

FOR SALE > LAND

Estrella Commons Multifamily Land

S SEC INTERSTATE 10 & ESTRELLA PARKWAY, GOODYEAR, AZ



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S SEC Interstate 10 & Estrella Parkway, Goodyear, AZ

PROPERTY FEATURES

- Price: \$6.50 per Square Foot
- Size: +/- 14.5 Acres
- Parcel: 500-04-971 (portion)
- Zoning: PAD (governed by MF-24 standards)
- Permitted Uses: Apartments, Condominiums, Townhomes
- Use Permit Uses: Adult Care, Day Care, Schools, Hospitals, Assisted Living, Health Care
- Maximum Density: 24 DU/Acre
- Maximum Height: 40'
- Maximum Building Coverage: 50%
- Minimum Setbacks:
 - Front: 30'
 - Front (if Estrella Pkwy): 15'
 - Side: 20'
 - Street Side: 30'
- Utilities:
 - Water: City of Goodyear (12" line in Fillmore St)
 - Sewer: City of Goodyear (8" line in Fillmore St)
 - Electric: Arizona Public Service (APS)
- Improvements:

Fulton Homes intends to break ground on the surrounding subdivision before the end of 2017 and will be improving the adjacent streets (Estrella Parkway & Fillmore Street). The developer of this parcel will be required to reimburse Fulton for the cost of those improvements.

PROPERTY HIGHLIGHTS

- 700' of Estrella Parkway frontage, which carries 32,000 cars past the site every day
- +/- 0.35 miles to the Interstate 10 full-diamond interchange, providing excellent regional access.
- Walking distance to Safeway, Walgreens, Walmart Supercenter and a whole host of restaurants and other amenities
- Strong employment growth and demographics

DEMOGRAPHICS

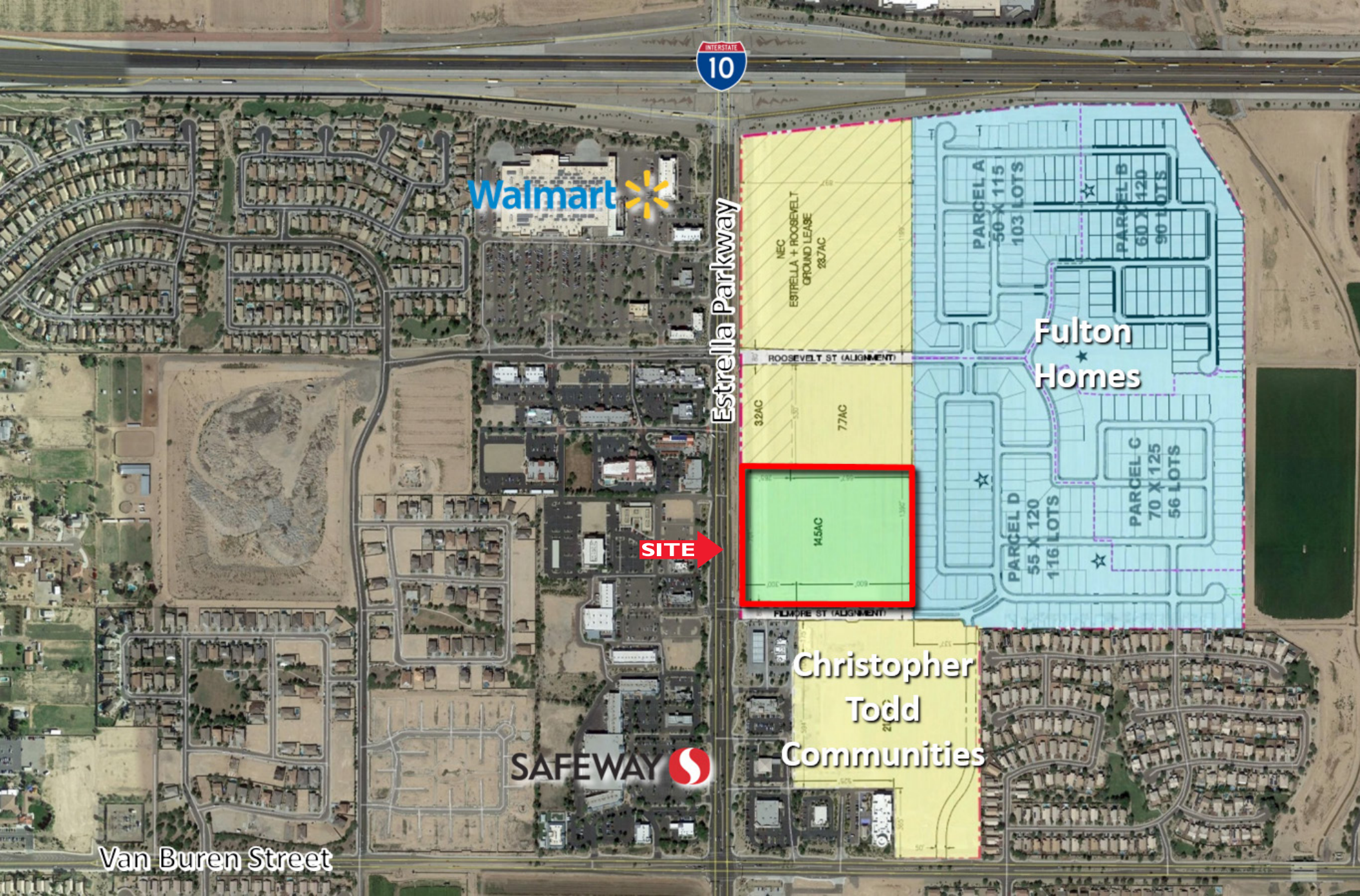
Description	1 Mile	3 Mile	5 Mile
Population (Current)	4,903	59,270	125,788
Population (5 Yr. Forecast)	5,114	61,799	130,997
% Growth (Current Yr/Previous Yr)	9.00%	9.76%	9.96%
% Forecast (5 Yr Forecast/Current Yr)	4.31%	4.27%	4.20%
Average Household Income	\$67,016	\$89,516	\$89,375
Median Household Income	\$61,463	\$76,149	\$74,699

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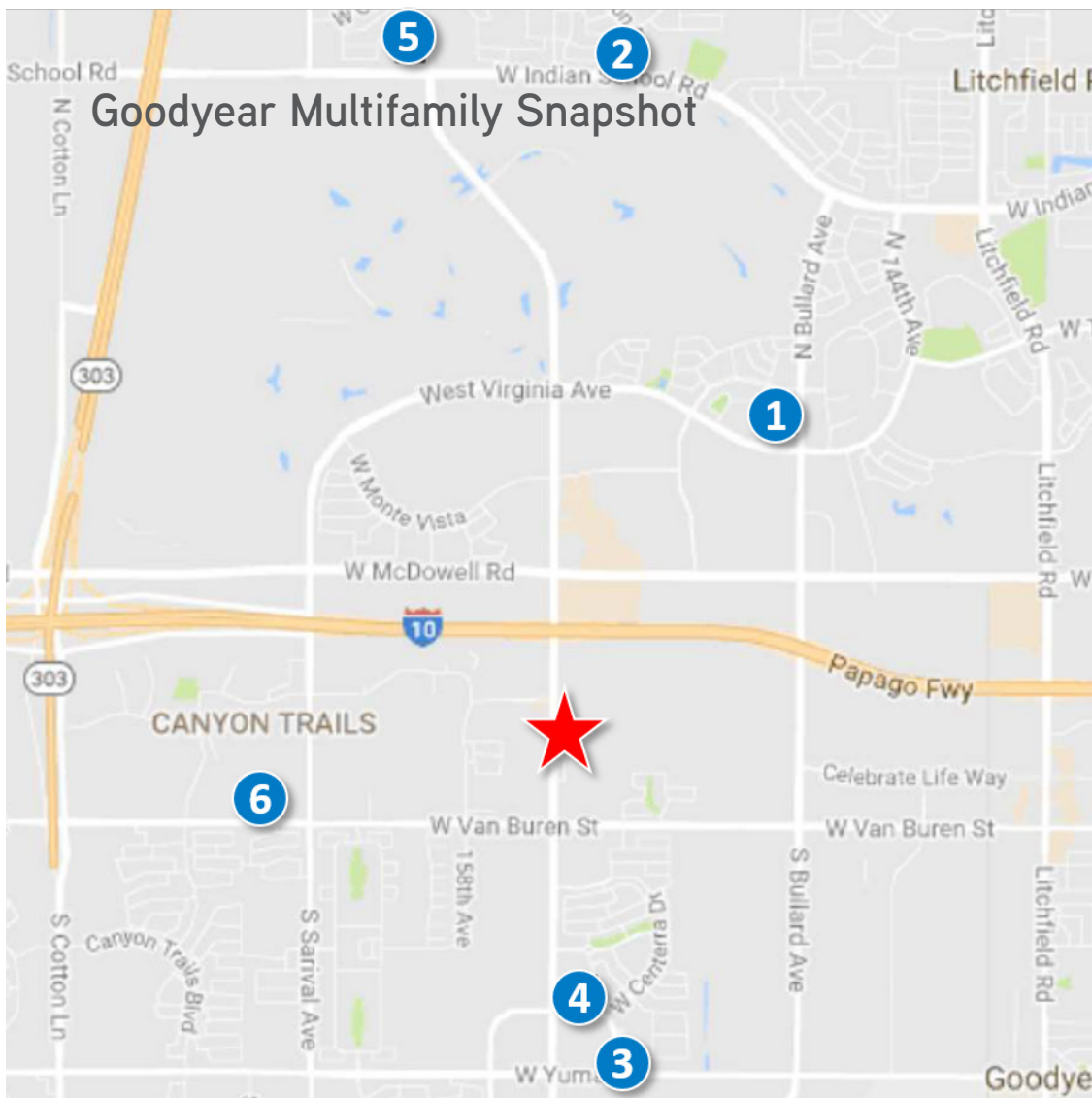
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Goodyear Multifamily Snapshot



	Property Name	Units	Year Built	Avg SF	Avg Rent/Unit	Avg Rent/SF	Vacancy
1	Aldea at Estrella Falls	328	2008	991	\$1,087	\$1.10	6%
2	Avilla Palm Valley	125	2016	972	\$1,272	\$1.31	3%
3	Lunaire	240	2008	961	\$1,033	\$1.07	4%
4	Serafina	268	2008	987	\$1,044	\$1.06	3%
5	The Paseo	260	2007	982	\$1,084	\$1.10	6%
6	Encantada Canyon Trails	226	2008	968	\$1,153	\$1.19	4%



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CLOSING HOME PRICE

■ Jun. 2017 Median Detached New: ■ Jun. 2017 Median Detached Existing:

\$268,251

\$247,271

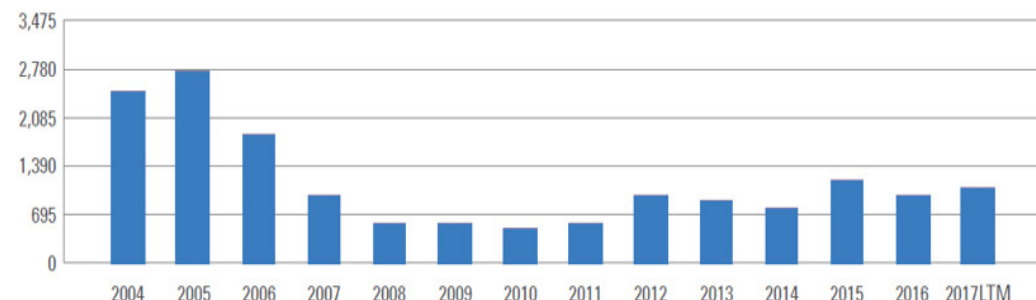


PERMITS last twelve months

Jun. 2017 Total Residential Permits:

1,528

■ Single-family ■ Multifamily



NEARBY PROJECTS



Active Project



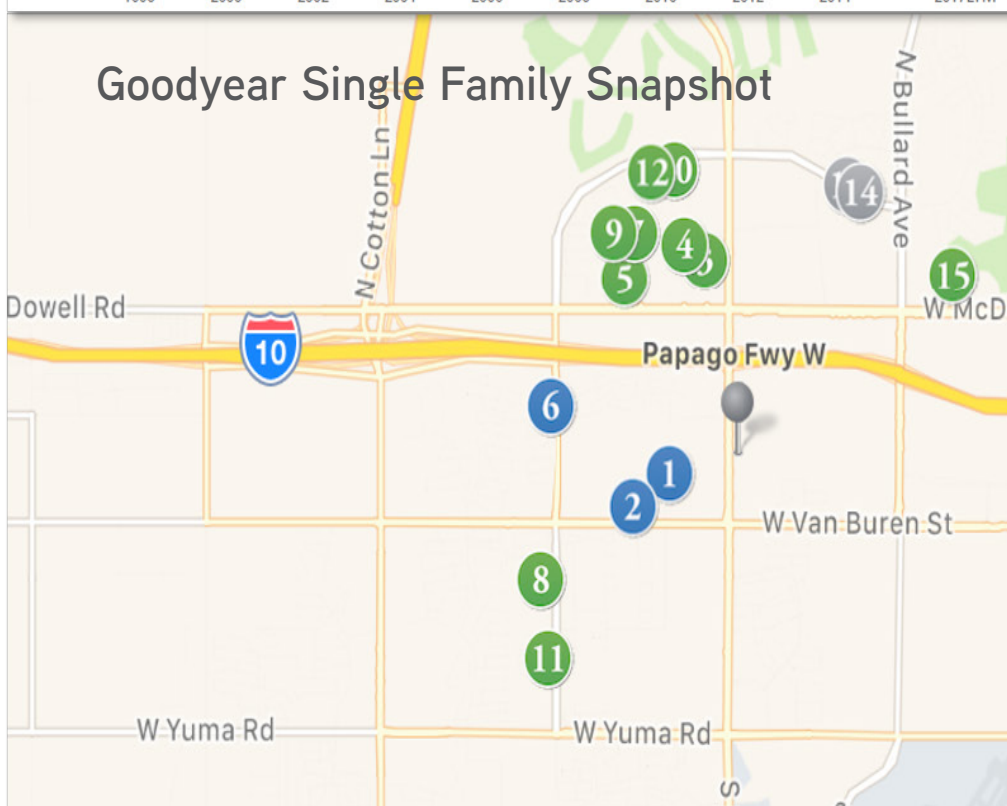
Upcoming Project



Sold Out Project

NO	PROJECT	BUILDER	UNIT SIZE	PRICE RANGE	TYPE
1	Travis Park II	Richmond American Homes	2887-2887	\$290,990 - \$290,990	Detached
2	Travis Park	Richmond American Homes	1900-3144	\$248,990 - \$311,990	Detached
3	Artisan at Palm Valley	K. Hovnanian Homes	2283-2673	\$272,990 - \$292,990	Detached
4	Palazzo at Palm Valley	Gehan Homes	2397-3192	\$295,990 - \$368,990	Detached
5	Cottages at Palm Valley	Richmond American Homes	1650-2700	N/A	Detached
6	La Ventilla	KB Home	1483-2537	\$189,990 - \$219,990	Detached
7	Los Vientos at Palm Valley	Maracay Homes	2710-3580	\$331,000 - \$355,000	Detached
8	Legacy Ranch	Beazer Homes	1954-2813	\$234,400 - \$270,900	Detached
9	San Rafael at Portales	Ashton Woods Homes	2421-4420	\$331,926 - \$331,926	Detached
10	Calderra at Palm Valley	Maracay Homes	2366-4152	\$275,000 - \$352,000	Detached
11	Curtis Commons	Beazer Homes	2093-3128	\$221,900 - \$275,400	Detached
12	Torreomar at Portales	David Weekley Homes	2687-3806	\$379,990 - \$480,000	Detached
13	Cottages at Rio Paseo	Maracay Homes	1674-1929	N/A	Detached
14	Villages at Rio Paseo	Maracay Homes	1338-1502	N/A	Attached
15	Cortile at Palm Valley	Meritage Homes	1969-1969	N/A	Detached

Goodyear Single Family Snapshot



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In Metro Phoenix



Goodyear is Geared for Growth

TOP 10 Best U.S. cities in which to live

- 24/7 Wall St.

The Nation's #2 Workforce Market

Located in Metro Phoenix, the country's #2 workforce market, Goodyear is one of the fastest growing cities in the United States. Our location, abundant land and low cost environment combine to create strategic opportunities for business.

Demographics

Population: 77,776

Workforce Population: 645,912
(20 minute drive time)

Median Household Income: \$69,078

Total Housing Units: 28,888

Median Age: 36.7

College-Educated: 66.7%

Workforce Occupations:

- 36.7% Management, business, science, and arts occupations
- 27.0% Sales and office occupations
- 18.3% Service occupations
- 11.0% Production, transportation, and material moving occupations

Professional Workers: 66.1%

Sources:

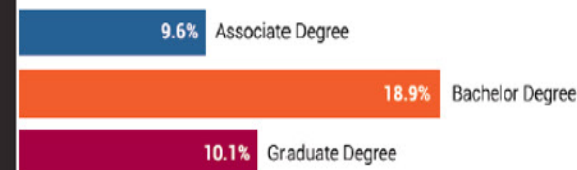
MAG - July 1, 2015 estimates

Sites USA - 2015 estimates

U.S. Census, 2010-2014 American Community Survey 5-Year Estimates



6th Fastest Growing
CITY IN THE U.S.
- U.S. Census Bureau



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