



CITY OF GOODYEAR, ARIZONA

LOOP 303



PERRYVILLE AND ROESER

CANYON TRAILS



amazon.com



LAS VENTANAS

BRADERA

EL CIDRO

Huhtamaki



ANDERSEN
WINDOWS & DOORS

LAS BRISAS

**SUBJECT
SITE**

UPRR

ROESER RD

PERRYVILLE RD

Perryville/Roeser
Looking Northeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



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CITY OF GOODYEAR, ARIZONA

PERRYVILLE AND ROESER

LOCATION

Located at the northeast corner of Perryville Road and Roeser Road in the City of Goodyear, Arizona.

SIZE

±18.61 Acres

ASSESSOR PARCEL NUMBER

502-50-024B

PRICE

\$2,700,000

TERMS

Cash

UTILITIES

Water & Sewer: City of Goodyear

Communication/Fiber: Cox and CenturyLink

Gas: Southwest Gas

Electricity: APS

ZONING

AG | City of Goodyear

CITY OF GOODYEAR LAND USE PLAN

Business & Commerce

PROPERTY TAXES

2024 Assessment: \$1,104.12

COMMENTS

-



GOODYEAR QUICK FACTS



POPULATION

2023 population: **112,986**
Annual population growth : **5.39%**
Median age of **39.5**



GROWTH

Population estimate 2025: **125,500**
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: developgoodyearaz.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: developgoodyearaz.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

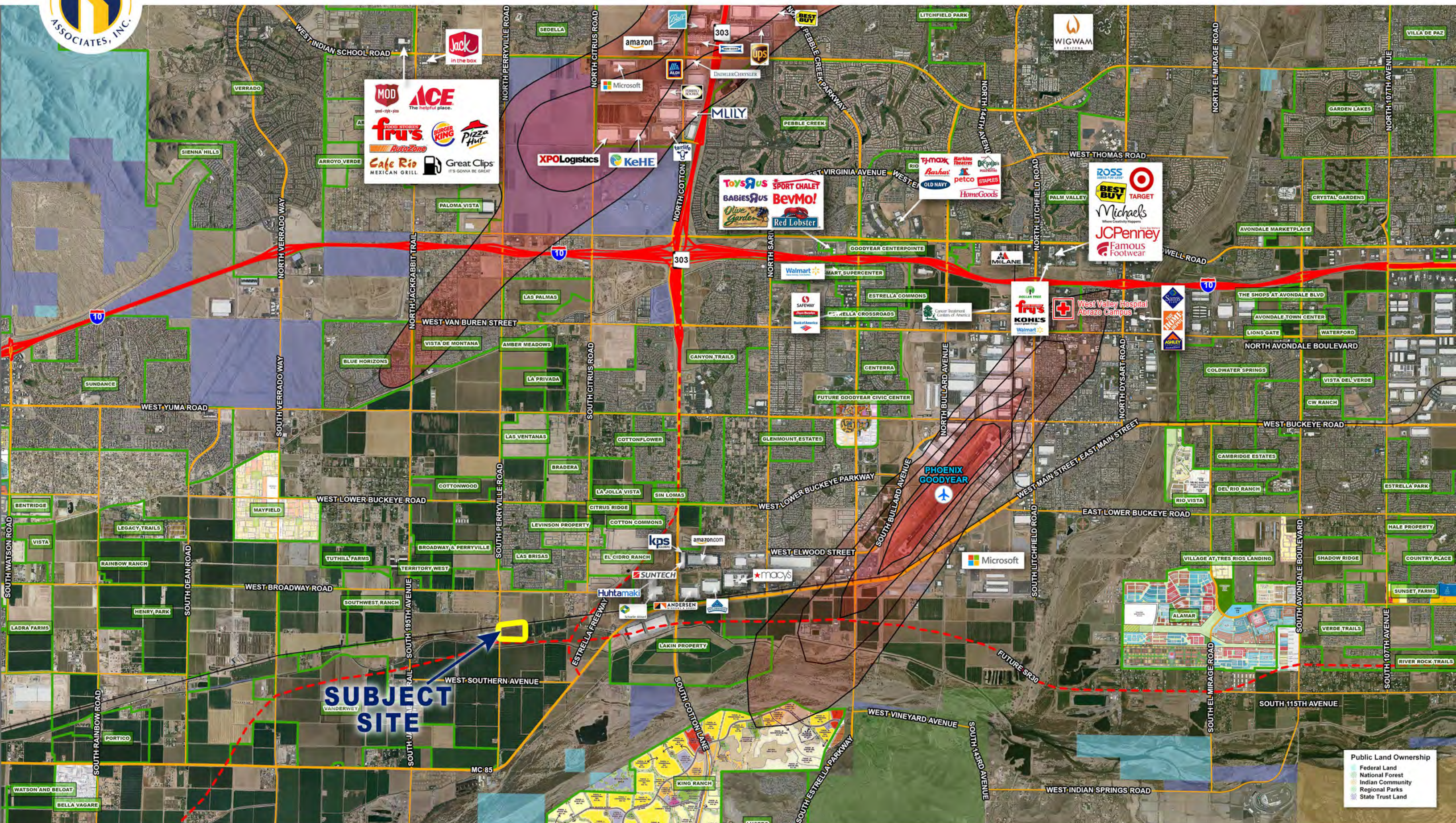


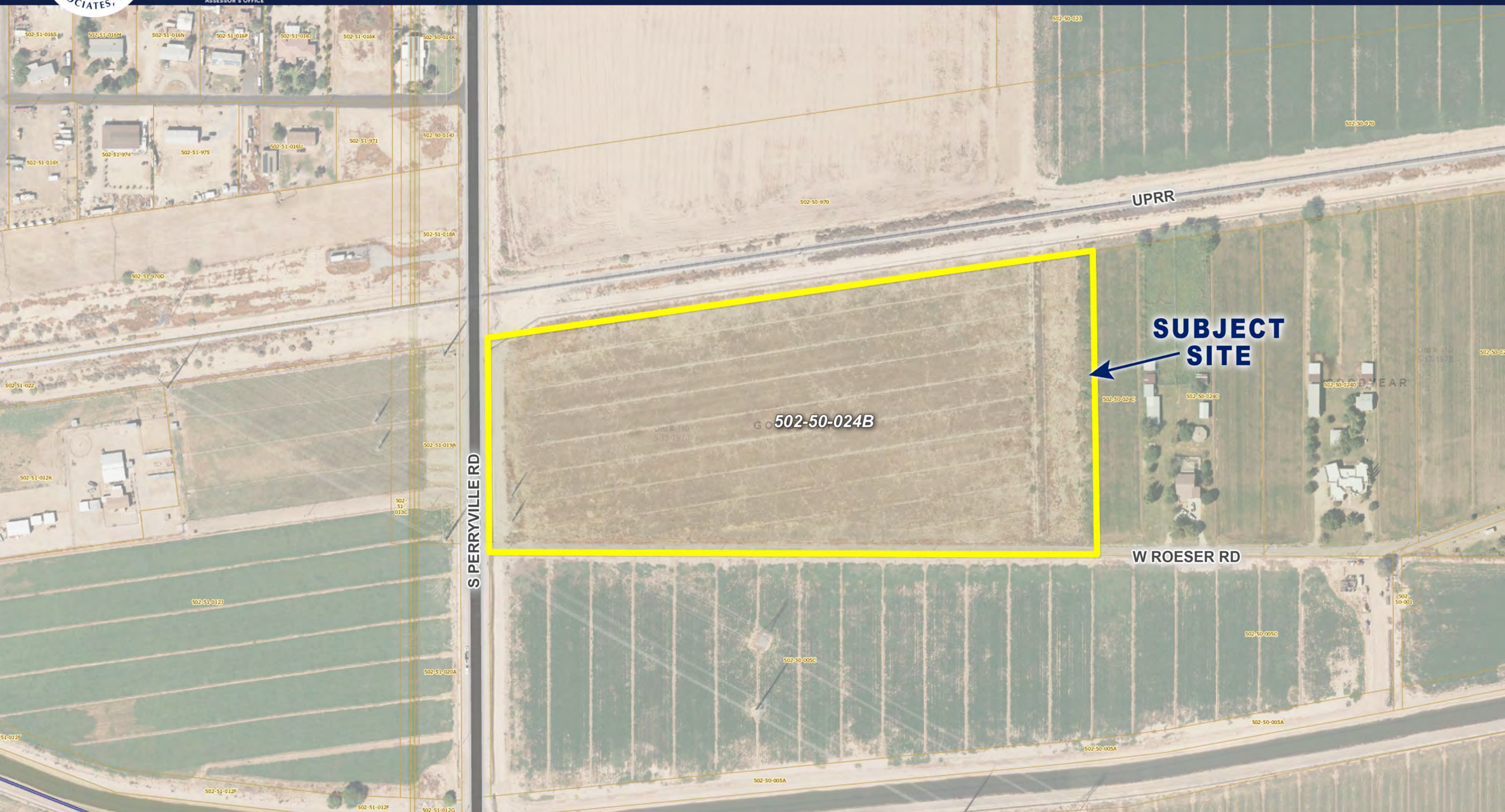
EDUCATION

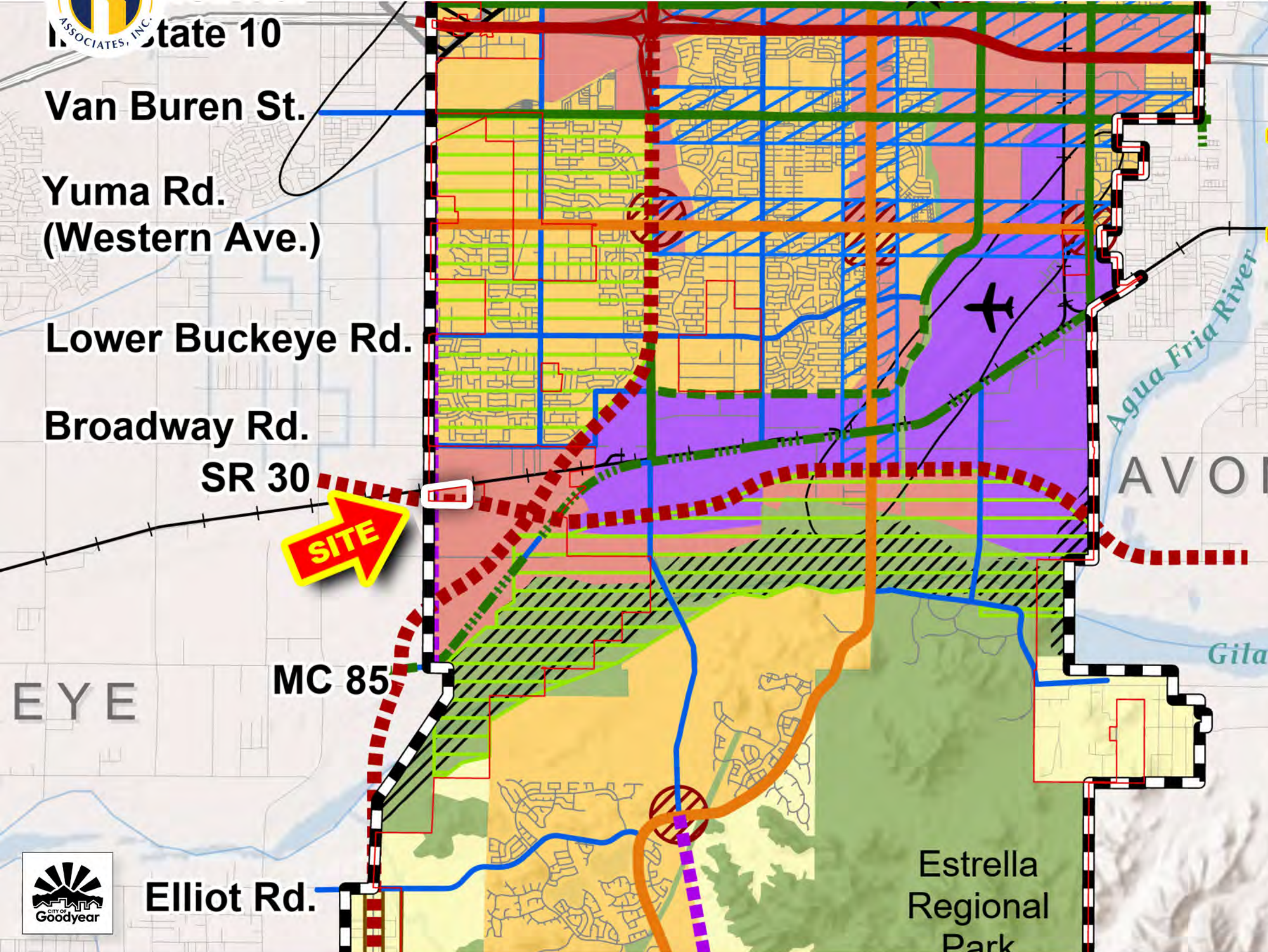
Elementary: **4 districts, 12 public schools**
High School: **2 districts, 7 public schools**
Charter: **7 public charter schools**
Private: **22 private schools**

Source: goodyearaz.gov









Land Use and Transportation Map

- Maricopa/Pinal County Line
- Municipal Planning Area Boundary
- City Limits

Land Use Categories

- Open Space
- Scenic Neighborhood
- Neighborhood
- Business & Commerce
- Industrial

Land Use Overlay Districts

- Village Center
- Mobility Corridor
- Luke Compatible Use
- Farm Focus Area
- Rural Transitional Development
- Wildlife Linkage
- Aggregate Mining Overlay

Other Features

- Goodyear Civic Square
- Phoenix/Goodyear Airport
- Airport 65 DNL (Day-night Noise Level) Line
- Luke AFB Accident Potential Zone (APZ)
- Sonoran Desert National Monument
- Wilderness Area

Roadway Classifications

- Arterial
- Scenic Arterial
- Scenic Arterial - Proposed
- Major Arterial
- Major Arterial - Proposed
- Major Arterial - Road of Regional Significance
- Parkway
- Parkway - Proposed
- Freeway
- Freeway/Parkway - Proposed
- Other Streets
- I-11 Preferred Alternative
- Railroad

Date: June 10, 2024





CITY OF GOODYEAR ZONING DISTRICTS

Legend

- AG Agricultural District
- AU Agricultural/Urban
- C-O Commercial Office
- C-1 Neighborhood Commercial
- C-2 General Commercial
- I-1 Light Industrial Park
- I-2 General Industrial Park
- MF-12 MultiFamily Residential
- MF-24 Multi Family Residential
- MH/RVP Mobile Home or R.V. Park
- MHS Mobile Home Subdivision
- PAD Planned Area Development
- R1-10 Single Family Residential
- R1-7 Single Family Residential
- R1-6 Single Family Residential
- R1-4 Single Family Residential
- R-2 One and Two Family Residential
- PFD Public Facilities District
- PARK
- County
- Planning Area
- City Boundary
- Sections

