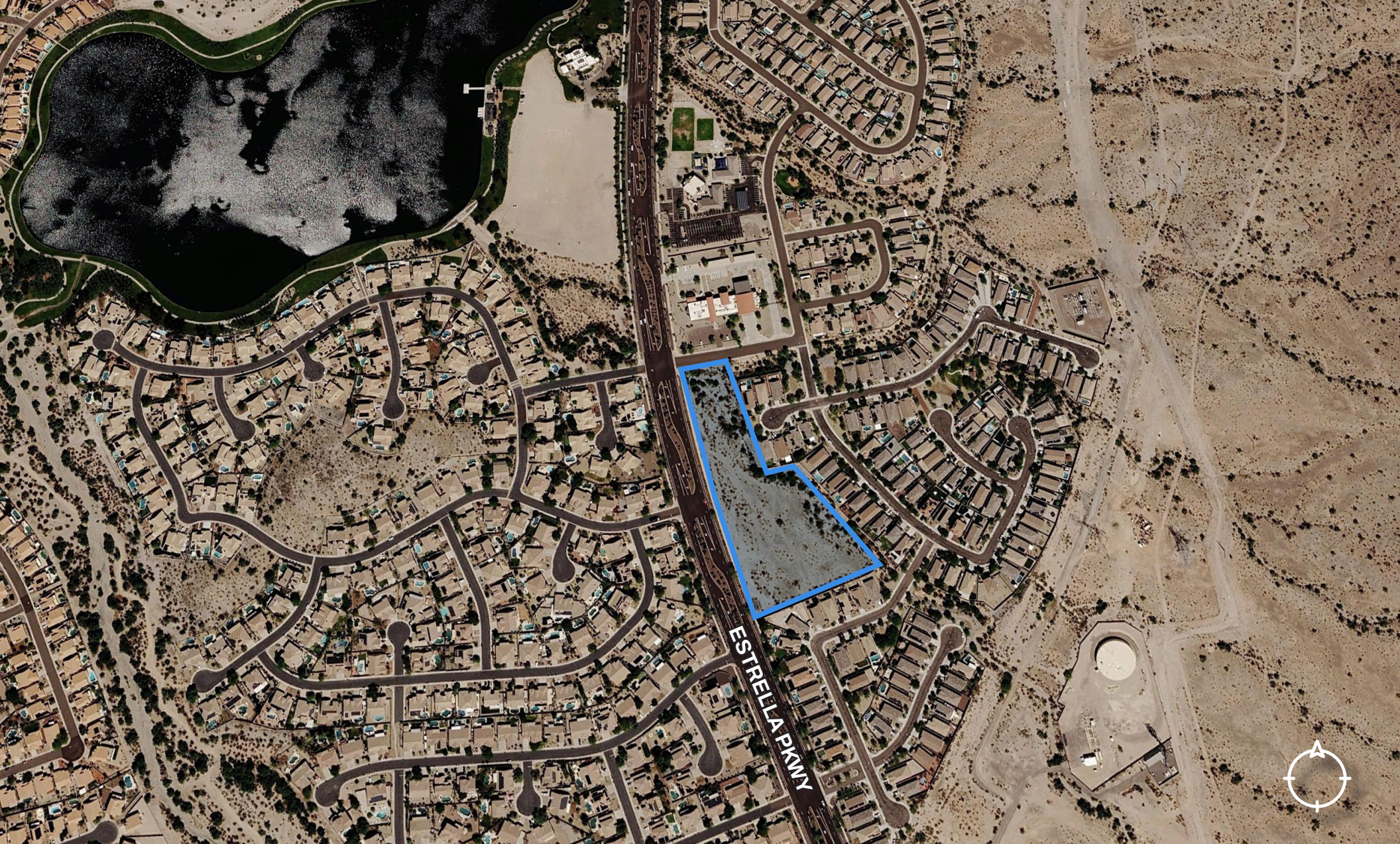




LAND FOR SALE

SEC Spring Rd & Estrella Pkwy | Goodyear, AZ 85338

 Transwestern

EXCLUSIVE ADVISORS



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Transwestern (the “Agent”) has been exclusively engaged as the sales representative for the offering of **SEC Spring Rd & Estrella Pkwy** (the “Property”) on behalf of the Owner (the “Seller”). This Offering Memorandum is provided for information purposes only and does not represent that the operations or condition of the Property or Seller have remained unchanged since its preparation. It is the sole responsibility of prospective purchasers to independently verify and analyze all information contained herein.

Additional details and an opportunity to tour the Property will be made available to qualified and interested parties upon written request. Both the Seller and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and to terminate discussions with any party at any time, with or without notice. The Seller further reserves the right to modify the timing or procedures for this Offering at its sole discretion. No legal obligation shall arise on the part of the Seller or Agent unless and until a written purchase agreement has been fully negotiated, executed, and delivered by all required parties.

This Memorandum and its contents, except for information that is publicly available, are strictly confidential. By accepting this Memorandum, you agree to treat all information herein with the utmost confidentiality, refrain from reproducing or distributing it, and not disclose any of its contents to any other party except your advisors who need to review it for your potential interest in the Property—and who have agreed to maintain this same level of confidentiality. You further agree not to use this Memorandum or its contents in any manner that could be detrimental to the interests of the Seller or Agent, without prior written consent from either.

EXECUTIVE SUMMARY

Transwestern is pleased to exclusively present the opportunity to acquire the fee-simple interest in a ± 3.75 -acre ($\pm 163,331$ SF) site located near the SEC of Spring Road and Estrella Parkway in Goodyear, Arizona. The property consists of two parcels zoned PAD within the established Estrella master-planned community, and initial zoning feedback indicates the site is positioned for townhome development.

Given the location and Estrella Parkway frontage, the site is well-suited for a range of attached residential uses, including for-sale townhomes, build-to-rent townhomes, and other attached product. The parcel also lends itself to a compact, low-maintenance community that offers a more attainable alternative to the single-family homes that surround it.

The property is strategically positioned in the heart of Estrella, a 20,000-acre master-planned community with more than 23,000 residents. The Safeway-anchored Mountain Ranch Marketplace is less than a mile north, and a Sprouts Farmers Market-anchored center is planned on Estrella Parkway at North Lake, with groundbreaking targeted for Q1 2027. Residents are minutes from North and South Lakes, Starpointe Residents Club, the Golf Club of Estrella, and Estrella Foothills High School. Goodyear's population has grown from 95,294 in 2020 to an estimated 118,186 in 2024.

With flexible site planning options, a buyer may pursue:

- A for-sale townhome community with attached garages
- A build-to-rent townhome community
- An approximate ± 40 – 50 unit attached residential plan (conceptual)
- Or a paired-home or cluster product tailored to first-time and move-down buyers, subject to City approval.

Existing utility service is available through APS and the City of Goodyear. This property combines parkway frontage, surrounding rooftops, and an established master-planned setting, making it an ideal opportunity for residential developers and builders targeting the Southwest Valley, particularly those focused on townhome and attached product.



OFFERING DETAILS

SALE PRICE Call For Pricing

LAND SIZE ±3.75 AC (±163,331 SF)

PARCELS 400-03-022H, 400-03-019D

ZONING PAD

LAND HIGHLIGHTS

LOCATION:
±3.75-acre PAD-zoned site on Estrella Parkway in Goodyear's Estrella master-planned community.

SUBMARKET DYNAMICS:
Townhome opportunity in a 20,000-acre master plan with 23,000+ residents and a Sprouts-anchored center planned nearby.

ACCESS:
Frontage on Estrella Parkway, with routes north to I-10 via Estrella Parkway and Cotton Lane.

UTILITIES:
APS Electric, City of Goodyear water/sewer





MOUNTAIN RANCH MARKETPLACE

- Safeway Starbucks McDonald's
- Taco Bell Subway Papa John's
- Great Clips NextCare Urgent Care Shell

ESTRELLA MOUNTAIN ELEMENTARY

STARPOINTE RESIDENTS CLUB
LAKESIDE GRILL · YACHT CLUB

ELLIOT RD

NORTH LAKE

SOUTH LAKE

SAN MIGUEL

GOLF CLUB OF ESTRELLA

Banner Health Center

PLANNED RETAIL CENTER
Sprouts Farmers Market

ESTRELLA MOUNTAIN CHURCH

 **SITE**

ESTRELLA PKWY

SIERRA ESTRELLA FOOTHILLS RD

FOOTHILLS COMMUNITY PARK

ESTRELLA FOOTHILLS HIGH SCHOOL

WESTAR ELEMENTARY



GOODYEAR OVERVIEW



\$103K Median household income, well above the Arizona median.



73% of Goodyear residents over age 25 have some college or a college degree.

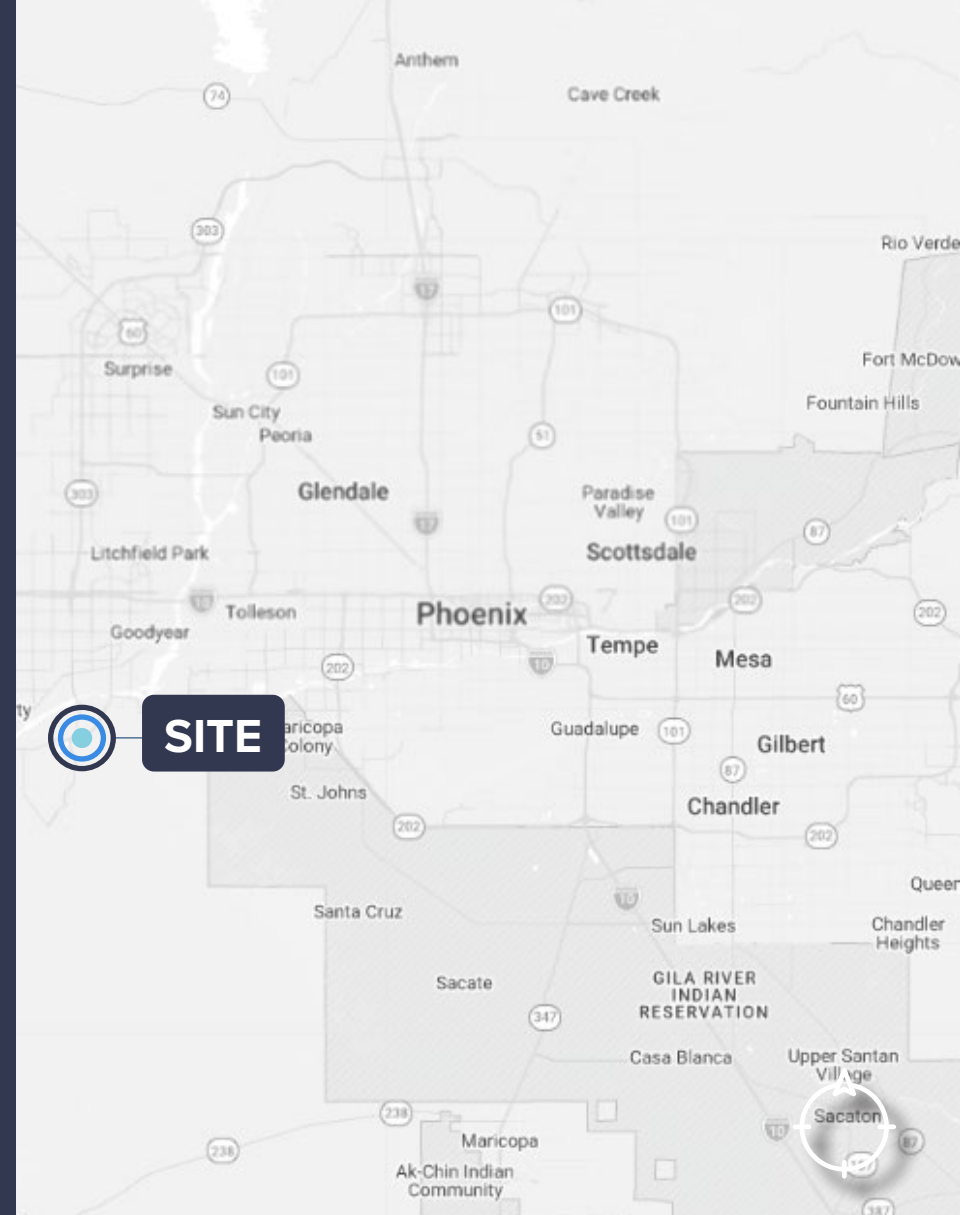
10 Colleges and universities within 30 miles, including Arizona State University, Grand Canyon University, & Midwestern University.



32% Population growth since 2020. Goodyear is home to 125,359 residents today.



58% of the Goodyear population is of workforce age.



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