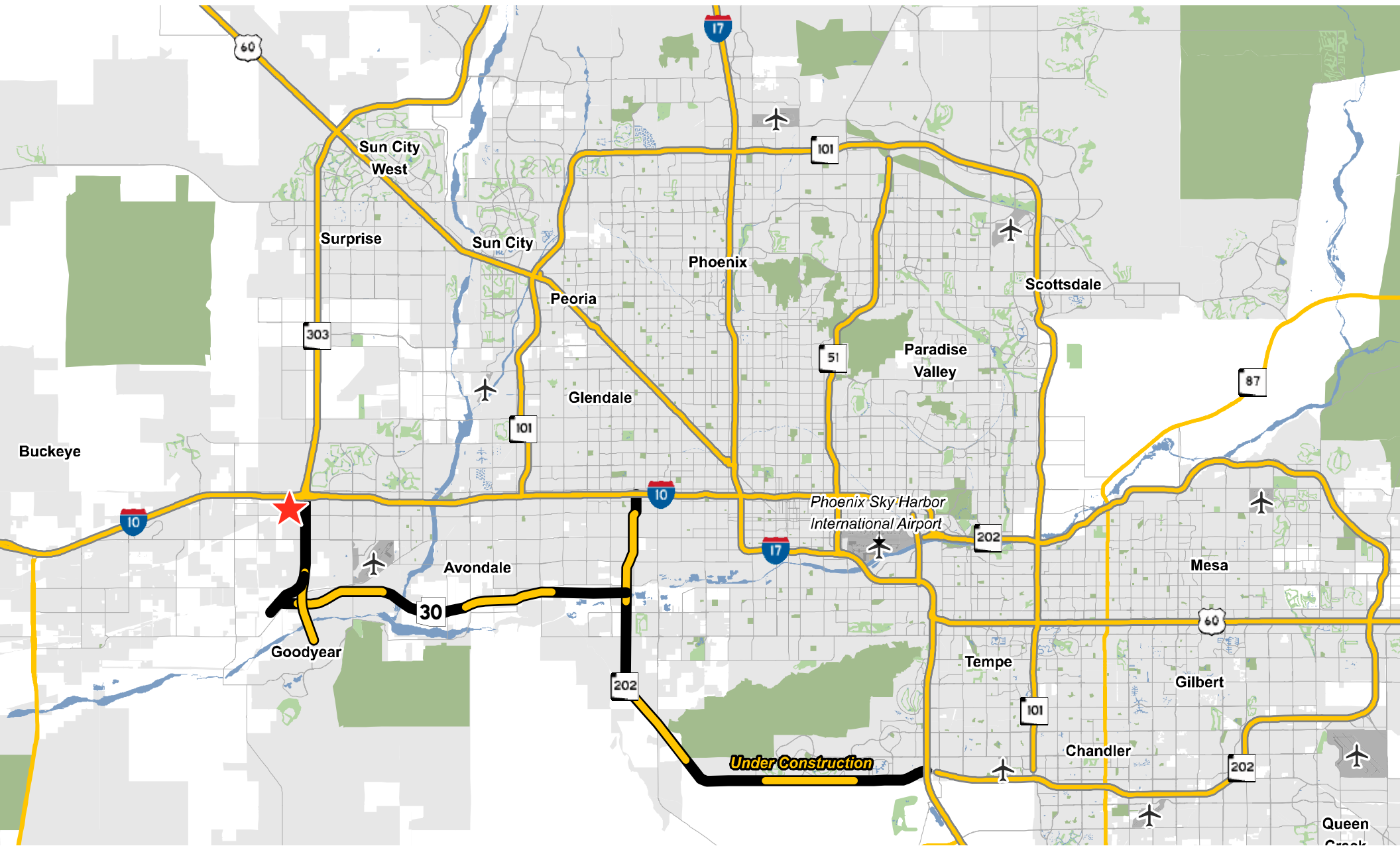


Goodyear provides a high quality of life with its master-planned communities, excellent schools and health care, trail systems and entertainment options, including major league sports venues.

- CITY OF GOODYEAR



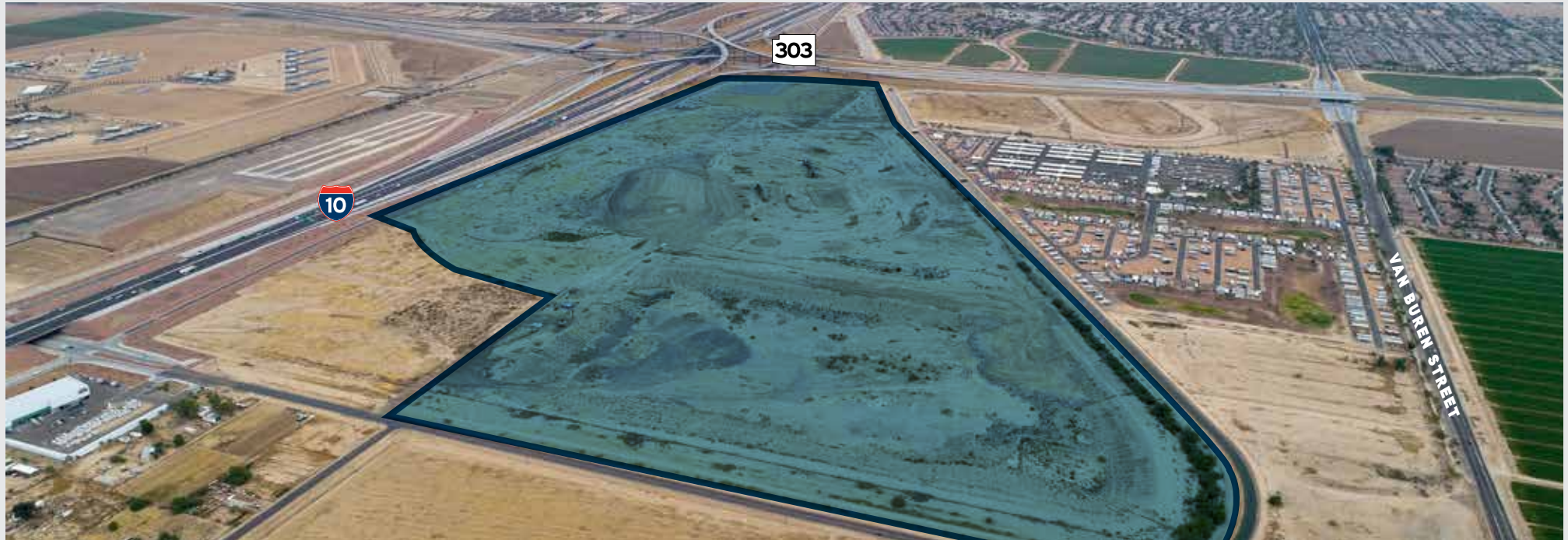
Metro Phoenix FreewayMap





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