

BALLPARK VILLAGE

HARD CORNER RETAIL LAND AVAILABLE FOR SALE
NEC Estrella Parkway & Yuma Road, Goodyear, AZ

New 7.7 Acre Retail Development Coming Q2 2026!

CALYPSO AT BALLPARK VILLAGE
203 UNIT APARTMENT COMPLEX

FarmerBoys
BREAKFAST, BURGERS & MORE

MESOQUITE
FRESH STREET MEX

NAIL SALON

Starbucks

Jersey Mike's

THE RUSH
FUNPLEX

NOW UNDER CONSTRUCTION

± 1.04 AC
AVAILABLE FOR
SALE, LEASE OR GL

BRU-STER'S
real ice cream

± 1.95 AC
AVAILABLE FOR
SALE

PACIFIC
DENTAL SERVICES

ESTRELLA PARKWAY
22,182 VPD

YUMA ROAD
11,580 VPD

CONCEPTUAL RENDERING

HARD CORNER RESTAURANT
W/PATIO OPPORTUNITY

D

DIVERSIFIED
PARTNERS

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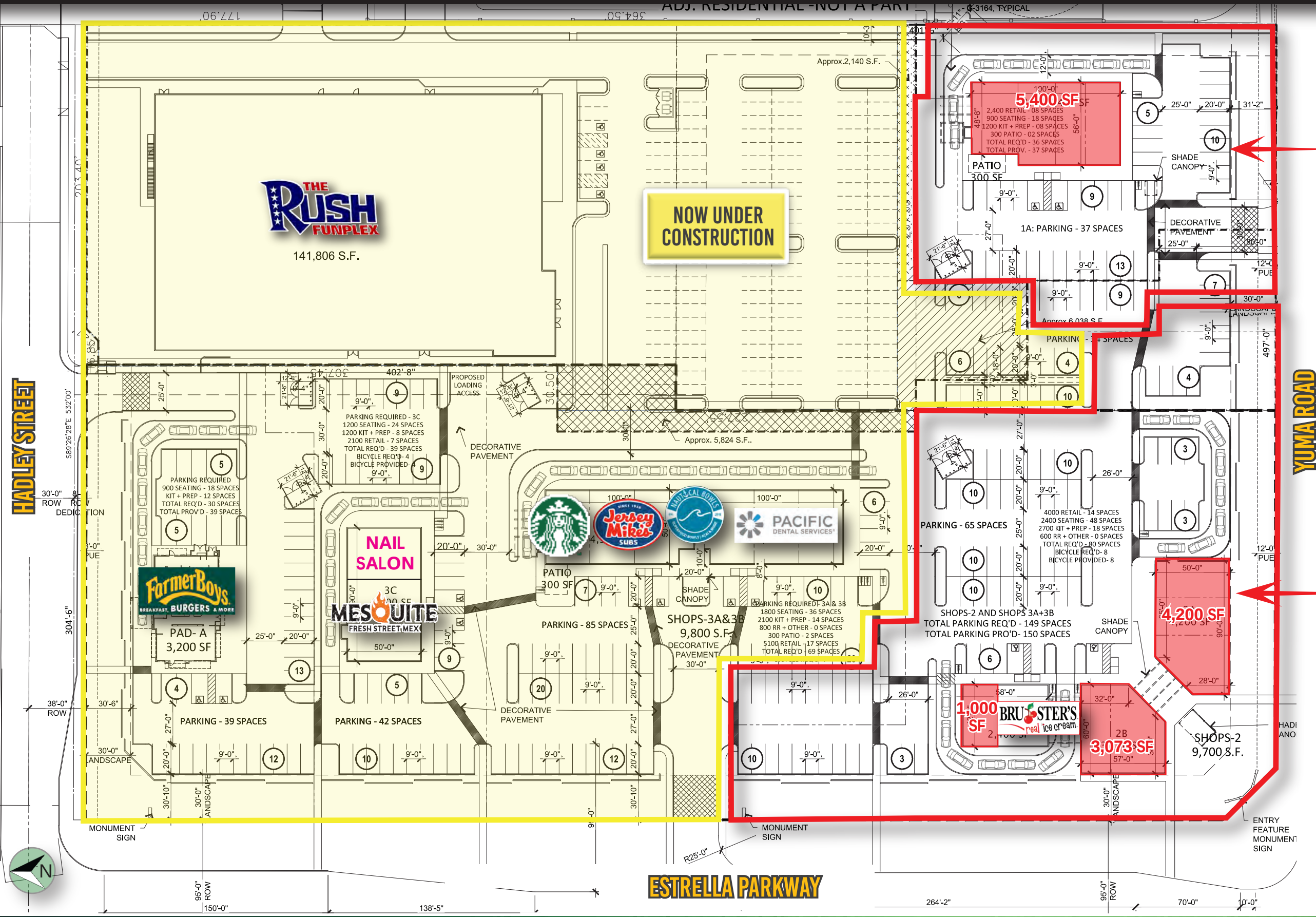
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BALLPARK VILLAGE

HARD CORNER RETAIL LAND AVAILABLE FOR SALE

NEC Estrella Parkway & Yuma Road, Goodyear, AZ



AVAILABLE
FOR SALE, LEASE OR
GROUND LEASE
± 1.04 ACRES

7.7-Acre
Retail
Development
Conceptual
Site Plan

AVAILABLE
FOR SALE
± 1.95 AC

BALLPARK VILLAGE

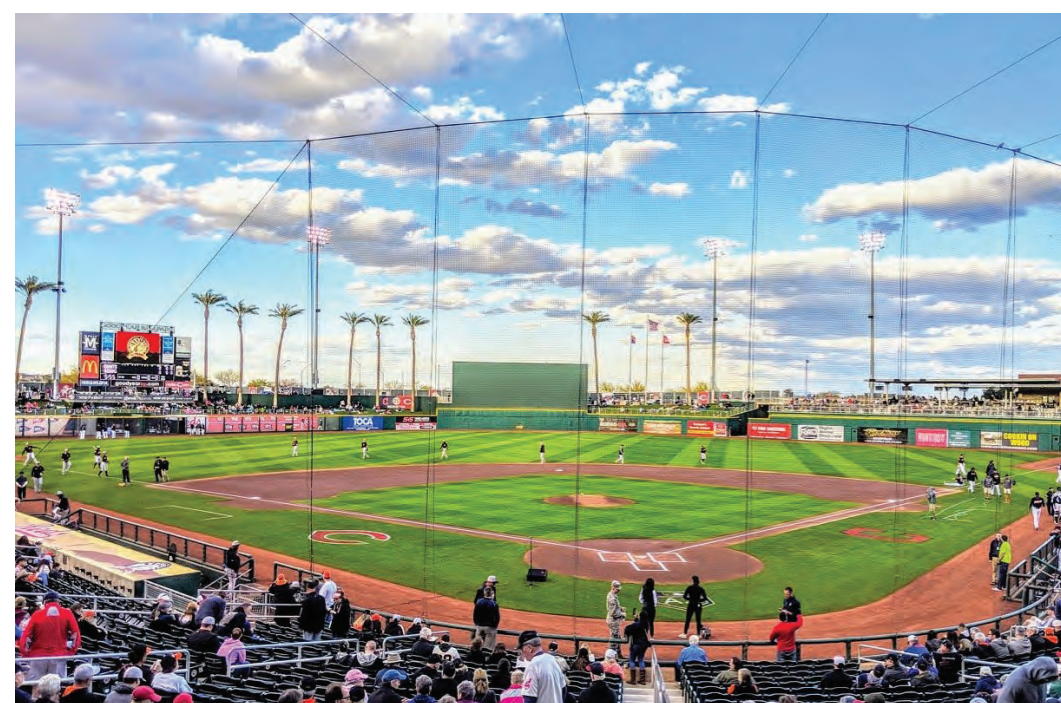
CONSTRUCTION PROGRESS PHOTOS: July 2026
NEC Estrella Parkway & Yuma Road, Goodyear, AZ



BALLPARK VILLAGE

HARD CORNER RETAIL LAND AVAILABLE FOR SALE
NEC Estrella Parkway & Yuma Road, Goodyear, AZ

GOODYEAR BALLPARK



GOODYEAR RECREATION CENTER



PROPERTY HIGHLIGHTS

- ✓ **\$150M+** Development comprised of multi-family, entertainment, retail, restaurants and more!
- ✓ **± 27.43-Acre** project comprised of 11 acres of retail, which includes The Rush Funplex, a 73,000 SF indoor family fun venue, and approximately 17.6 acres dedicated to two-gated multi-family development communities totaling 550 housing units on site.
- ✓ Just north of the Goodyear Ballpark - home of Spring Training for the Cincinnati Reds and Cleveland Guardians.
- ✓ Fulton Homes underway on a residential development at the SEC of the intersection slated for 796 single family homes.
- ✓ One mile west of the 2.7 million square foot Airpark Logistics Center.
- ✓ Located diagonally adjacent to the 86-acre, state-of-the-art Goodyear Recreation Campus.

BALLPARK VILLAGE

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NEC Estrella Parkway & Yuma Road, Goodyear, AZ

Conceptual



4-STORY LUXURY APARTMENT DEVELOPMENT RENDERING

Conceptual



3-STORY LUXURY APARTMENT DEVELOPMENT RENDERING

Conceptual



RESTAURANT PATIO RENDERING

Conceptual



RESTAURANT PATIO RENDERING

JANUARY 2026

GOODYEAR
BY THE NUMBERS

Total Acres

122,369

Total Square Miles

191.2

Labor Force Population
age 16 and over
within 30 minute drive time

1.4 M

Professional Workers
management, business,
sales, office

65.9%

Education Attainment
population 25 years and older

36.2%

Some College or
Associate Degree

36.7 %

Bachelor Degree
or Higher

Days of Sunshine

300+



DEMOGRAPHICS



Population

122,569

Median Age

39.7

Male

50.6%

Female

49.3%



Total Housing Units

46,967

Median Home Value

\$499,853

Single-Family
Home Permits

6,777

5 year total
(2019 thru 2023)



Average Household Income

\$134,556

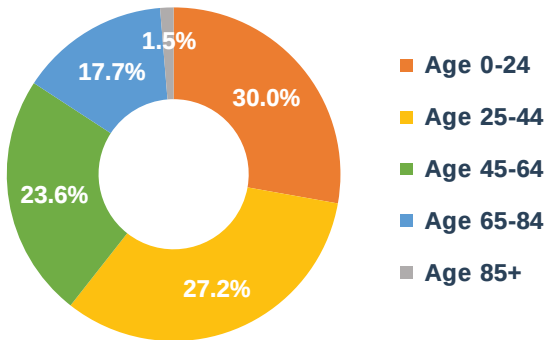
Household Income
Over \$100,000

\$128,835

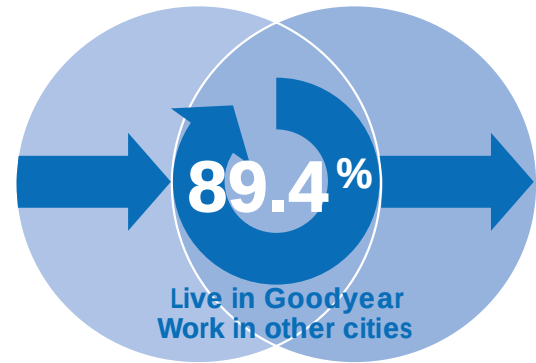
Median Gross Rent

\$1,644

POPULATION BY AGE



WORKER COMMUTE FLOWS



TOP EMPLOYERS BY # OF JOBS

Amazon (multiple facilities)	5,488
United Parcel Service	2,400
Factor	1,850
Abrazo Healthcare	1,309
Chewy	1,000
Macy's & Bloomingdale's Logistics	950
Sub-Zero, Wolf, and Cove	818
City of Hope	709
Andersen Windows	488
FIGS	450

WORKFORCE OCCUPATIONS

Management, Business, Financial, Professional	46.5%
Sales, Administrative Support	19.4%
Service (healthcare, fire/police, personal care, food)	14.4%
Production, Transport, Material Moving	12.6%
Natural Resources, Construction, Maintenance	7%

EDUCATION

Elementary: 4 districts, 13 in Goodyear, 34 in districts

High School: 2 districts, 5 in Goodyear, 11 in districts

Private & Charter: 3 private, 7 charter schools

Higher Ed: 6 local, 10 regional institutions

Local: Franklin Pierce University, Estrella Mtn. Community College, Commercial Divers International, Unmanned Vehicle University, United Aviate Academy;

Regional: ASU, Arizona Christian University, DeVry Univ., Grand Canyon Univ., Midwestern Univ., Ottawa Univ., Park Univ., Universal Technical Institute, University of Phoenix

RESIDENTIAL HOUSING GROWTH

Single-Family Permits

Single-family permits have averaged more than 1,300 single-family home permits annually, placing it third among West Valley cities. This strong permit activity reflects steady demand for new housing and highlights the city's continued growth as a desirable community for families and homeowners.

Year	# Permits	Y/Y Change
2021	1,799	+6.0%
2022	902	-49.9%
2023	944	+4.7%
2024	1,614	+71.0%
2025	1,286	-20.3%

Source: Goodyear Development Services - January 2026

6,545

5 year total | 2021-2025

Multi-family Permits

Multi-family units, including townhouses, manufactured homes, apartments, and detached luxury rentals. Multi-family permit activity highlights Goodyear's focus on providing diverse housing options, accommodating growth and a range of lifestyles and income levels.

924

2025 total units | -41% year over year

Source: Goodyear Development Services - January 2026

GOODYEAR HIGHLIGHTS

- Best City for Business 2020 - Arizona Chamber of Commerce and Industry
- Named one of the 10 Best Places to Live in the U.S. by 24/7 Wall Street
- Ranked #26 amongst the fastest growing and most affordable suburbs in America
- Goodyear averaged more than 1,300 single-family home permits annually, placing it third among West Valley cities

DEMOGRAPHICS 2025

Source: Sites USA

ESTIMATED POPULATION

11,218	67,311	149,703
1 MI	3 MI	5 MI

ESTIMATED POPULATION (2030)

11,692	72,885	158,018
1 MI	3 MI	5 MI

AVERAGE HH INCOME

\$120,753	\$1115,435	\$120,466
1 MI	3 MI	5 MI

AVERAGE HH INCOME (2030)

\$118,753	\$113,774	\$118,279
1 MI	3 MI	5 MI

MEDIAN AGE

32.8	34.3	36.0
1 MI	3 MI	5 MI

TRAFFIC COUNTS

Source: Sites USA

ESTRELLA PKWY	22,182 VPD
YUMA RD	11,580 VPD
I-10	150,140 VPD

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