

# MARICOPA LAND FOR SALE

NWC Maricopa-Casa Grande Hwy & White-Parker Rd | Maricopa, AZ

# 26 ACRES

Zoned CI-2



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# Maricopa Land For Sale

## Property Summary

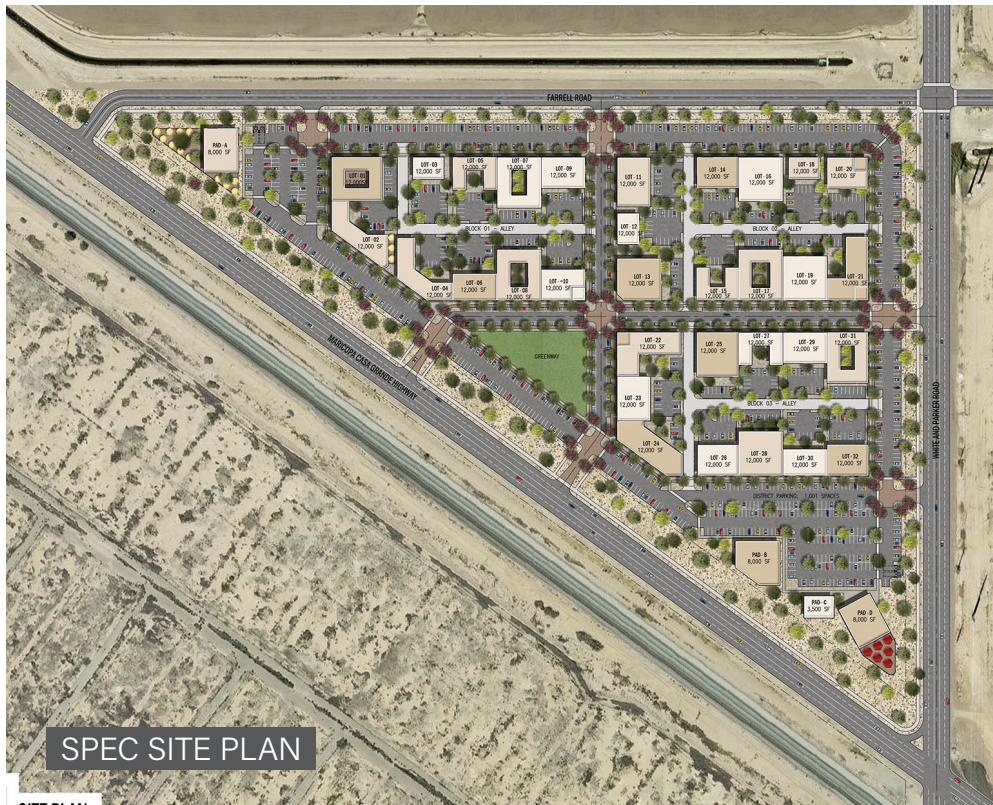
Total Size	±26 Acres
Parcel	510-49-001A & B
Location	NWC Maricopa-Casa Grande Hwy & White-Parker Rd
Zoning	CI-2 (Pinal County)

## Property Highlights

- Frontage along Maricopa-Casa Grande Highway
- Primary intersection with easy access to major highways, Maricopa City Hall, and other businesses/developments
- High visibility frontage along both Maricopa-Casa Grande Hwy and N White-Parker Rd, making it ideal for multiple types of commercial, industrial, and mixed uses (consult zoning code for specific uses)
- Development-friendly community



CONCEPTUAL AERIAL VIEW



SPEC SITE PLAN





BURGER KING  
 WELLS FARGO  
 Fry's  
 STARBUCKS  
 Denny's  
 FIREHOUSE SUBS  
 DOLLAR TREE  
 IHOP  
 Jack in the Box  
 DUNKIN'  
 desert FINANCIAL  
 ROSS DRESS FOR LESS  
 PIZZA HUT

Walmart  
 McDonald's  
 BIG5  
 Banner Health

COPPER SKY  
 MULTIGENERATIONAL CENTER  
 Central Arizona College

Alterra  
 S3 BIOTECH

Harrah's

**SITE**

**Legend**  
 ■ Commercial  
 ■ Amenities  
 ■ Residence  
 ■ Ak-Chin  
 ■ Reservation



# Pinal County is at the Epicenter of America's Population Growth

The U.S. Census Bureau released its findings on the fastest-growing communities in the nation based on the data it collected in 2021. It found that among cities and towns with a population of 50,000 or more, **Casa Grande** grew at the seventh-fastest rate between 2020 and 2021, and its neighbor **Maricopa** was just behind in the eighth position.

**Casa Grande's** growth rate was measured at 6.2%, with its new population at 57,699, while **Maricopa** grew at a rate of 6.1% for a new population of 62,720. Maricopa Monitor - July 9, 2022





# Nearby Developments

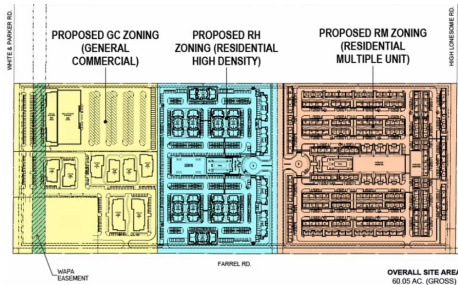


## S3 BioTech Plans 2.5M SF Multi-Use Campus in Maricopa, AZ

*Globest.com | August 31, 2022*

Development plans have been unveiled to build a \$762M multi-purpose campus—including a Life Science and Innovation Center, a Sports and Science Academy and a “SportsTainment District”—on a 52-acre site adjacent to Copper Sky Regional Park in the City of Maricopa, south of Phoenix.

S3 Biotech is planning a five-year project that will be built in three phases and encompass a total of more than 2.5M SF. The site is located at the southeast corner of State Route 47 and Bowlin Road.



## Council Approves Mixed-Use/Multi-Family Project near City Center

*inMaricopa.com | January 27, 2023*

S3 Biotech are looking to also develop a mixed use/multi-family project the northeastern corner of North White and Parker and West Farrell roads about a mile south of City Hall and east of the medical campus. Its 60 acres would include about 20 acres of mixed-use and commercial development along with two residential projects: a multi-story, garden-apartment community and a cottage-style duplex and four-plex.



## PHX Surf Park

*ABC15.com - April 25, 2023*

Mesa-based PHX Surf LLC submitted plans in February 2023 for a now 30-acre site located at Loma and Green roads near State Route 238 in the city of Maricopa, about an hour south of downtown Phoenix.

The new plans include a 10-acre wave pool and surf center encompassed by a villa resort, amenities such as pickleball courts, a spa, retail and restaurant spaces and parking.



## Eagle Shadow Revives as Next Big Subdivision

*inMaricopa.com | September 15, 2023*

El Dorado Holdings wants to turn its long-planned subdivision of Eagle Shadow into reality. According to Chris Grogan, a partner at El Dorado Holdings, 320 acres will be in four or more sections. The full property is between Honeycutt Road to the north and Maricopa-Casa Grande Highway to the south. It is west of Rancho














## Maricopa at a Glance

Maricopa offers residents and businesses the experience of a small-town atmosphere that is within a short distance to two major metropolitan areas.

- Maricopa is Arizona's 88th municipality, incorporated on October 15, 2003.
- The City's population is approximately 62,000. That is a 42.5% increase over 2010 Census Numbers.
  - Median Age = 33
  - Heads of Households with Bachelor's Degree or Higher = 65.2%
  - Average Household Income = \$86,000
- Maricopa is approximately 43 square miles, with a planning area of 233 square miles.

## Ranking

-  #1 Most Diverse School District in the Phoenix Area (Niche.com - 2022)
-  #1 Best Place to Raise a Family (HomeSnack.net - 2020)
-  #3 Fastest Growing Cities (HomeSnack.net - 2021)
-  #4 Most Diverse Suburbs in Arizona (Niche.com - 2021)
-  #4 Safest Cities in Arizona (Alarms.org - 2021)
-  #9 Regions New Home Closings Surge (RL Brown - 2019)
-  #9 Safest Cities in Arizona (Safewise.com - 2021)
-  #8 Best Suburb to Buy a House in Phoenix (Niche.com - 2021)
-  #8 Best Places to Live in Arizona (AreaVibes.com - 2021)



