

# HARD CORNER OPPORTUNITY

+/- 0.96 Acres Available for Sale, Ground Lease, Build-to-Suit



 **VENTANA CRE**  
COMMERCIAL REAL ESTATE BROKERAGE

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# Property Information



Situated at the high-visibility corner of Honeycutt and Whisker Roads in Maricopa's fast-growing Seven Ranches District, this  $\pm 0.96$ -acre, General Commercial zoned parcel offers Honeycutt Road frontage with exposure to over 13,000 vehicles daily and easy access to Porter Road and John Wayne Parkway. The zoning allows a wide range of uses including retail, dining, QSR, medical, office, and auto services. The property is available for sale, ground lease, or build-to-suit, with flexible configurations. Surrounded by planned residential developments and major community anchors such as the Ranches at Gunsmoke Apartments, (253 units), CCV Church, Sequoia Academy (serving 900+ students), the site benefits from a built-in customer base, strong demographics, and exceptional visibility, making it a prime opportunity to secure a foothold in one of Maricopa's most active trade areas.





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East Maricopa Subdivisions  
Rancho Mirage, Anderson Farms, The Trails, Cortona,  
Elena Trails, Red Valley Ranch



# Site Plan

- Prominent corner visibility
- Access from both Honeycutt Rd and Whisker Rd
- Shared access with Filiberto's and Zzeke's
- Power: ED3
- Water/Sewer: Global Water

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