

# HARD CORNER OPPORTUNITY

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



PORTER RD

HONEYCUTT RD

Future Retail

SITE

CHRIST'S CHURCH OF THE VALLEY

WHISKER RD

Filiberto's  
Planned

Zesty Zeeks  
PIZZA-WINGS  
Planned

Zoning: GC

+/- 41,975 SF (0.96 acres)

New Development Corridor

VENTANA CRE  
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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



## THE RANCHES AT GUNSMOKE

**STORAGE**  
365 Planned



**Filiberto's**  
Planned

**SITE**

**HONEYCUTT RD**

**WHISKER RD**



# Site Plan

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

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The information contained herein has been obtained from sources deemed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All renderings, floor plans, dimensions, rental rates, and specifications are subject to change without notice. Prospective tenants/buyers should conduct their own independent verification prior to offers. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

