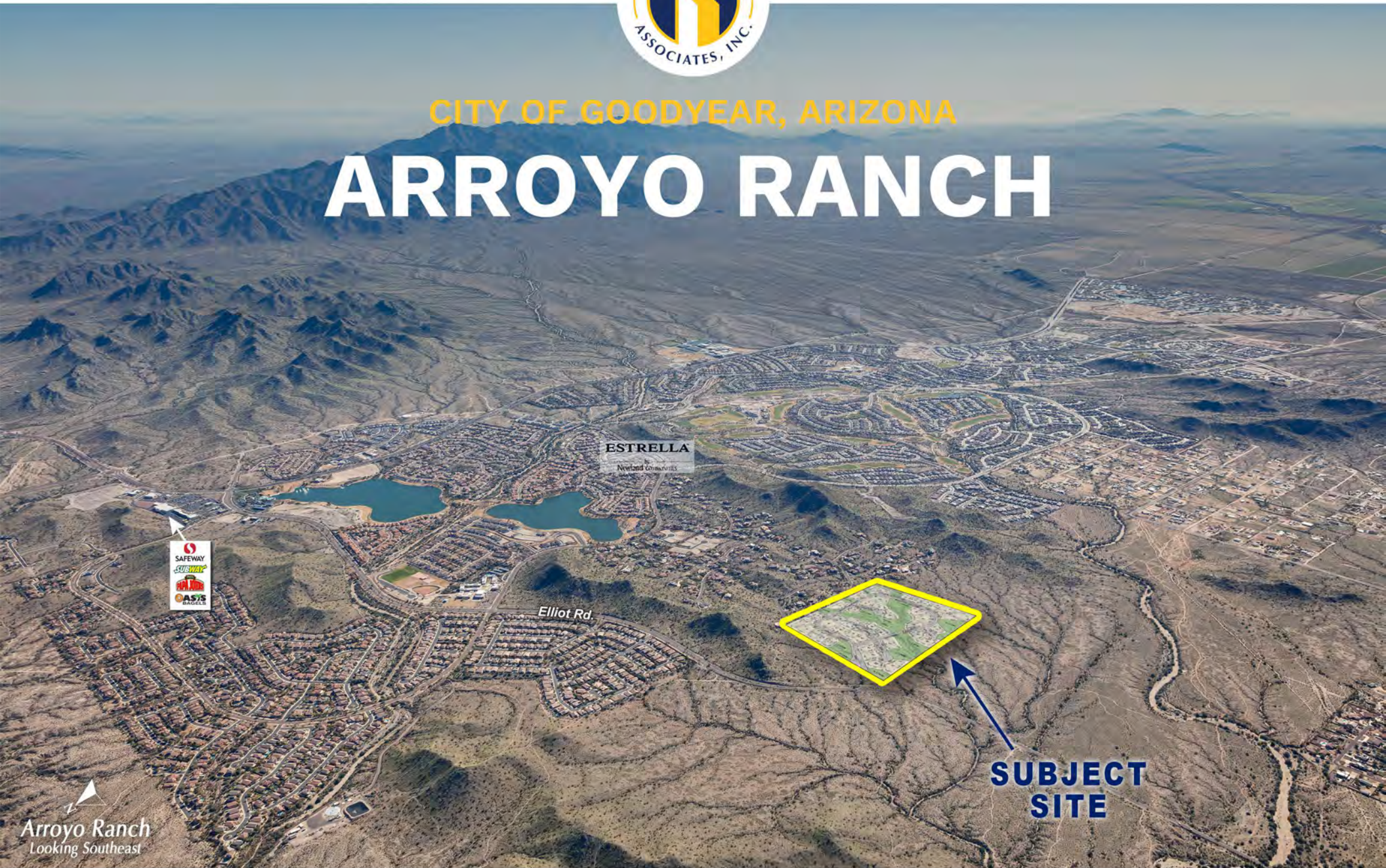




CITY OF GOODYEAR, ARIZONA

ARROYO RANCH



Arroyo Ranch
Looking Southeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



FOR MORE INFORMATION, CONTACT:
NATE NATHAN / nate@nathanlandaz.com
SEAN GILLESPIE / sean@nathanlandaz.com

CITY OF GOODYEAR, ARIZONA

ARROYO RANCH

LOCATION

Located southwest of 187th Avenue and Elliot Road, adjacent to Estrella master planned community in Goodyear, Arizona.

SIZE

±40 Acres (40 Final Platted Lots)

ASSESSOR PARCEL NUMBER

400-52-001F

ZONING

AU (1 DU/Acre) | City of Goodyear

PRICE

\$3,600,000

TERMS

Cash

COMMENTS

The site is adjacent to Estrella master planned community; water and sewer access fees are pre-paid.

PROPERTY TAXES

2022 Assessment: \$5,351.84

DUE DILIGENCE

[Please click to view](#)

- Amendment to Easement over state land-Amendment to Right of Way
- Arroyo Ranch Preliminary Plat - Approved 3.28.16
- Arroyo Ranch Pre-plat - Council Approval
- New final plat submitted to Goodyear
- State Land-right of way easement



GOODYEAR QUICK FACTS



POPULATION

2021 population: **98,573**
Annual population growth : **2.66%**
Median age of **36**



GROWTH

Population estimate 2025: **106,035**
Number of households: **33,105**



RANKING

2nd fastest growing city in Arizona
9th fastest growing large city in the nation
#22 "Best Places to Live" in the nation by Money Magazine

Source: developedgoodyearaz.com



ACCESS TO MARKETS

Airports: Phoenix-Goodyear Airport, Phoenix Sky Harbor
Freeways: I-10, Loop 101, Loop 202, Loop 303, I-17
Railroads: Union Pacific

Source: developedgoodyearaz.com



DISTRIBUTION & LOGISTICS EMPLOYERS

Amazon Fulfillment Center **4,538 employees**
Macy's Bloomingdale's **1,008 employees**
Dicks Sporting Goods **259 employees**
REI **312 employees**
McLane **345 employees**
UPS **1,852 employees**
Chewy's **700 employees**

Source: goodyearaz.gov

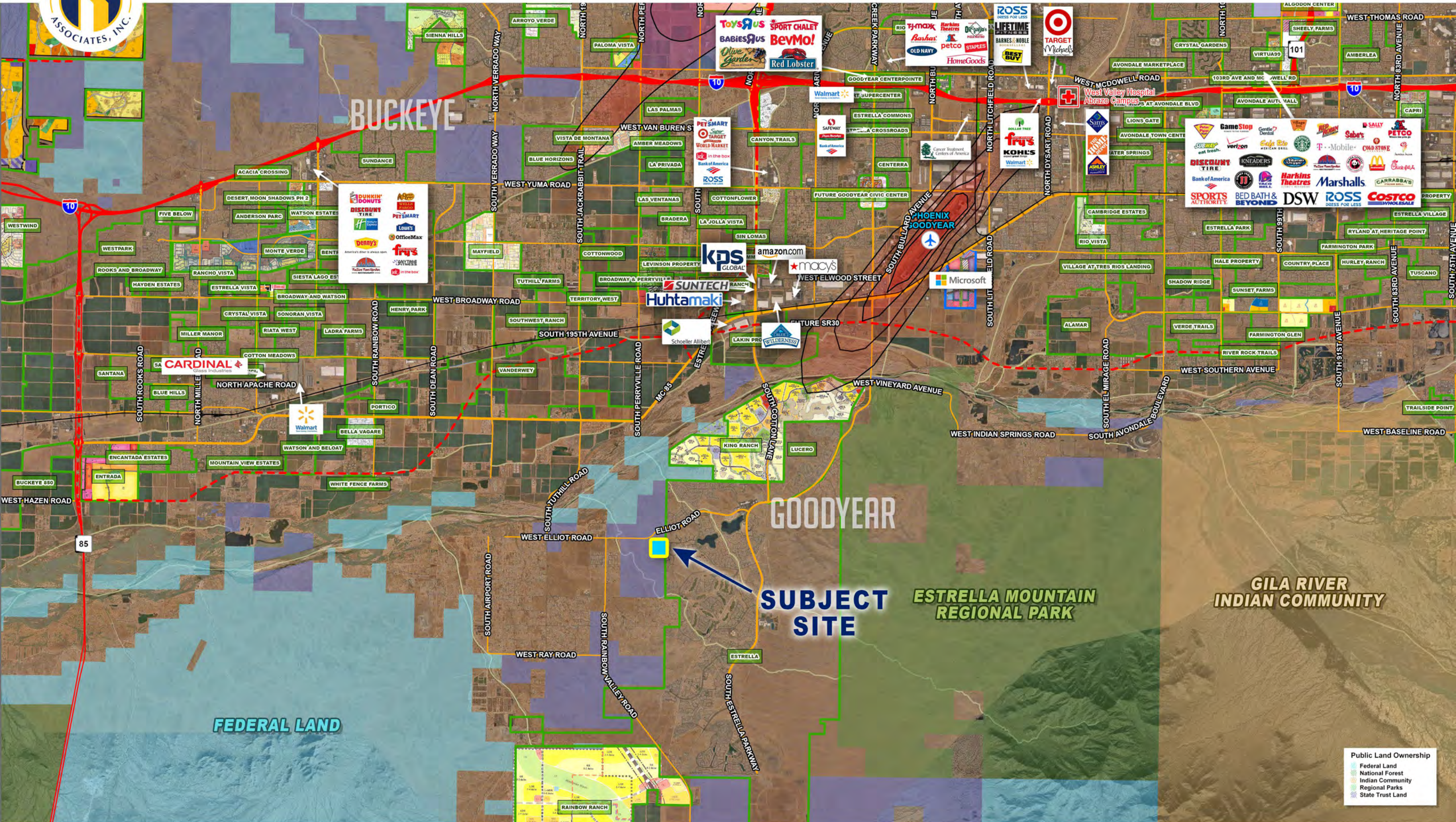


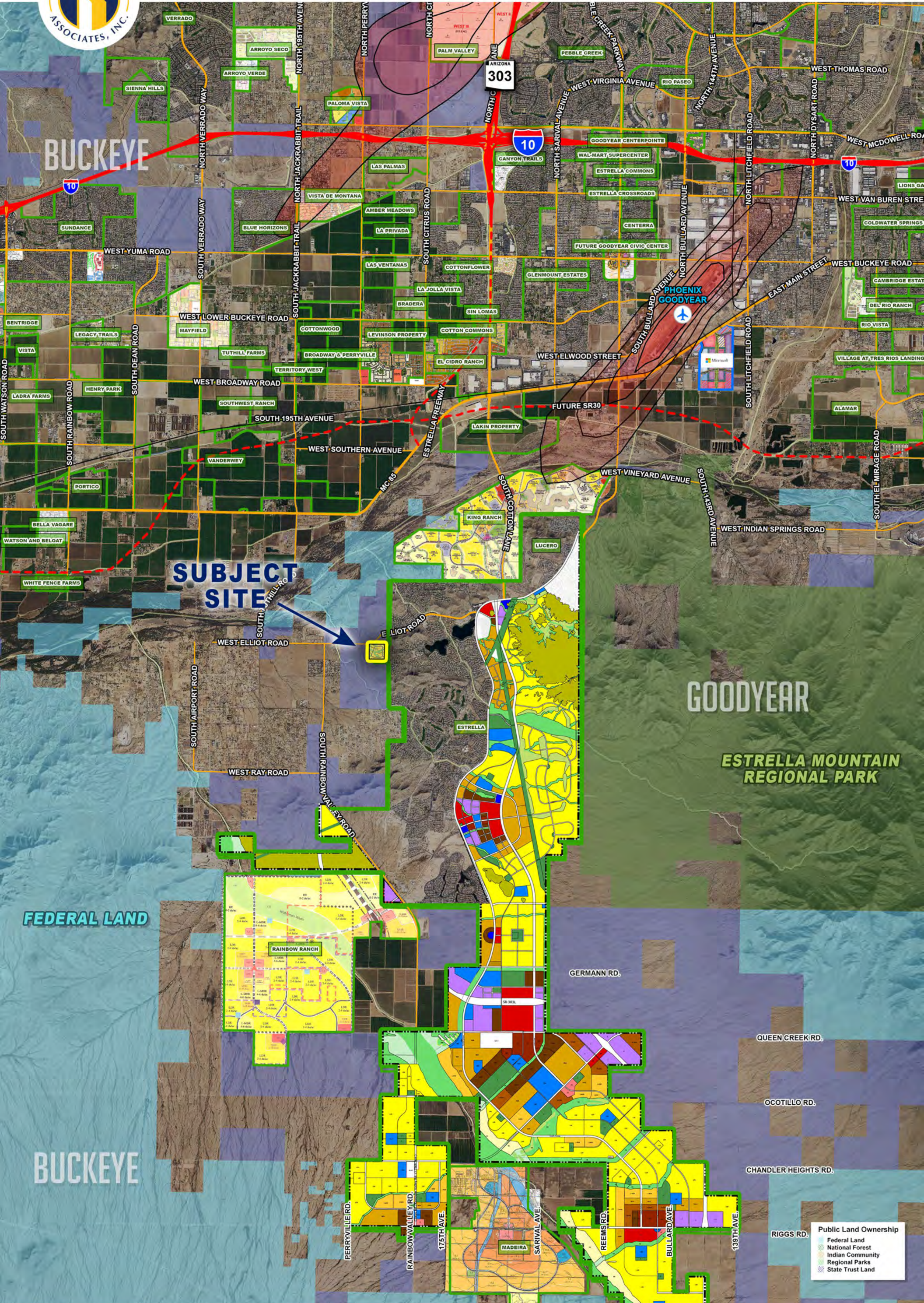
EDUCATION

Elementary: **4 districts, 12 public schools**
High School: **2 districts, 7 public schools**
Charter: **7 public charter schools**
Private: **22 private schools**

Source: goodyearaz.gov







SUBJECT SITE

GOODYEAR

ESTRELLA MOUNTAIN REGIONAL PARK

FEDERAL LAND

BUCKEYE

Public Land Ownership	
	Federal Land
	National Forest
	Indian Community
	Regional Parks
	State Trust Land



