

Goodyear Airport

1658 S. Litchfield Road | Goodyear | AZ

Ground Lease Opportunity
Multiple parcels available on
256 acres of developable land

Contact Information:

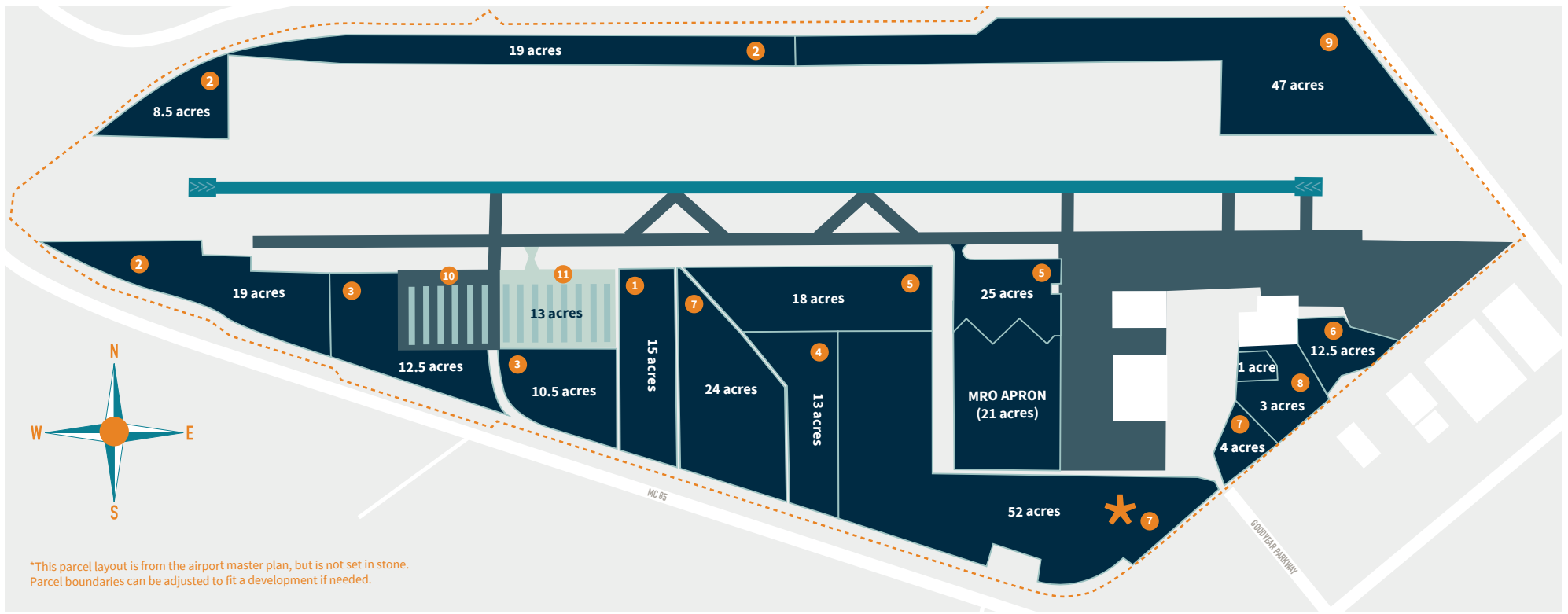
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Key

- 1 Aviation Business
- 2 Aviation Support
- 3 Based Aircraft Accommodation
- 4 Cargo/Freight
- 5 Corporate/FBO
- 6 Educational/Vocational
- 7 Industrial-Aviation
- 8 Flight School
- 9 Mixed Use
- 10 South Hangar Apron
- 11 Relocated T-Hangars

PHOENIX GOODYEAR AIRPORT - MARKET GROUND RENT CONCLUSIONS - as of October 27, 2020

Land Use Description	Parcel ID	Acres - Approximate	Market Ground Rent Per SF of Land Area	Market Ground Rent - Annual Total
Aviation Business	AB-15	15.00	\$0.38	\$1,026,274
	AB-CFBO- Mixed-use-47	47.00		
	Total AB	62.00		
Corporate FBO	Total CFBO-18	18.00	\$0.38	\$297,950
Based Aircraft Accommodation	BAA-10.5	10.50	\$0.36	\$360,677
	BAA-12.5	12.50		
	Total BAA	23.00		
Aviation Support	AS-1- see EV		\$0.34	\$688,684
	AS-19	19.00		
	AS-8.5	8.50		
	AS-19	19.00		
Total AS	46.50			
Industrial-Aviation	IND-52	52.00	\$0.34	\$1,125,590
	IND-24	24.00		
	Total IND	76.00		
Corporate FBO	Total CF-13	13.00	\$0.34	\$192,535
Educational-Vocational - no taxiway access	EV-12.5	12.50	\$0.32	\$243,936
	AS-1	1.00		
	AB-EV-Mixed-use-4	4.00		
Total EV	17.50			

Availability Highlights

- ▶ **The available acreage** are located within the airport's fully fenced and secured facility
- ▶ **All the parcels have street access from various airport roads**
- ▶ **Future development and use of the property** must be aviation-related and consistent with the underlying zoning
- ▶ **256 total acres available** for lease
- ▶ **I-1 Zoning (Light Industrial), City of Goodyear**
- ▶ **Utility providers include:**
 - Water - City of Goodyear
 - Sewer - City of Goodyear
 - Electricity - Arizona Public Service (APS)
 - Gas - Southwest Gas
 - Telephone - Various

Airport Overview

- ▶ **In 1968, the City of Phoenix purchased and began operating the Phoenix Goodyear Airport.** Prior to that, the airport was built and operated by the United States Navy. The airport is a general aviation reliever for Phoenix Sky Harbor International Airport and with a length of 8,500 feet, boasts one of the best general aviation runways in the county. Modern airport improvements include a new FBO terminal, T-hangars, ramp space, tie downs and a maintenance facility. In all, the airport covers 789 acres
- ▶ **Located in the heart of Goodyear,** Phoenix Goodyear Airport is surrounded by large companies such as Lockheed Martin, Cancer Treatment Centers of America, UPS, Michael Lewis Foods, Chewy.com, Compass Data Center, and more
- ▶ **An abundant number of amenities are nearby** including Phoenix International Raceway, State Farm Stadium & the Arizona Cardinals, and Major League Baseball Spring Training. Additionally, the area is surrounded by countless retail and dining options
- ▶ **The Airport is also adjacent to the Union Pacific Railway**
- ▶ **The entire property is a Military Reuse Zone (MRZ)** under state law, which provides certain tax benefits to companies looking to relocate within this zone



Area Highlights



12th largest city in Arizona
One of the 10 fastest growing cities in the nation (population of more than 50,000)
2nd fastest growing city in Arizona
 Goodyear grew by 46% from 65,275 in 2010 to 95,294 in 2020
100+ restaurants, great shopping and theaters
20,000+ acres of recreational parks
47 miles of trails for mountain biking, hiking and horseback riding
100+ miles of paved bike routes
Goodyear Ballpark - Spring Training Facilities
 Spring Training home to the Cincinnati Reds and Cleveland Indians
 Over **4,000 acres** of land ready for development

Safe place to live with low crime rates
 Variety of housing in upscale master planned communities

- Goodyear at a Glance**
- ▶ **95,294** population
 - ▶ **\$83,866** median household income
 - ▶ **38.7** median age
 - ▶ **\$290,800** median home value

- ▶ **1.56M** workforce population (within 30 minutes)
- ▶ **62.4%** professional workers
- ▶ **39%** some college or associates Degree
- ▶ **31%** Bachelor's degree or higher

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