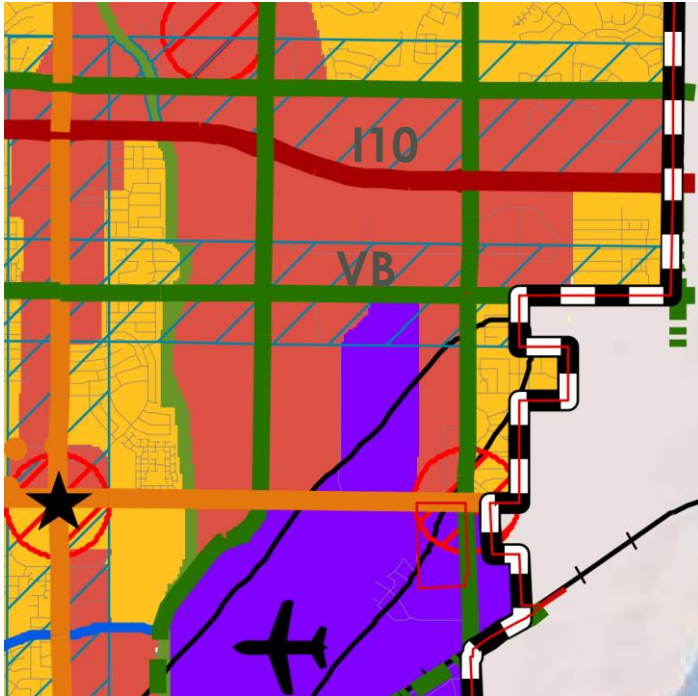


Corridor Overview



2014 GENERAL PLAN



Business & Commerce Category

The Business & Commerce category provides areas for the growth and development of Goodyear's economic base including large areas for shopping and entertainment. This category includes uses such as community level retail, entertainment, service oriented businesses that are regionally significant (typically serving a trade area of 5-10 miles or larger). Business & Commerce includes uses such as, but not limited to, business parks, offices, warehouses, regional hospitals, high density residential that supports the area, and other light industrial uses that are also appropriate in certain areas. This category may also include public & community facilities.

I-10 Corridor Status



CURRENT STATE



Bullard / Litchfield



DEVELOPMENT STATUS



1. Pre-app for Light Industrial
2. Rezone in to Light Industrial
3. Pre-app for Light Industrial
4. Rezone for:
MOB, MF, and Commercial



Industrial & Office Land

REMAINING VIABLE CLASS A OFFICE LAND

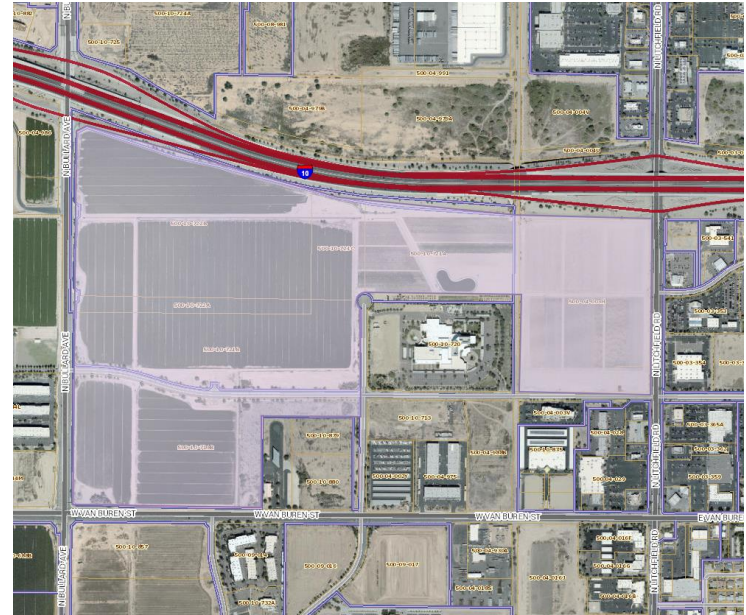
- Goodyear is the **largest industrial city** in the West Valley
- Recent Re-zonings/General Plan Amendment to industrial total over **2,300 acres**
- City has over **6,600 acres** zoned or planned as industrial
- Only **51%** of industrial land is developed today
- Less than **350 acres** of viable office land near Goodyear freeway interchanges is available today

Development Work Session



GOODYEAR OFFICE MARKET

- Largest contiguous area with I-10 visibility
- 225 acres
- High potential for premier business district



Development Work Session



WHAT COULD BE?



Innovation Park – Milford, DE

- Adjacent hospital, transportation route
- 200-acres

- Large Scale Office Development
- Premier Business District
- Medical Tourism
- Destination Mixed Use

Development Work Session



NORTH PHOENIX (USAA CAMPUS)



2003



2022

- USAA
 - 1M+ SF Office
 - 4,000+ Employees
- Cigna
 - 233,000 SF
 - 1,400 Employees
- Shops at Norterra
 - 354,000 SF

Northeast Corner of I-17 and Happy Valley Rd



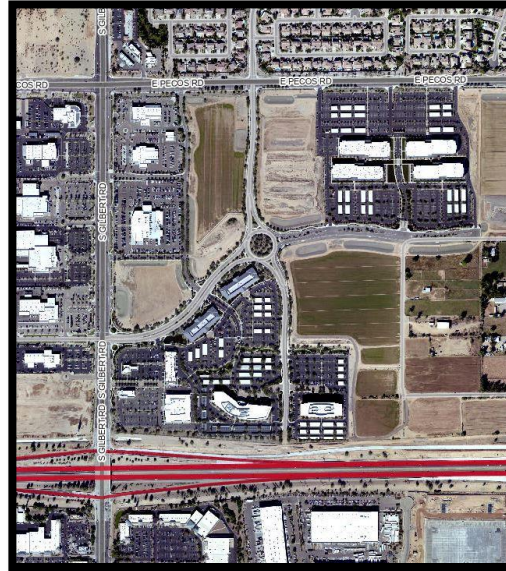
Development Work Session



GILBERT (RIVULON)



2012



2022

- 250 Acre Premier Business District
- 3M SF Office Planned
- Freeway Access
- Home to Deloitte, Isagenix Headquarters & Luxury Auto Dealers (Mercedes, Audi, Volvo)

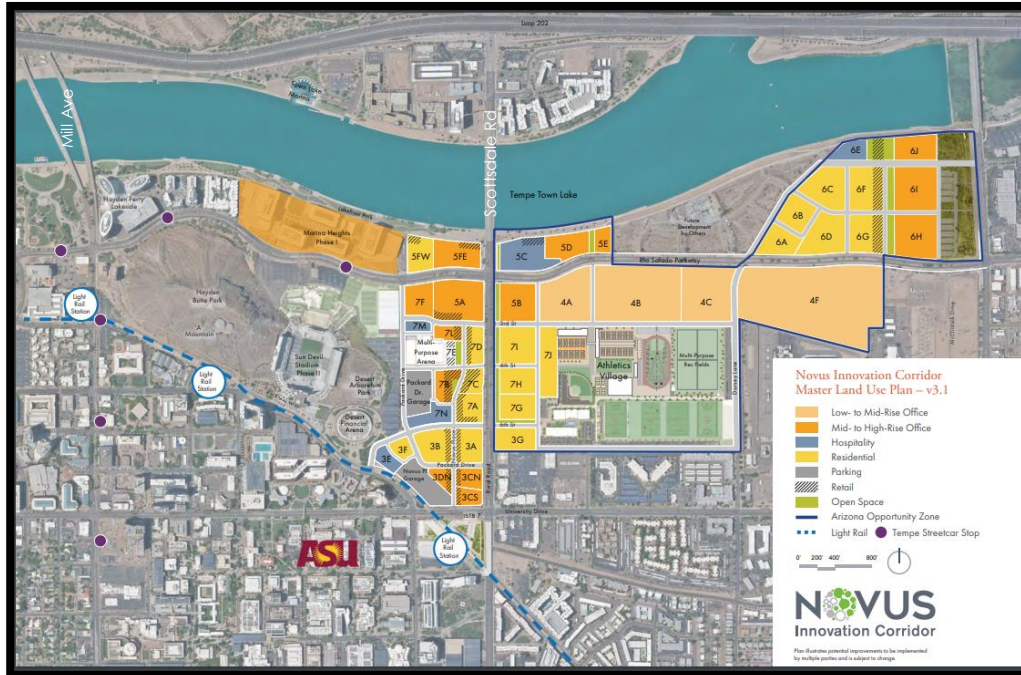


Northeast Corner of Gilbert Rd and Loop 202

Development Work Session



TEMPE TOWN LAKE

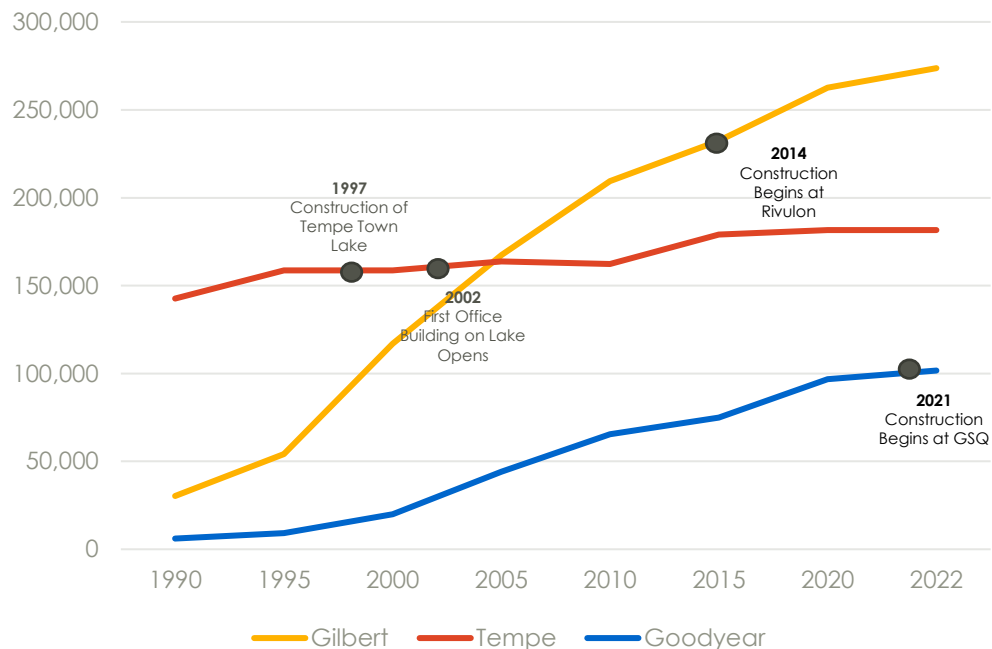


- Exercise for ASU Students in 1966
- Construction Began in 1997
- 2nd most visited public attraction in Arizona
- Novus Innovation Corridor
 - 355 acres
 - 10M SF of sustainable, world-class offices, residences, hotels, retail stores and restaurants

Development Work Session



POPULATION COMPARISON & DEVELOPMENT TIMELINE



Development Work Session



AVONDALE



Avondale's Designated Mixed Use Commercial Districts

- Crystal Springs PAD – 45 Acres
- City Center District – 76 Acres
- Avondale Gateway Center PAD – 84 Acres

Development Work Session



STATISTICS

Suburban Markets are Leading the Recovery.

– GlobeSt.com, February 2022

*Suburban Office Markets Recovering Faster than
Downtowns*

– CBRE, Intelligent Investment Brief, June 2022

*“Suburban markets and life sciences hubs are recovering
better than the national average as more employers
embrace a return to the office and the pandemic eases.”*

– NAIOP May 23, 2022

*“As your [Civic Square] office project becomes successful,
that will lead to other success”*

– Chris Camacho to Goodyear City Council, September 21, 2020

4.2%

Vacancy Rate
West I-10 Market

9.8%

Vacancy Rate
Phoenix Metro Market

69

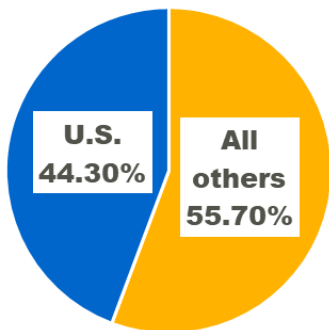
FY22 GPEC
Office Prospects

Opportunities



FUTURE OF HEALTHCARE/BIOTECHNOLOGY

Total Healthcare Spend
\$6.45 trillion



Economic Trends

\$8.3T

2040

US Healthcare Industry

33%

US Health-Tech Spending
Since 2019

Genomics

Disruptive Technology

Opportunities



FUTURE OF HEALTHCARE/BIOTECHNOLOGY

Workforce

2.6M

2030

New US Healthcare Jobs

\$75,040

Median Annual Wage

30.1%

Projected Regional 10-Year Growth



Opportunities



GOODYEAR HEALTHCARE

32.7%

Goodyear Jobs in
Healthcare/Tech Occupations

29% 

Increase in Jobs
2016-2021

- Abrazo West Campus
- Adelante Healthcare
- AZOncology
- Cancer Treatment Centers of America
- Cornerstone Medical Center
- DaVita Kidney Care & Southwest Kidney Institute
- Estrella Women's Health Center
- Franklin Pierce University
- Ironwood Cancer and Research Centers
- Goodyear Medical Plaza
- Mountain Park Medical Center

I-10 Corridor Status



CURRENT STATE

