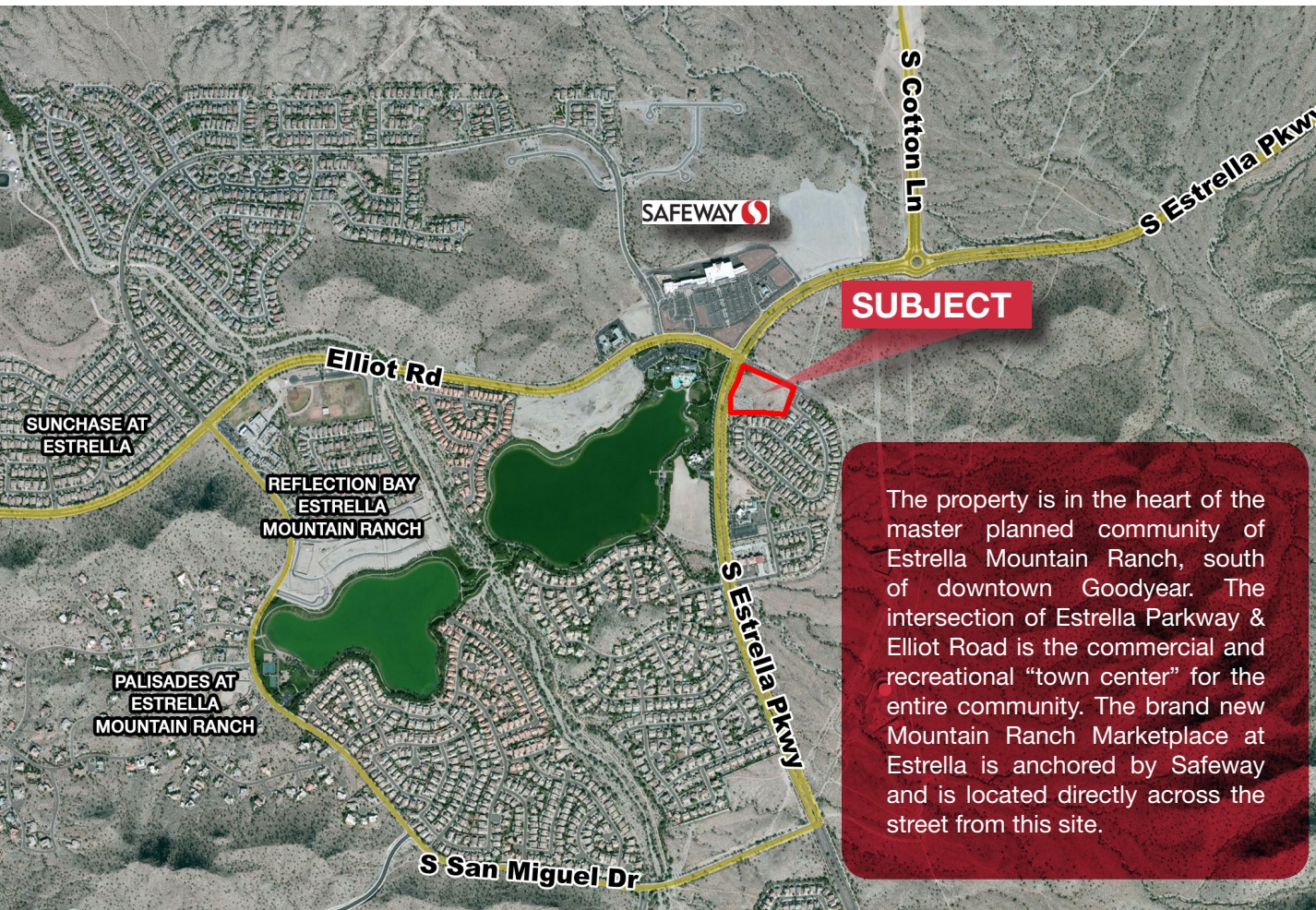


COMMERCIAL LAND FOR SALE

SEC Estrella Pkwy & Elliot Rd

Goodyear, Arizona



The property is in the heart of the master planned community of Estrella Mountain Ranch, south of downtown Goodyear. The intersection of Estrella Parkway & Elliot Road is the commercial and recreational "town center" for the entire community. The brand new Mountain Ranch Marketplace at Estrella is anchored by Safeway and is located directly across the street from this site.

PROPERTY INFORMATION

- Property Type: Commercial Land
- Parcel Size: \pm 4.716 Acres (205,432 SF)
- Location: SEC Estrella Parkway & Elliot Road, Goodyear, Arizona
- Zoning: PAD (planned area development), City of Goodyear. Current zoning will allow multiple commercial and retail uses
- Restrictions to use prohibit retail shop space development in the internal portions of the property

FOR SALE: \$2,054,320 (\$10.00/SF)



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS PRIOR TO SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE. NO LIABILITY OF ANY KIND IS TO BE IMPOSED ON THE BROKER HEREIN.

Lane Neville

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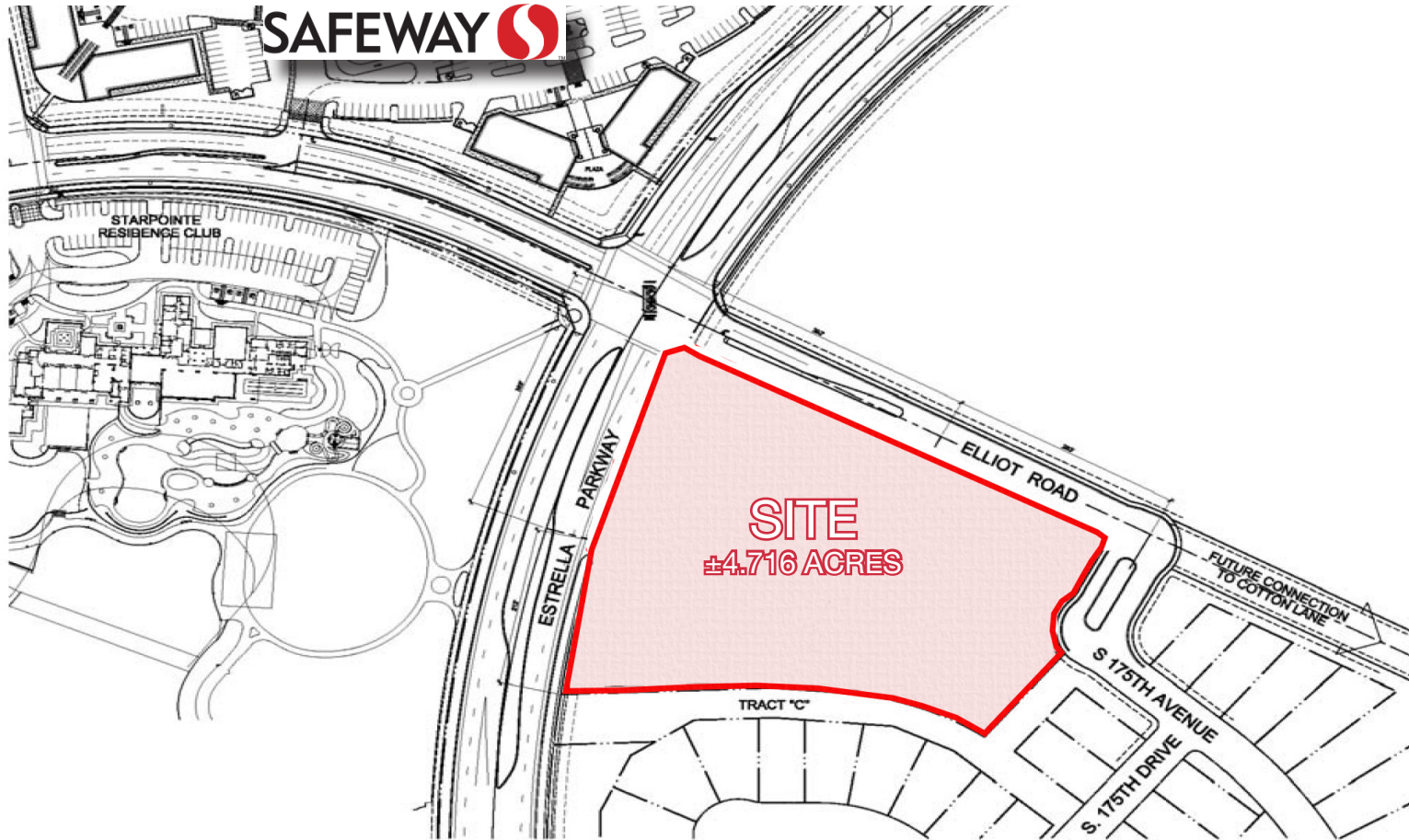
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COMMERCIAL LAND FOR SALE

SEC Estrella Pkwy & Elliot Rd

Goodyear, Arizona

MOUNTAIN RANCH MARKETPLACE



SITE DATA

PARCEL AREA	
LOT 1' AREA	: 91,040 S.F. (1.17 ACRES)
LOT 2' AREA	: 44,880 S.F. (1.03 ACRES)
LOT 3' AREA	: 109,819 S.F. (2.52 ACRES)
SITE AREA	: 205,640 S.F. (4.72 ACRES)
BUILDING AREA	: 24,400 S.F.
% COVERAGE	: 11.8 %
PARKING PROVIDED	: 187 SPACES
PARKING RATIO	: 6.6 / 1,000
LOT 1'	: FUTURE
LOT 2' BANK	: 8.0 / 1,000
LOT 3' MEDICAL OFF.	: 1 : 150

VICINITY MAP



01-14-11
08027-0723



S.E.C. Elliot Road & Estrella Parkway
Proposed Retail Center
Goodyear, Arizona



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SEC Estrella Pkwy & Elliot Rd | Goodyear, Arizona

