

SOLSTICE FOOTHILLS · GOODYEAR, ARIZONA



Solstice Foothills

FORMERLY
RIO 1900

A printable overview of one of South Goodyear's most watched future master-planned communities — built from verified public sources, with clear notes on what is still pending.

Harvard Investments

Planned, not yet selling

Gila River corridor

TIMELINE

Infrastructure is reportedly targeted for early 2028, with first homes around 2030.

POSITIONING

Planned as a stand-alone community adjacent to Estrella, not simply an Estrella phase.

STATUS

Planned

Not yet selling based on current verified sources.

DEVELOPER

Harvard Investments

Publicly tied to the Solstice Foothills rebrand.

LOCATION

South Goodyear

Near Estrella Parkway, Cotton Road, and Estrella.

OUTLOOK

First homes around 2030

Infrastructure first, homes later.



AT A GLANCE

Public sources currently describe the community at roughly **1,864-1,940 acres** with about **5,762-5,800 planned homes**, depending on source and planning stage.

VERIFIED NOW

What buyers can rely on today

- Solstice Foothills is the rebranded community previously known as Rio 1900 and earlier King Ranch.
- Harvard Investments is the master developer.
- The site is tied to the Gila River corridor, Estrella Parkway, Cotton Road, and neighboring Estrella.
- The community is still in the planned stage, not active public sales.

STILL TO BE CONFIRMED

What has not been publicly released

- Builder lineup and floor plans
- Public pricing and homesite details
- HOA, CFD, and tax disclosures
- Final school attendance boundaries

Buyer note: This community has a strong long-term story, but buyers should not confuse planning materials with active inventory. At this stage, the most valuable move is tracking the project early while comparing nearby communities that are already selling.

LOCATION & ACCESS

Where Solstice Foothills fits in the West Valley



Map image showing Solstice Foothills within the Goodyear / West Valley setting, including major roadway context.

REGIONAL POSITION

Key access story for buyers

- Public reporting places the project from **Estrella Parkway** west toward **187th Avenue**.
- The **Gila River** is identified as the northern edge, with **Estrella** nearby to the south/southwest.
- Harvard highlights **Estrella Parkway, Cotton Road, I-10**, and the future **SR 30 / Loop 303 interchange**.

I-10 corridor

Useful for broader Valley access and commuting patterns.

Estrella recreation

Supports the outdoor-forward positioning of the community.

Long-range growth

Infrastructure is part of the long-term value story here.

PLANNED COMMUNITY CHARACTER

What is envisioned for the future community

Trails and outdoor living

Developer materials center the community around trail connectivity, outdoor wellness, and a stronger relationship to the Gila River corridor.

Parks and open space

Planning coverage references a 30-acre public community park, neighborhood parks, pocket parks, and a 3-mile El Rio Linear Park.

Commercial core

Harvard describes a future walkable commercial core intended to support convenience, gathering, and neighborhood identity.

TIMELINE

How the project has evolved

2023

Land acquired

Harvard's asset page says the property was acquired in 2023 and planning was activated.

2025

Rio 1900 case advances

Public materials describe a rezone from King Ranch PAD to Rio 1900 PAD plus a minor General Plan amendment.

2026

Solstice Foothills rebrand

Harvard formally introduces the Solstice Foothills name for the same long-evolving Goodyear holding.

2028+

Infrastructure before move-ins

Current reporting points to early 2028 infrastructure and first homes around 2030.

Important print disclaimer: Amenities described here are drawn from developer and planning sources and should be read as **planned features**, not confirmation that they are already built or open.

Nearby regional draw includes Estrella Mountain Regional Park and Phoenix Raceway, both cited as established West Valley anchors in the broader lifestyle story.

Page 2

WHY REPRESENTATION MATTERS

Why buyers should have their own agent before visiting a builder sales office

Contracts and incentives

Builder contracts are detailed and builder-centered. Buyers benefit from guidance on contract terms, warranties, lender pressure points, upgrades, and incentive structure.

Construction oversight

A buyer-side agent can help coordinate independent inspections at key milestones such as pre-drywall and final-stage review.

Consistent updates

During a build, buyers often want more than occasional builder emails. Cinda helps keep communication active through check-ins, photos, videos, and progress tracking when possible.

ABOUT CINDA ROSE

Your West Valley new-construction REALTOR®



WEST VALLEY SPECIALIST
Arizona native · Realtor since 2009 ·
Buyer advocate for new construction

Cinda Rose

Cinda grew up in Litchfield Park, has watched the West Valley change for more than four decades, and brings deep local context to new-construction decisions. She built her career during the difficult post-2008 market, developing the negotiation, communication, and problem-solving skills she now uses for buyers and sellers across the West Valley.

Builder relationships

Understands how builder sales teams operate while still protecting the buyer's interests.

Inspection mindset

Encourages third-party quality checks during meaningful construction milestones.

Local market expertise

Helps buyers compare communities, growth patterns, and long-term fit across the West Valley.

Designations: CDPE, CSSN, CSSPE, SFR, SRS, Master Listing Specialist, ABR, CRS.

Questions likely to come up in a handout conversation

Is Solstice Foothills selling yet?

No official public sales launch, model opening, or price sheet was verified during this research.

Who is building there?

No builder list has been officially published yet.

What schools will serve the community?

Planning documents reference Liberty Elementary and Buckeye Union coordination, but final school assignments are still to be confirmed.

How long would a future home take to build?

There is no Solstice-specific build timeline yet. A typical West Valley production build is often around six months once a community is actively selling.

NEXT STEP

Use this brochure as a starting point, not the final word

Solstice Foothills is a future opportunity story. Cinda Rose can help you monitor this community while also comparing nearby West Valley new builds that are already selling now.

CONTACT INFORMATION

Agent: Cinda Rose

Website: wvnewbuilds.com/about-me

Phone: Insert direct phone number

Email: Insert direct email address

Lead form or calendar: Insert direct consultation link

PRIMARY SOURCES USED

1. Harvard Investments — Solstice Foothills asset page
2. Harvard Investments — Introducing Solstice Foothills: A New Chapter in West Valley Growth
3. Hill Companies / Harvard Investments — Solstice Foothills: A New Era for Harvard Investments' West Valley Vision
4. YourValley.net — Rio 1900 neighborhood meeting coverage (July 7, 2025)
5. City of Goodyear planning attachment — Attachment E / Detailed Evaluation Criteria
6. Maricopa County Parks — Estrella Mountain Regional Park
7. Phoenix Raceway official site

For live pricing, floor plans, and community disclosures, wait for official builder releases or verify directly during the sales process.