

SW BULLARD AVENUE & VAN BUREN STREET

EXCLUSIVE LISTING | ±75 ACRES AVAILABLE ALL OR PART | GOODYEAR, ARIZONA



Greg Vogel | gvogel@landadvisors.com Waseem Hamadeh | whamadeh@landadvisors.com Bret Rinehart | brinehart@landadvisors.com

Chad Russell | crussell@landadvisors.com Wes Campbell | wcampbell@landadvisors.com

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

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PROPERTY OVERVIEW

LOCATION Property is located at the southwest corner of Van Buren Street and Bullard Avenue in Goodyear, Arizona

PRICE Submit
Seller to allow time for approvals
Available all or in part

SIZE ±75 acres

PARCELS 500-10-688, 500-10-701A, 500-10-687
(southern portion available)

TAXES \$4,551.90 (2016)

POTENTIAL USES

Mutli-family	±51.1 acres
Commercial	±21.1 acres
Industrial	±23.4 acres

GENERAL PLAN Planned for Bussiness and Commerce. Prior to Goodyear updating their General Plan, a Minor General Plan amendment had been approved on the site for Medium-High Density Residential, (M-HDR), Light Commercial (LI), Open Space (OS), and Community Commercial (CC)

Click to view case number: [09-700-00003](tel:09-700-00003)

ZONING Agricultural/Urban (AU)

SCHOOLS

Centerra Mirage STEM Academy (Grades K-8)
Basis Goodyear (Grade K-9)
Archway Classical Academy Trivium West - Great Hearts (Grades K-12)
Desert Edge High School

UTILITIES

Water: City of Goodyear
Sewer: City of Goodyear
Electric: Arizona Public Service (APS)

COMMENTS

- Frontage on Van Buren Street & Bullard Avenue
- ±0.7 miles south of Interstate 10 interchange
- Potential for multiple uses on site
- ±2 miles north of Goodyear Airport
- Potential for Free Trade Zone eligibility, allowing for reduced taxes and duties
- Fully improved intersection at Van Buren Street and Bullard Avenue
- Cancer Treatment Centers of America ±1 mile northeast of property
- Adjacent Bullard Wash is planned for future recreation uses as a greenbelt/ brownbelt and will connect to the Estrella Falls Mall
- Improvements to the south leg of Bullard Avenue and Van Buren Street intersection approved and planned for FY18



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

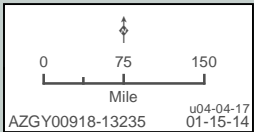
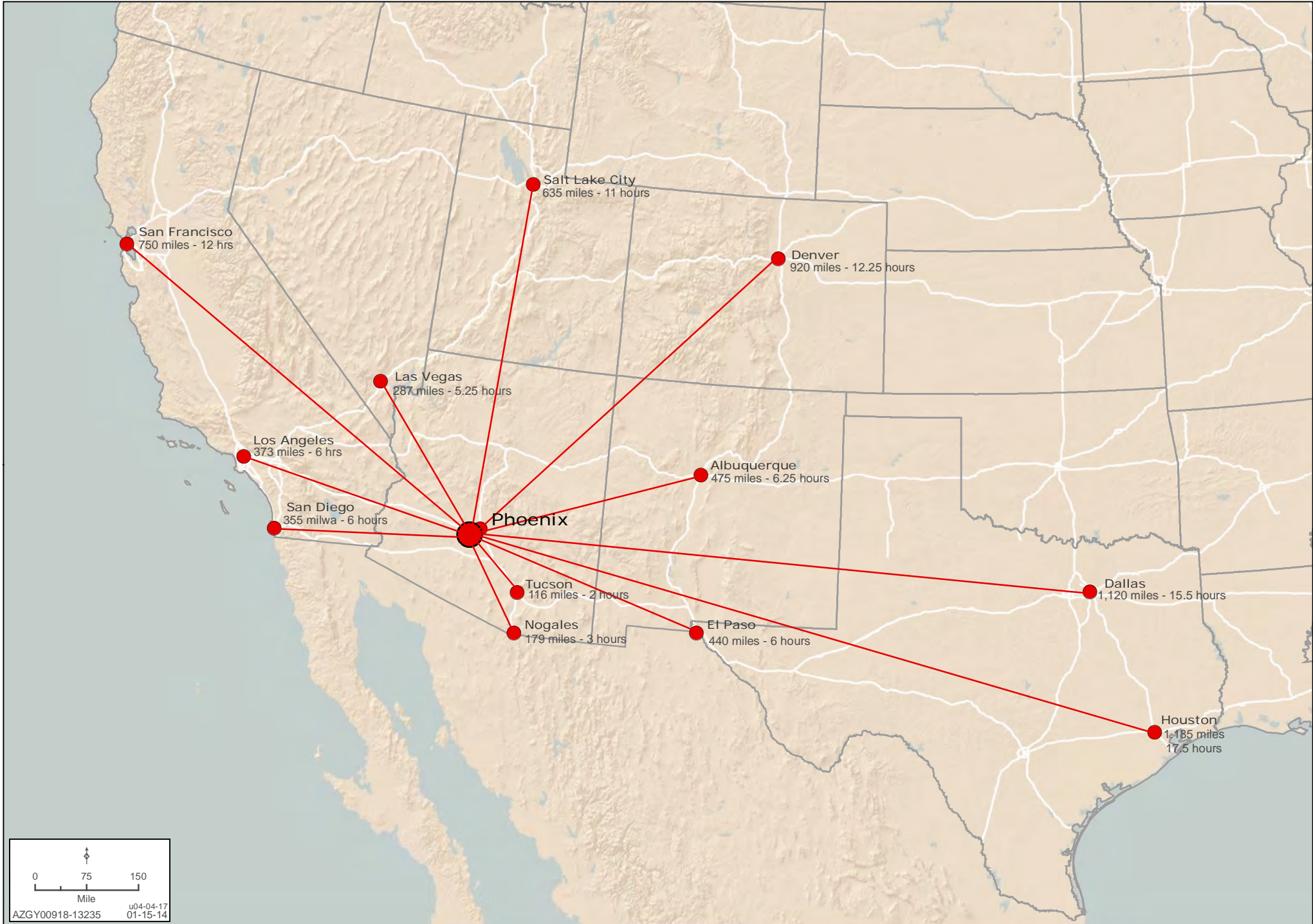
Imsamet Inc., Manufacturing, <50

Keogh Engineering Inc., Services, <50



TRANSPORTATION DRIVE TIME MAP

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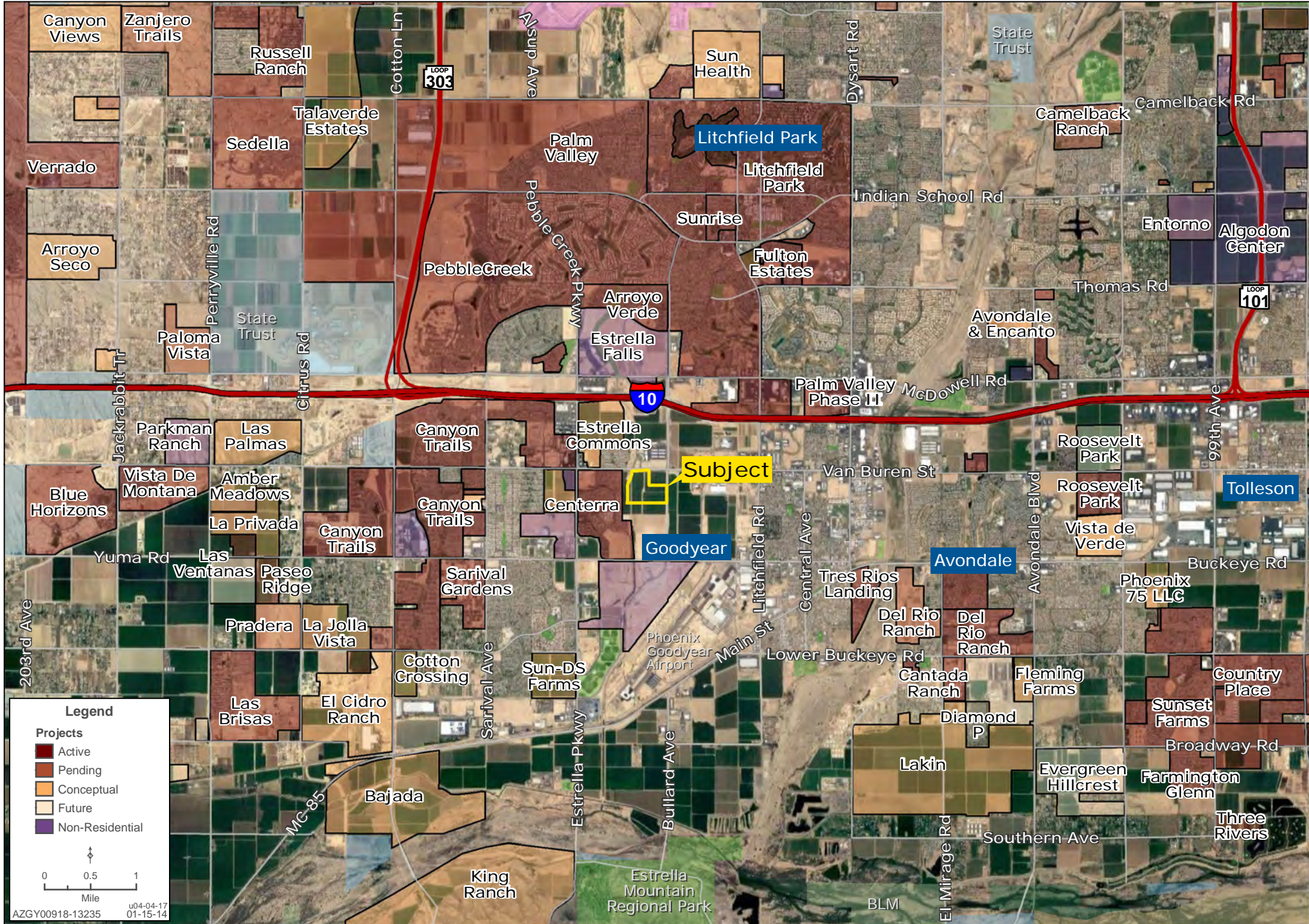
REGIONAL MAP

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SURROUNDING DEVELOPMENT MAP

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Legend

Projects

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

0 0.5 1
Mile

u04-04-17
01-15-14

AZGY00918-13235

SOUTHWEST VALLEY AMENITIES MAP

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OBLIQUE MAP

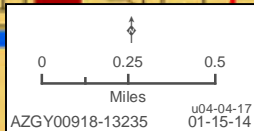
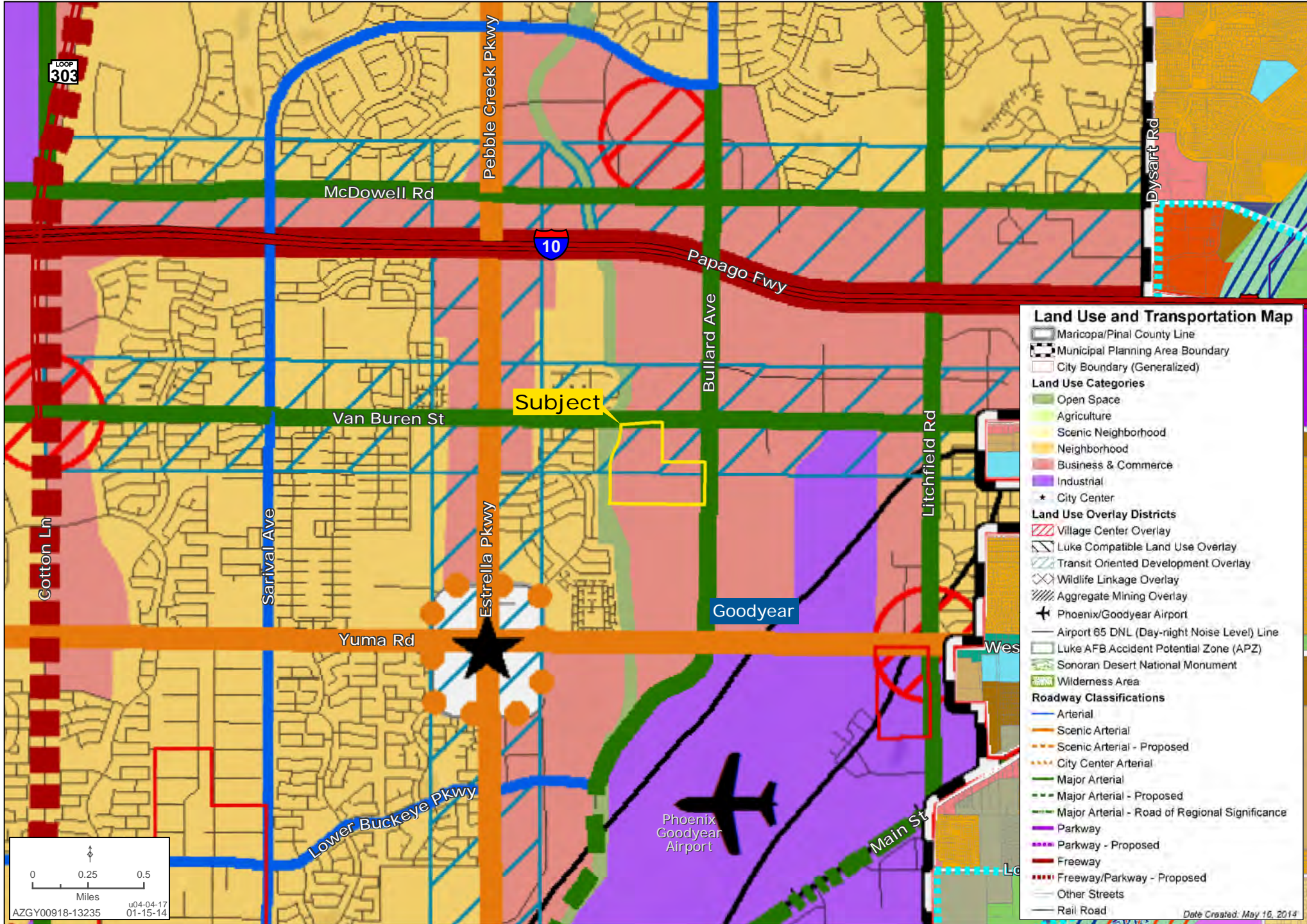
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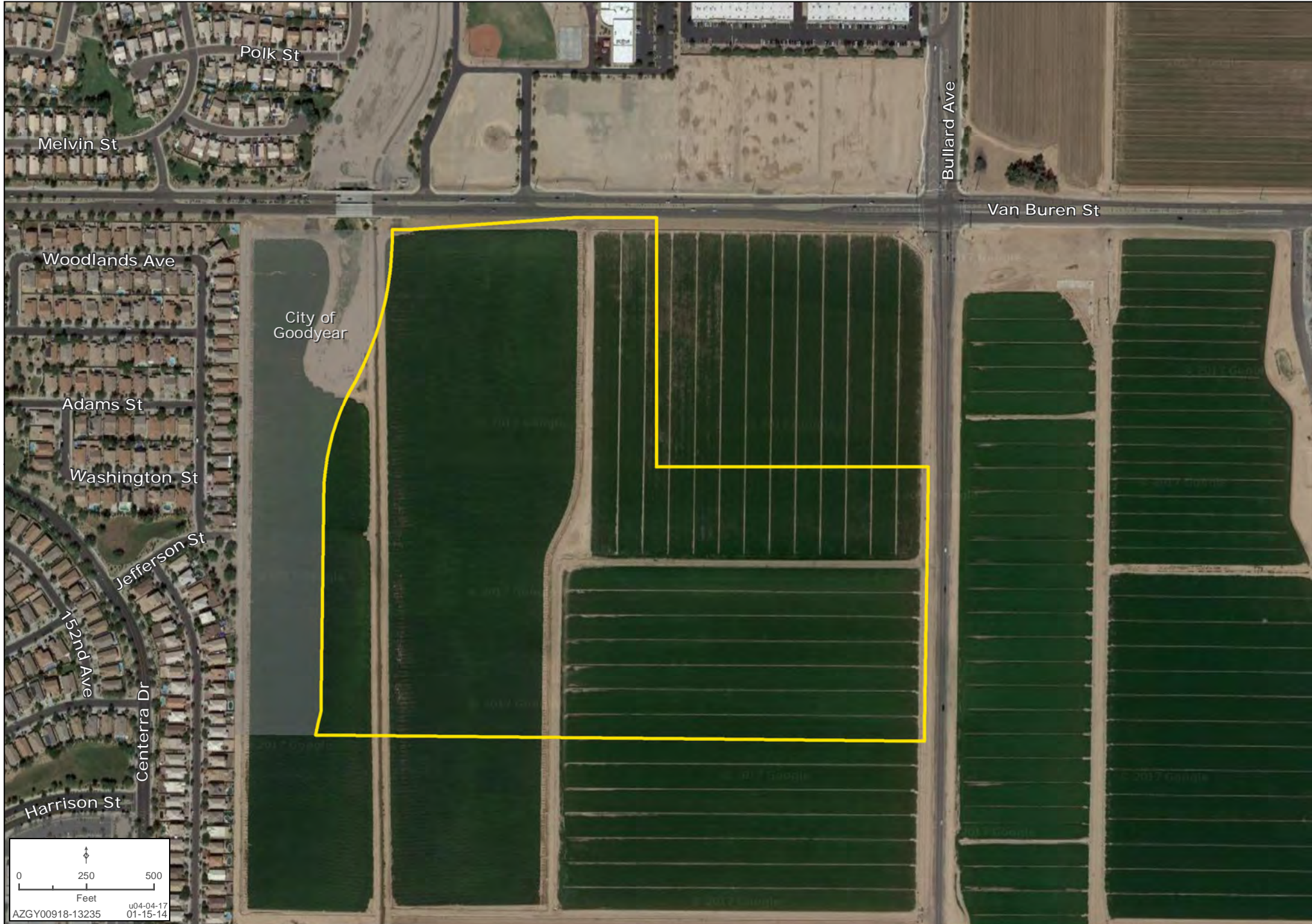
GENERAL PLAN MAP

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PROPERTY DETAIL MAP

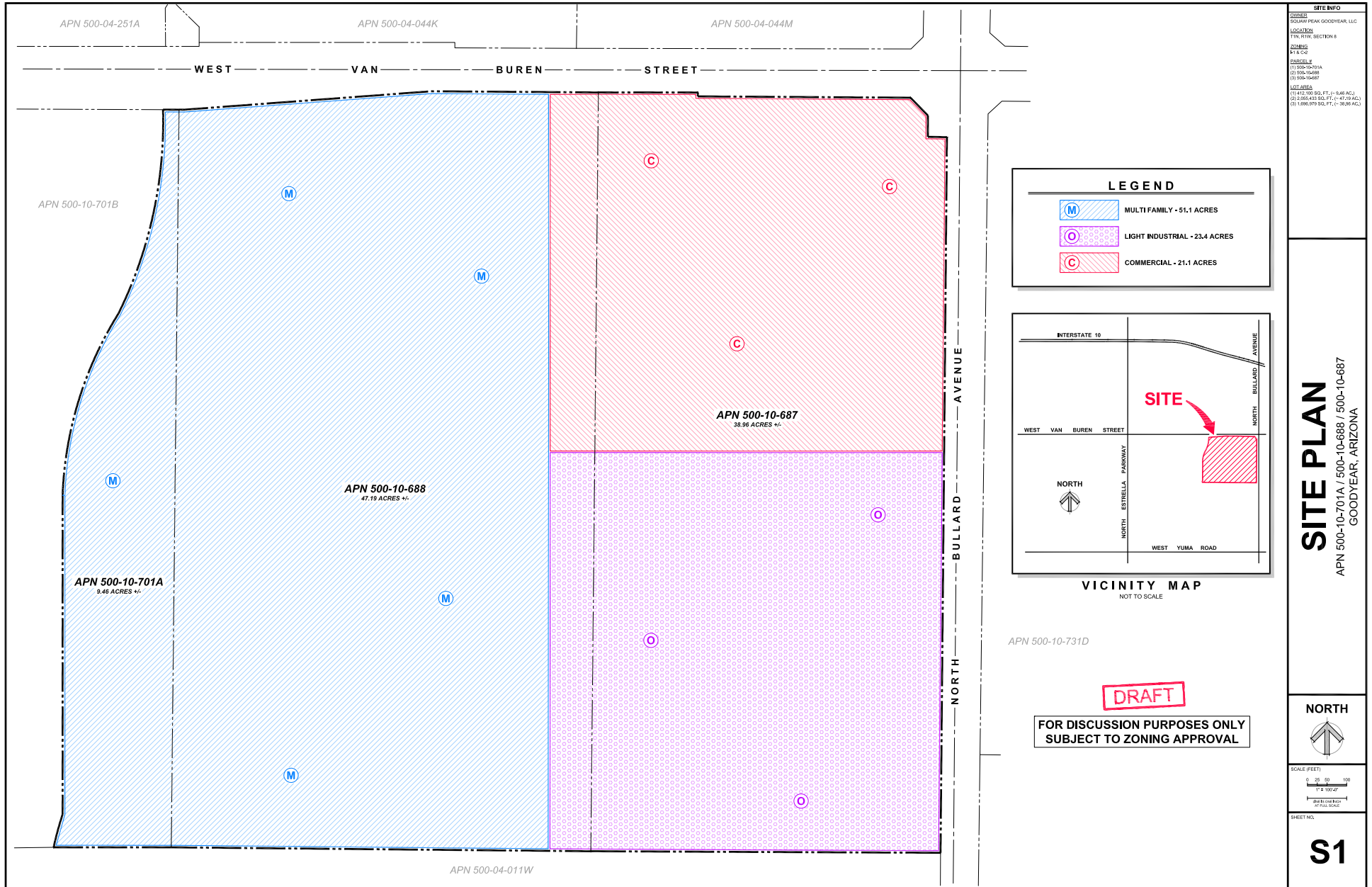
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CONCEPTUAL SITE PLAN OF POTENTIAL USES

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SITE INFO
OWNER: SOLWAY PEAK GOODYEAR, LLC
LOCATION: T1N 11W, SECTION 8
ZONING: M-1-C-2
PARCELS:
(1) 500-10-701A
(2) 500-10-688
(3) 500-10-687
LOT AREA:
(1) 10,312.19 SQ. FT. = 0.48 AC.
(2) 2,055,435 SQ. FT. = 47.39 AC.
(3) 1,690,979 SQ. FT. = 38.96 AC.

LEGEND

- MULTI FAMILY - 51.1 ACRES
- LIGHT INDUSTRIAL - 23.4 ACRES
- COMMERCIAL - 21.1 ACRES

VICINITY MAP
NOT TO SCALE

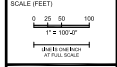
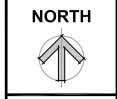
The vicinity map shows the site's location within a grid of streets. Interstate 10 runs north-south to the west. West Van Buren Street runs east-west across the top. North Bullard Avenue runs north-south to the east. West Yuma Road runs east-west across the bottom. North Estrella Parkway runs north-south through the center. A red arrow points to the site location at the intersection of West Van Buren Street and North Bullard Avenue.

APN 500-10-731D

DRAFT

FOR DISCUSSION PURPOSES ONLY
SUBJECT TO ZONING APPROVAL

SITE PLAN
APN 500-10-701A / 500-10-688 / 500-10-687
GOODYEAR, ARIZONA



SHEET NO.

S1