

ESTRELLA™



SO MUCH NEARBY

The **West Valley** has always been known for its wide-open spaces and family-friendly vibe. Its steady growth over the years has transformed the areas into a vibrant destination filled with some of **Arizona's** premier entertainment venues, fast-growing corporations, shopping centers and community gathering spots, offering an appealing change of pace from the tranquility of the **Estrella** community.



Nearby Shopping & Grocery



WESTGATE Entertainment District

Whatever your interests may be, Estrella is close to **endless possibilities**. Some of the West Valley's most notable destinations, just a short drive down the hill, are the Arizona Cardinals' State Farm Stadium, Phoenix Raceway, several Spring Training stadiums, and spacious parks and recreation centers like the new Goodyear Recreation Campus. Companies like Amazon, Walmart, UPS, Recreational Equipment, Inc (REI), Dick's Sporting Goods, and Chewy all call the West Valley home and employ thousands in the area.

The **West Valley** also offers a fast track to California with cities like Palm Springs and Los Angeles only a half-day's drive away.

  8175 South Hillside Drive, Goodyear, AZ 85338 623-386-1000 [Estrella.com](https://www.estrella.com)

MAP MAY NOT BE TO SCALE. Estrella North LLC ("Estrella North") is the developer of the Estrella Community ("Community"). Homebuilders unaffiliated with Estrella North ("Homebuilders") or their affiliates are building homes within the Community. Estrella North and its affiliates are collectively referred to as the "Released Parties". The Released Parties are not co-developing, co-building, guarantors of, or otherwise responsible for, nor shall they incur any liability as a result of, any of the obligations or representations made to buyers by any Homebuilder or other third-party. Estrella North's responsibility with respect to the Community is limited to the development of certain selected infrastructure improvements (e.g., roads, sewer, etc.) and such obligations run solely to Homebuilders and other persons buying real property directly from Estrella North. Buyers of homes and Homebuilders waive, to the fullest extent allowed under the law, any and all rights, claims, causes of action and other rights whatsoever against the Released Parties arising out of their purchase of a home or services, respectively, in the Community from Homebuilders or any other third-party. If Homebuilders seek to qualify real property located in the Community for offering and sale in those states where prior qualification is required before such interests in out-of-state real property may be offered for sale or lease to its residents, then it is the obligation of such Homebuilders, and not the Released Parties, to comply with any and all federal or state land sales laws and to distribute all required disclosures, including but not limited to, disclaimers and reports to prospective purchasers prior to or at execution of a contract of sale for real estate. Any prices, sketches, renderings, and specifications contained herein are proposed only and subject, without notice, to change or withdrawal at any time. EQUAL HOUSING OPPORTUNITY.



SHOPPING

- 1 Elliot Market
- 2 Mountain Ranch Marketplace
- 3 Canyon Trails Towne Center
- 4 The Market at Estrella Falls
- 5 Palm Valley Pavilions
- 6 Tanger Outlets
- 7 Aldi
- 8 Costco
- 9 Fry's Marketplace
- 10 Sprouts
- 11 Super Target
- 12 Walmart
- 13 Buc-ee's
- 14 Trader Joe's

TRANSPORTATION

- 41 Phoenix Goodyear Airport
- 42 Sky Harbor International Airport

ENTERTAINMENT

- 15 Foothills Community Park
- 16 Estrella Mountain Regional Park
- 17 Westgate Entertainment District
- 18 Desert Diamond Arena
- 19 State Farm Stadium
- 20 Ak-Chin Pavilion
- 21 Goodyear Ballpark
- 22 Phoenix Raceway
- 23 The Wigwam Golf Resort & Spa
- 24 Tres Rios Golf Course
- 25 Wildlife World Zoo & Aquarium
- 26 Desert Diamond Casino
- 27 Goodyear Recreation Campus
- 28 Goodyear Civic Square
- 29 Goodyear Municipal Complex
- 30 Harkins Theaters
- 31 Main Event
- 32 Park West
- 33 Top Golf & Andretti Indoor Karting

HEALTH SERVICES

- 34 Banner Health Center
- 35 NextCare Urgent Care
- 36 Abrazo West Campus
- 37 Banner Estrella Medical Center
- 38 Cancer Treatment Centers of America
- 39 Dignity Health Emergency
- 40 Estrella Women's Health Center

COLLEGES & UNIVERSITIES

- 43 ASU Downtown
- 44 ASU West
- 45 Grand Canyon University
- 46 Estrella Mountain Community College
- 47 Franklin Pierce University
- 48 Lufthansa Aviation Training
- 49 United Aviate Academy

ESTRELLA™

WHERE YOUR BRIGHTEST GROW

One of the most important factors for families selecting a new home and community is the school system available for children to attend. For residents of **Estrella**, families have access to **top-ranked schools** from preschool through high school, right in the community.



Estrella Foothills High School



Phoenix Children's Academy, Estrella, offers early educational programs for infants, toddlers, preschoolers and kindergarteners. The facility also has before and after school care, summer camps for school-age children, & limited spots for their K-12 Friday program.

Estrella Mountain Preschool is a non-denominational Christian preschool that offers structured and fun classrooms, small class size ratios and teaches the Creative Curriculum®.



Estrella Foothills High School regularly ranks above the state average in key measures of college and career readiness. The high school is best known for its state-of-the-art Performing Arts Center and wide range of academic classes, including honors and AP courses, and is a member of the 4A Conference of the Arizona Interscholastic Association.



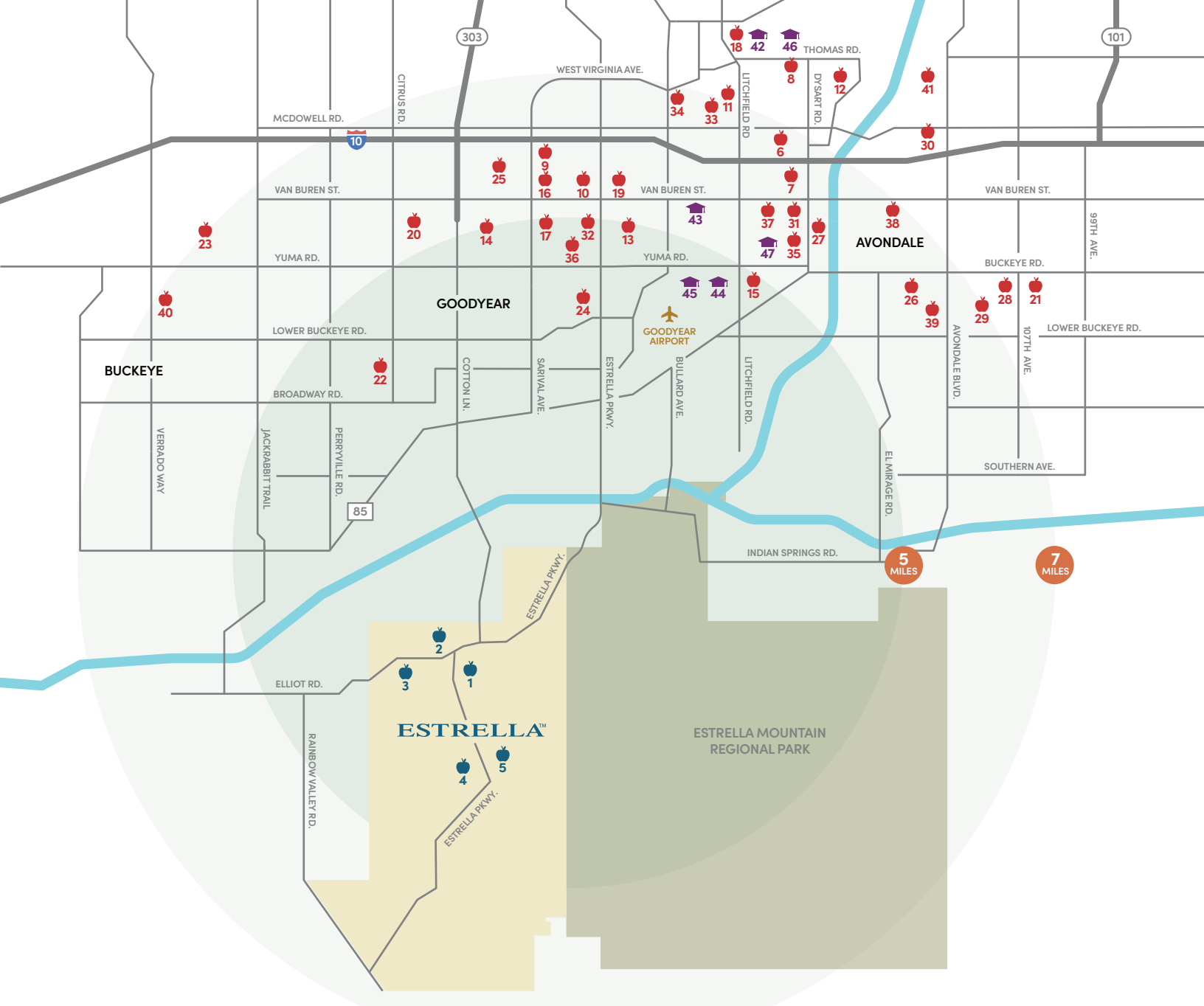
Westar Elementary School is a **STEAM** school that includes an educational program designed to prepare primary and secondary students for college and graduate study in the fields of **science, technology, engineering, arts, and mathematics** (STEAM). The school has a 4-day schedule Monday - Thursday with L.E.A.P./Extended Day Program for Fridays, and K-8 Friday-only option available for a fee.



Estrella Mountain Elementary School is home to the Primary and Middle Years International Baccalaureate (IB) Program. The IB program fosters critical thinking and problem-solving skills with a healthy appetite for learning and excellence. The school follows a 4-day schedule of Monday - Thursday with L.E.A.P./Extended Day Program for Fridays, as well as before and after school options. A Friday-only program for students K-8 is also available.

  8175 South Hillside Drive, Goodyear, AZ 85338 623-386-1000 Estrella.com

MAP MAY NOT BE TO SCALE. Estrella North LLC ("Estrella North") is the developer of the Estrella Community ("Community"). Homebuilders unaffiliated with Estrella North ("Homebuilders") or their affiliates are building homes within the Community. Estrella North and its affiliates are collectively referred to as the "Released Parties". The Released Parties are not co-developing, co-building, guarantors of, or otherwise responsible for, nor shall they incur any liability as a result of, any of the obligations or representations made to buyers by any Homebuilder or other third-party. Estrella North's responsibility with respect to the Community is limited to the development of certain selected infrastructure improvements (e.g., roads, sewer, etc.) and such obligations run solely to Homebuilders and other persons buying real property directly from Estrella North. Buyers of homes and Homebuilders waive, to the fullest extent allowed under the law, any and all rights, claims, causes of action and other rights whatsoever against the Released Parties arising out of their purchase of a home or services, respectively, in the Community from Homebuilders or any other third-party. If Homebuilders seek to qualify real property located in the Community for offering and sale in those states where prior qualification is required before such interests in out-of-state real property may be offered for sale or lease to its residents, then it is the obligation of such Homebuilders, and not the Released Parties, to comply with any and all federal or state land sales laws and to distribute all required disclosures, including but not limited to, disclaimers and reports to prospective purchasers prior to or at execution of a contract of sale for real estate. Any prices, sketches, renderings, and specifications contained herein are proposed only and subject, without notice, to change or withdrawal at any time. EQUAL HOUSING OPPORTUNITY.



WITHIN ESTRELLA

- 1 Estrella Mountain Preschool
- 2 Phoenix Children's Academy
- 3 Estrella Mountain Elementary School
- 4 Westar Elementary School
- 5 Estrella Foothills High School



COLLEGES & UNIVERSITIES

- 42 Estrella Mountain Community College
- 43 Franklin Pierce University
- 44 Lufthansa Aviation Training
- 45 United Aviate Academy
- 46 Northern Arizona University at EMCC
- 47 Rio Salado College - Avondale Campus



AROUND ESTRELLA

- 6 Bel-Esprit Day School
- 7 Great Beginnings Preschool
- 8 The Goddard School
- 9 Palm Valley Montessori
- 10 Estrella KinderCare
- 11 Montessori in the Park
- 12 Rancho Santa Fe Elementary
- 13 Centerra Mirage STEM Academy
- 14 Copper Trails
- 15 Michael Anderson School
- 16 West Valley Christian School
- 17 Wildflower Accelerated Academy
- 18 St. Thomas Aquinas Grade School
- 19 Crème de la Crème
- 20 Odyssey Preparatory Academy
- 21 Academy of Math & Science
- 22 Las Brisas Academy

- 23 Blue Horizons Elementary School
- 24 Desert Star School
- 25 Desert Thunder School
- 26 Estrella Vista Elementary School
- 27 Imagine Schools - Avondale
- 28 Littleton Elementary School
- 29 Quentin Elementary School
- 30 Sun Valley Academy
- 31 Avondale Middle School
- 32 BASIS Goodyear
- 33 Roosevelt Preparatory Academy
- 34 Trivium Preparatory Academy
- 35 Aqua Fria High School
- 36 Desert Edge High School
- 37 Estrella High School
- 38 Highland Prep West
- 39 La Joya Community High School
- 40 The Odyssey Institute
- 41 West Point High School

EVERY DAY IS A NEW OPPORTUNITY

ESTRELLA™

A community isn't something you find, it's something you create – for you, your family, and the people you want to surround yourself with.

At Estrella, we take a resident-first approach when it comes to creating a sense of community. It's up to you and your neighbors to decide the types of gatherings, activities, and events that best suit your life. By design, the picture of what it means to come together looks different for every Estrella resident.



65+ Miles of Trails

On a smaller scale, dozens of fun and interest-based groups and clubs meet regularly in Estrella, each keeping their doors wide open for new members. From active fitness, running, and hiking club groups to art-centered meetups for photography and painting, every Estrella resident is bound to find plenty of ways to engage.



Ballet Under the Stars

LIFE IN ESTRELLA IS ALWAYS FULL

Community-wide seasonal events, Independence Day fireworks, farmers markets, and cultural experiences such as Goodyear Lakeside Music Festival and Ballet Under the Stars, showcase the family-friendly, welcoming appeal for which Estrella is well-known. For even more fun, just down the hill are Goodyear events, gatherings, and farmers markets.



  8175 South Hillside Drive, Goodyear, AZ 85338 623-386-1000 [Estrella.com](https://www.estrella.com)

MAP MAY NOT BE TO SCALE. Estrella North LLC ("Estrella North") is the developer of the Estrella Community ("Community"). Homebuilders unaffiliated with Estrella North ("Homebuilders") or their affiliates are building homes within the Community. Estrella North and its affiliates are collectively referred to as the "Released Parties". The Released Parties are not co-developing, co-building, guarantors of, or otherwise responsible for, nor shall they incur any liability as a result of, any of the obligations or representations made to buyers by any Homebuilder or other third-party. Estrella North's responsibility with respect to the Community is limited to the development of certain selected infrastructure improvements (e.g., roads, sewer, etc.) and such obligations run solely to Homebuilders and other persons buying real property directly from Estrella North. Buyers of homes and Homebuilders waive, to the fullest extent allowed under the law, any and all rights, claims, causes of action and other rights whatsoever against the Released Parties arising out of their purchase of a home or services, respectively, in the Community from Homebuilders or any other third-party. If Homebuilders seek to qualify real property located in the Community for offering and sale in those states where prior qualification is required before such interests in out-of-state real property may be offered for sale or lease to its residents, then it is the obligation of such Homebuilders, and not the Released Parties, to comply with any and all federal or state land sales laws and to distribute all required disclosures, including but not limited to, disclaimers and reports to prospective purchasers prior to or at execution of a contract of sale for real estate. Any prices, sketches, renderings, and specifications contained herein are proposed only and subject, without notice, to change or withdrawal at any time. EQUAL HOUSING OPPORTUNITY.



COMMUNITY EVENTS



VISIT [LIFEINESTRELLA.COM](https://lifeinestrella.com)

As a resident, this is your first stop to learn about what groups are gathering and what events are coming up monthly. The Estrella Community Services Office adds listings regularly.

JOIN A GROUP OR CLUB

All groups and clubs listed on LifeInEstrella.com are open for Estrella residents. On the site, you'll find more details about the group's activities, meeting frequency, and contact information of the leader for you to get in touch with.

OR CREATE ONE OF YOUR OWN

Each of our groups and clubs started with an Estrella resident who wanted to connect with others. If you don't see a group that appeals to you, we invite you to start your own! Contact the Estrella Community Services Office for additional guidance, location scheduling, and resources to get you started. We'll even help you promote it!

APPLY FOR A COMMITTEE

Joining a committee is a more formal way to be a part of the Estrella community. Apply to have a seat on one of our many committees and influence important decisions such as events, landscaping, budgeting, and more.



GIVE US YOUR **FEEDBACK**

Our Estrella Community Services Office wants to create gatherings that inspire you to get to know one another and feel more at home. Please let us know what kinds of events we should consider in the future.





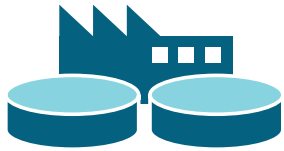
THE FUTURE OF WATER IN ESTRELLA™



At **Estrella**, we recognize the responsibility that comes with living in the Sonoran Desert. Many of us moved here to connect with the desert and the **Sierra Estrella Mountains**. At the same time, we are cognizant of the ongoing drought in the Western United States.

WATER CONSERVATION FROM DAY ONE

Estrella is unique among master-planned communities because smart water management was already a top priority when it was founded in 1988. One of the first initiatives for Estrella was to build the **Corgett Treatment Plant** to responsibly supply Estrella's lakes, and irrigate the community's landscaping with treated effluent water.



As Estrella grew in the 2000s, the developer built another reclaimed treatment facility, **Rainbow Valley Treatment Plant**, to provide more reused water.

Estrella generates enough reclaimed water to sell reused water to the **City of Goodyear** to irrigate its **landscaping**.



PURPLE = DON'T DRINK

Reclaimed water is filtered to be **99.9% clean**. However, it is not safe for drinking or swimming for people or pets. For the public's welfare, all Estrella reclaimed water sprinkler caps and piping are identified in **purple**.

99.9%
CLEAN

ENOUGH DRINKING WATER FOR 100 YEARS!

Years ago, **Estrella** purchased a water quantity for each household, known as **EDUs** (Equivalent Dwelling Unit). Estrella has enough EDUs for an additional **8,000 homes**. Those EDUs are already paid for. In addition, the City of Goodyear has a 100-year assured water supply, per the **Arizona Department of Water Resources**, which means that any new approved development in **Goodyear** is guaranteed water for **100 years**, according to the city.

The **Arizona Groundwater Management Act** allows cities to store water underground for future use and stored water produces a "water credit" issued by the state, preparing cities for drought conditions, according to the city.



Goodyear actively stores about **7,000 acre-feet of water** underground for future use, every year, enough to supply an average household with water for **27,000 years**, according to the city.

With future needs in mind, **Estrella** recently contributed to, and installed, a **\$30 million** line to the City of Goodyear's new surface water facility. The city has the option to expand the facility to satisfy more demand. As Estrella contributed to the financing of this facility, the community retains the first right to purchase this water.

GOODYEAR IS HARVESTING TECHNOLOGY

The **City of Goodyear** claims the largest municipal desalinization facility for drinking water in the state and is considering expanding it further.



By removing salt from groundwater, the facility supplies **drinking water** to Goodyear residents.