

Tractor Supply Company Goodyear, Arizona Store Plans

Tractor Supply Company (TSC) plans to retrofit the former 99 Cent Only Store located in the Central Marketplace development at 13540 West Van Buren Street, Goodyear, Arizona. The exterior of the building will remain primarily intact with the only exceptions being the following:

- The removal of the arched portion across the middle of the entry pavilion, which will be replaced with existing building development matching cornice profile.
- The addition of an overhead door access for customers pick-up of bulky items and tow-motor access to the Fenced Outdoor Display.
- The removal of the cross-hatched E.I.F.S. pattern between two entry pilasters, which will be replaced with smooth finished E.I.F.S. to match the remaining field in color and finish.
- The application of a TSC red branding stripe across its' portion of the exterior in-line with the existing metal screens.

Tractor Supply will refurbish the interior of the space to provide approximately 16,000 square foot of retail sales with new bathrooms, lighting and interior finishes. In addition, the proposed layout indicates approximately 1,100 square feet of *Permanent Sidewalk Display Area* for merchandise while always maintaining 5' clear sidewalk space, as well as approximately 14,000 gross square foot of *Fenced Outdoor Display Area*.

Per our preliminary meeting with the Planning and Zoning group, Tractor Supply Company will provide the following fencing layout modifications to the company standard enclosure:

- 8' high ornamental black aluminum tube fence and associated gates with black woven poly fabric on the inside surrounding 3 sides of the *Fence Outdoor Display Area (F.O.D.)*.
- 6' high ornamental black aluminum tube fence with black woven poly fabric on the inside on top of a 2' high capped knee wall along the side of the F.O.D. facing W. Van Buren Street.
- 2' x 2' x 8' tall capped intermediate columns spaced no more than 50' apart surrounding the entire F.O.D.

The plans illustrate the intent of Tractor Supply Company to locate within Goodyear, Arizona, and to provide a strong niche retail outlet for the citizens in and around the area. Tractor Supply believes that the addition of this store to its list of more than 550 locations nationwide will complement both its corporate objectives and the town of Goodyear.