

# Smith Enke & Porter Roads, Maricopa AZ, 85138

±3 Acres Commercial Land Available For Sale/Build-to-Suit/Ground Lease



±3 Acres  
Commercial Land



# Smith Enke & Porter Roads

Maricopa, Arizona

## ±3 Acres Commercial Land For Sale/Build-to-Suit/Ground Lease

### Property Features

<b>PRICE:</b>	Call For Pricing Details
<b>LAND SIZE:</b>	±3 Acres
<b>ZONING:</b>	CB-2
<b>PERMITTED USES:</b>	Retail, Shops, Quick Serve, Automotive, Gas Station, Car Wash, Restaurants, Medical, & Office
	<ul style="list-style-type: none"><li>All utilities at property</li><li>Porter Rd recently widened construction complete</li><li>Surrounded by dense housing and new development</li></ul>

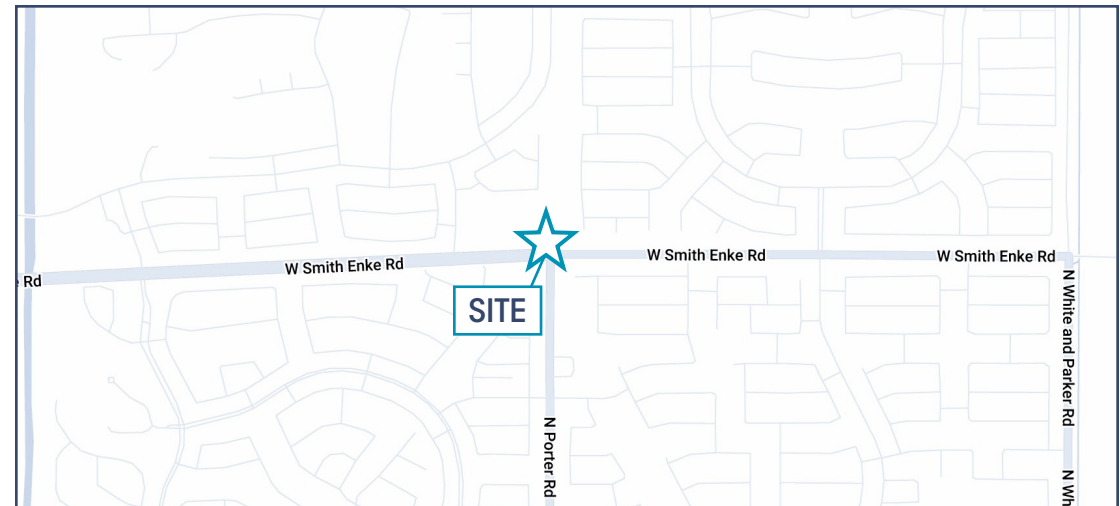


### Demographics (Source: Costar 2022)

Demographics	3-Mile Radius	5-Mile Radius
Population	49,162	65,182
Households	16,882	21,918
Average HH Income	\$91,773	\$90,225

### Traffic Counts (Source: Costar 2022)

Collection Street	Traffic Count
W Smith Enke Rd	23,626
N Porter Rd	6,592



FOR MORE INFORMATION, PLEASE CONTACT:

### RYAN LEAVITT

Principal

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## Conceptual Site Plan

### PAD 1:

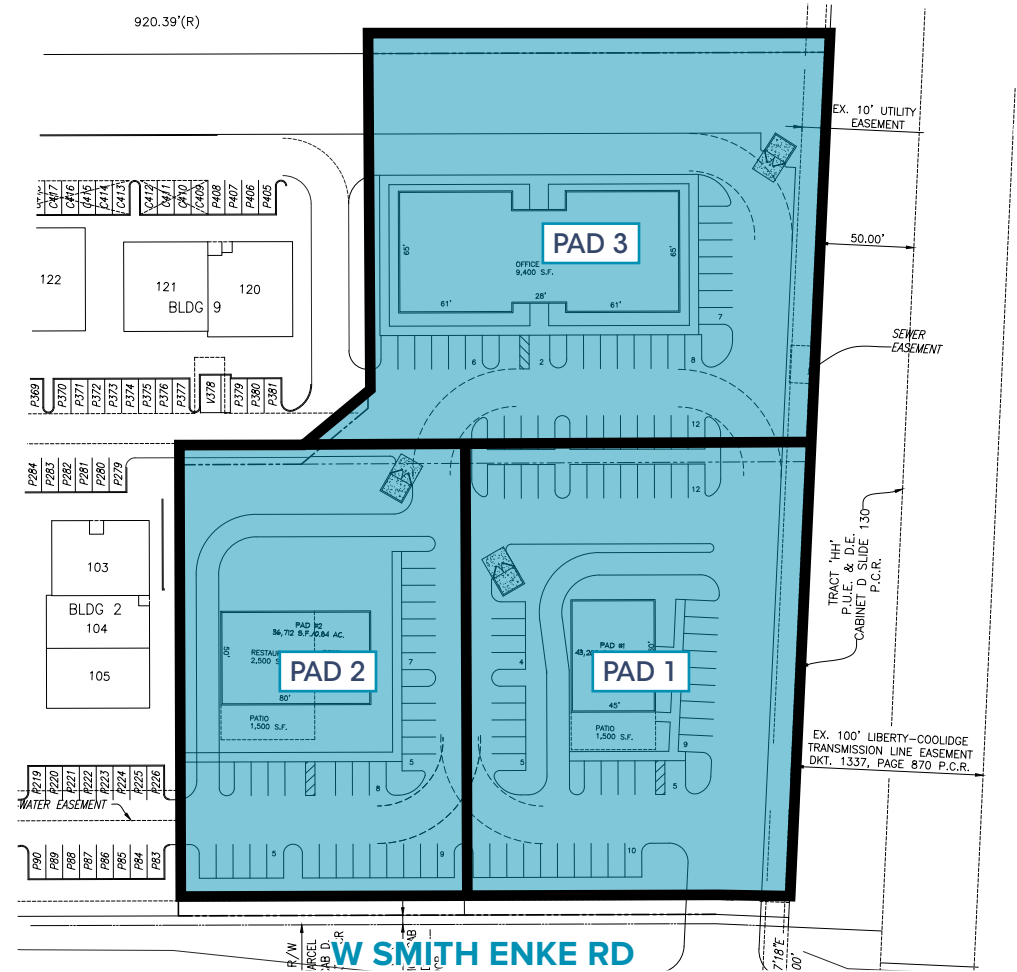
- ±1 acre (43,000 SF)
- Up to 2,700 SF building with patio
- Excellent frontage on Smith Enke
- Drive thru

### PAD 2:

- ±0.85 acres (37,000 SF)
- Up to 4,000 SF building with patio
- Single or multi-tenant building
- Drive thru

### PAD 3:

- ±1.2 acres (53,000 SF)
- Up to 9,500 SF building
- Single or multi-tenant building
- Excellent for office, medical, & retail



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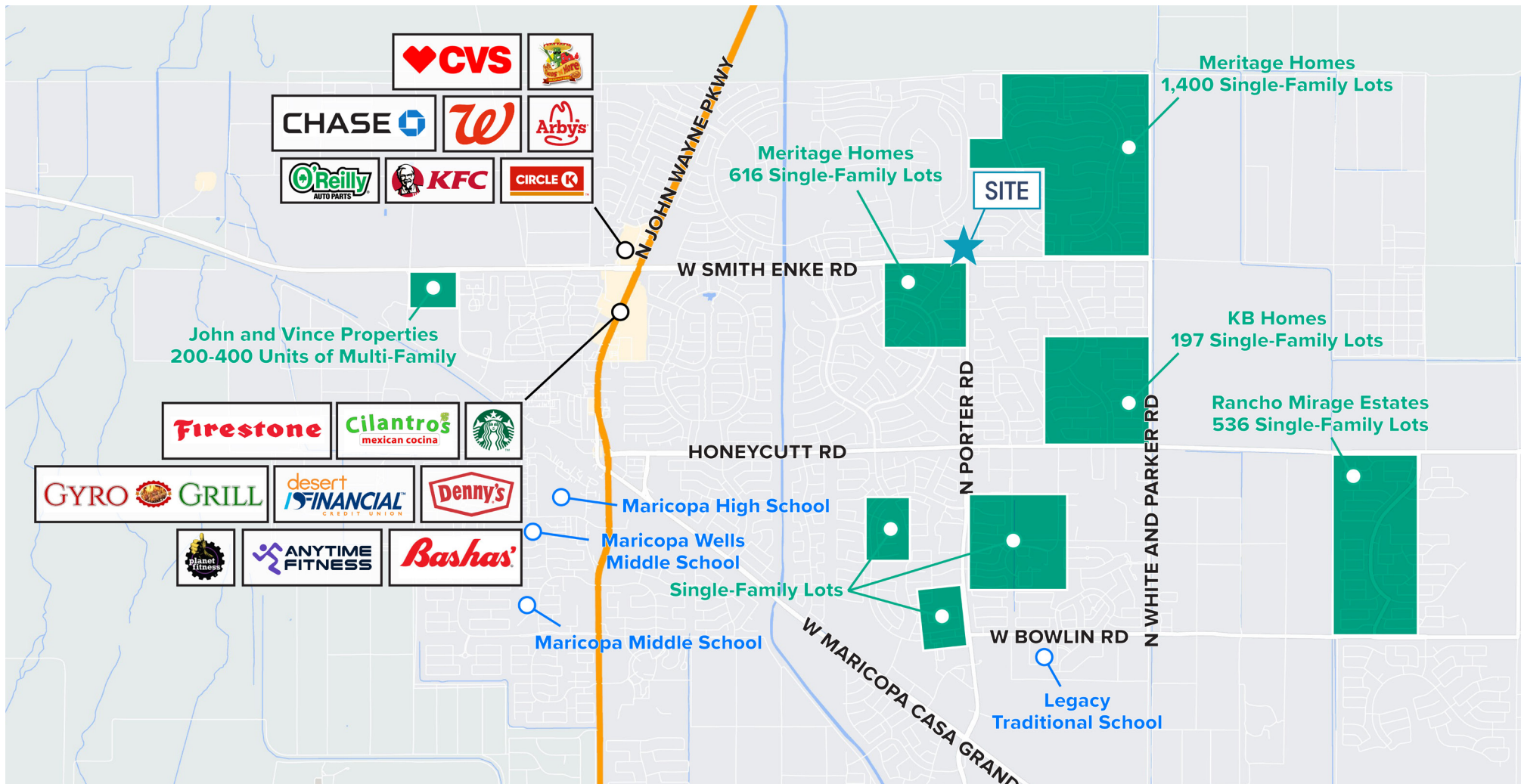
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### Local Amenities



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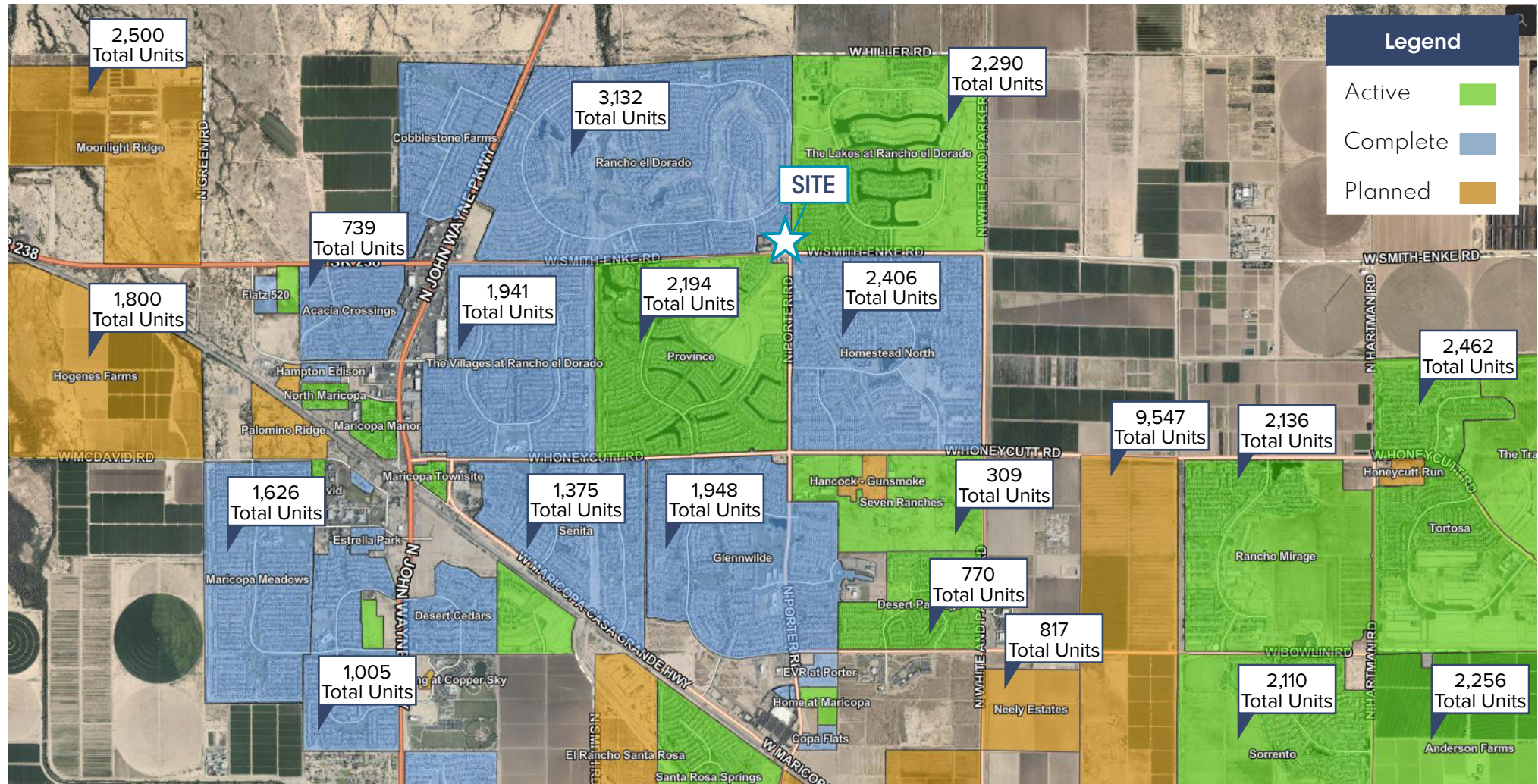
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### Residential Development



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