

Ground Lease Available

Porter Rd & Maricopa-Casa Grande Hwy / NWC

Maricopa, AZ



±1.21 AC
Parcel Area

JOIN:

**Walmart SuperCenter,
Big 5, Tractor Supply,
McDonalds, Slim
Chickens, Walgreens**

- * 50-acre Mixed-use Project: Anchored by strong performing Walmart Supercenter
- * Parcel Approved for Drive-thru Restaurant
- * Minutes from City Hall and future growth eastward for Maricopa
- * 11-Acre Multi-family (300+ Units) and 4+ Acre (41,000 SF) Banner Health Center
- * More than 1,800 New Homes Built and Permitted FY 2021 with 2,500 Units Sold



For Leasing Information Contact:
Steve Lenz
480-315-9612
steve@fronteradevelopment.com
Mark Holinger
480-315-9623
mark@fronteradevelopment.com

For Ground Lease
Porter Rd & Maricopa-Casa Grande Hwy NWC, Maricopa, AZ

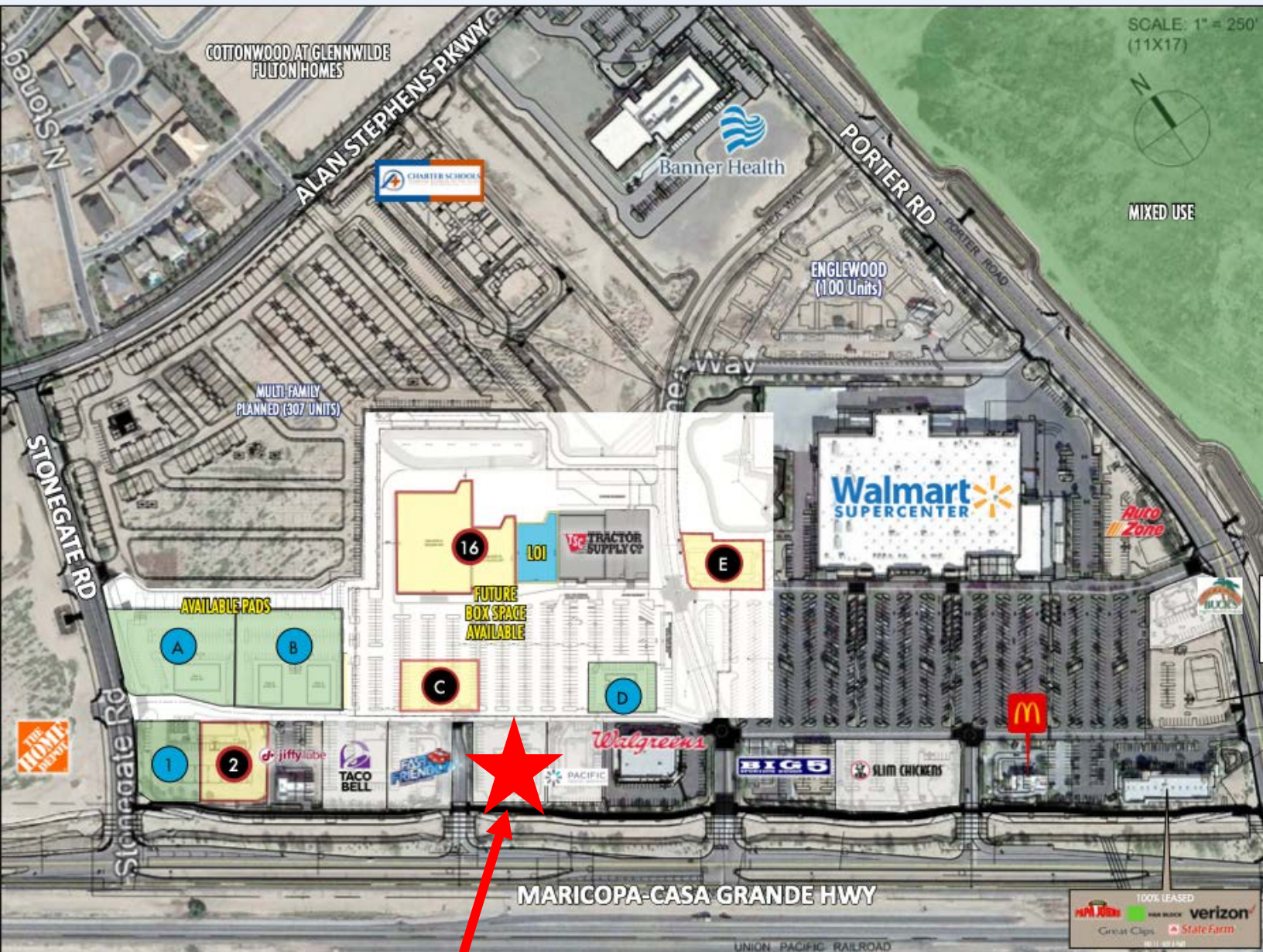


Google Earth
Imagery Landsat / Copernicus



Frontera Development, LLC
2850 E. Camelback Rd, Ste 180
Phoenix, AZ 85016
480-315-9600
www.fronteradevelopment.com

For Ground Lease
Porter Rd & Maricopa-Casa Grande Hwy NWC, Maricopa, AZ



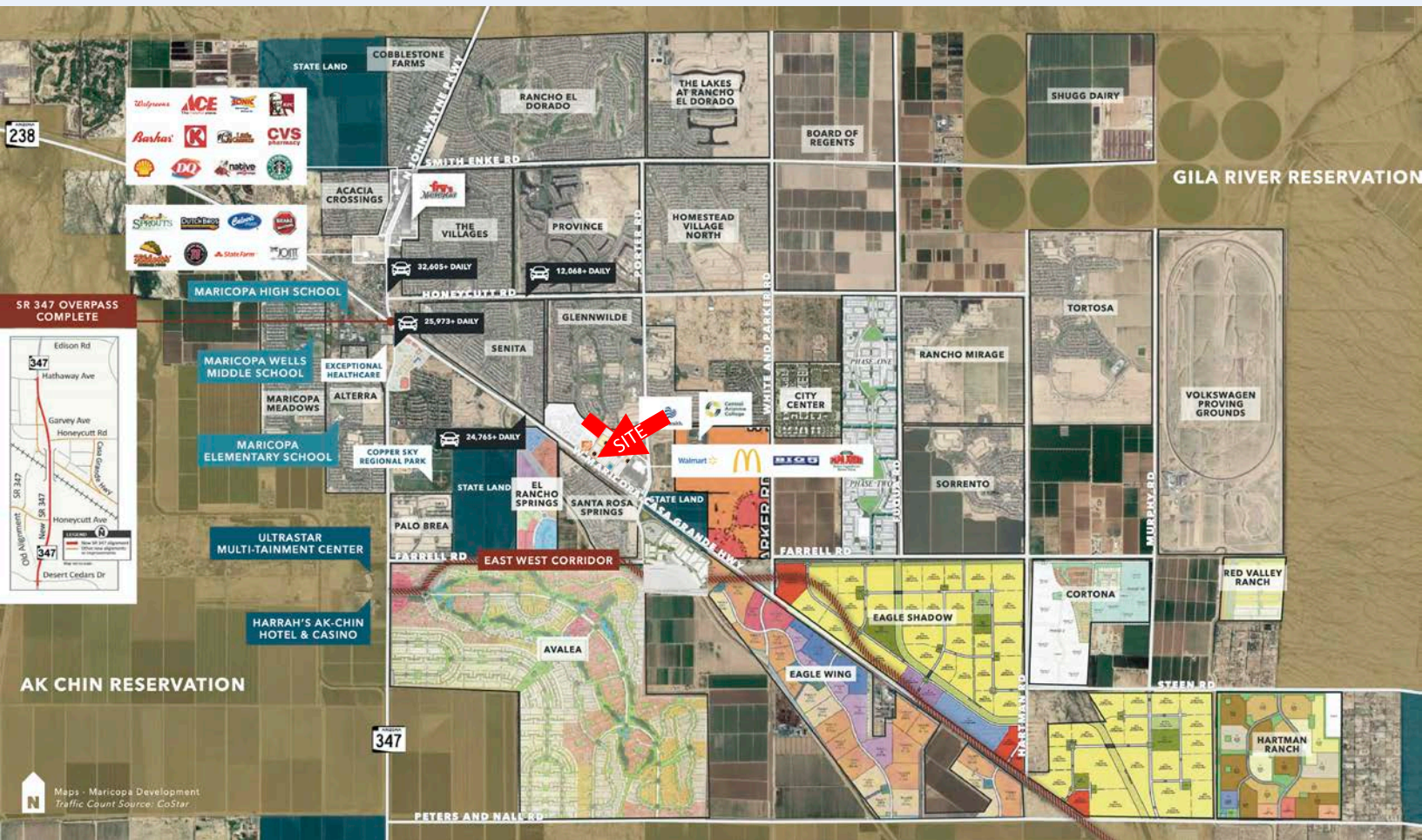
SITE

FRONTERA
DEVELOPMENT

Frontera Development, LLC
2850 E. Camelback Rd, Ste 180
Phoenix, AZ 85016
480-315-9600

www.fronteradevelopment.com

For Ground Lease Porter Rd & Maricopa-Casa Grande Hwy NWC, Maricopa, AZ



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Est Population	7,811	54,304	65,310
Est Avg HH Income	\$96,529	\$103,488	\$104,140
Avg HH Size	3.1	3.0	3.0
Total Daytime Employees	565	4,724	5,497
Median Age	33.3	34.9	34.7

Sites, USA – 2023 Estimates

TRAFFIC COUNTS	Vehicles Per Day
Maricopa-Casa Grande Hwy	15,300
Porter Rd & Maricopa-Casa Grande Hwy	13,700

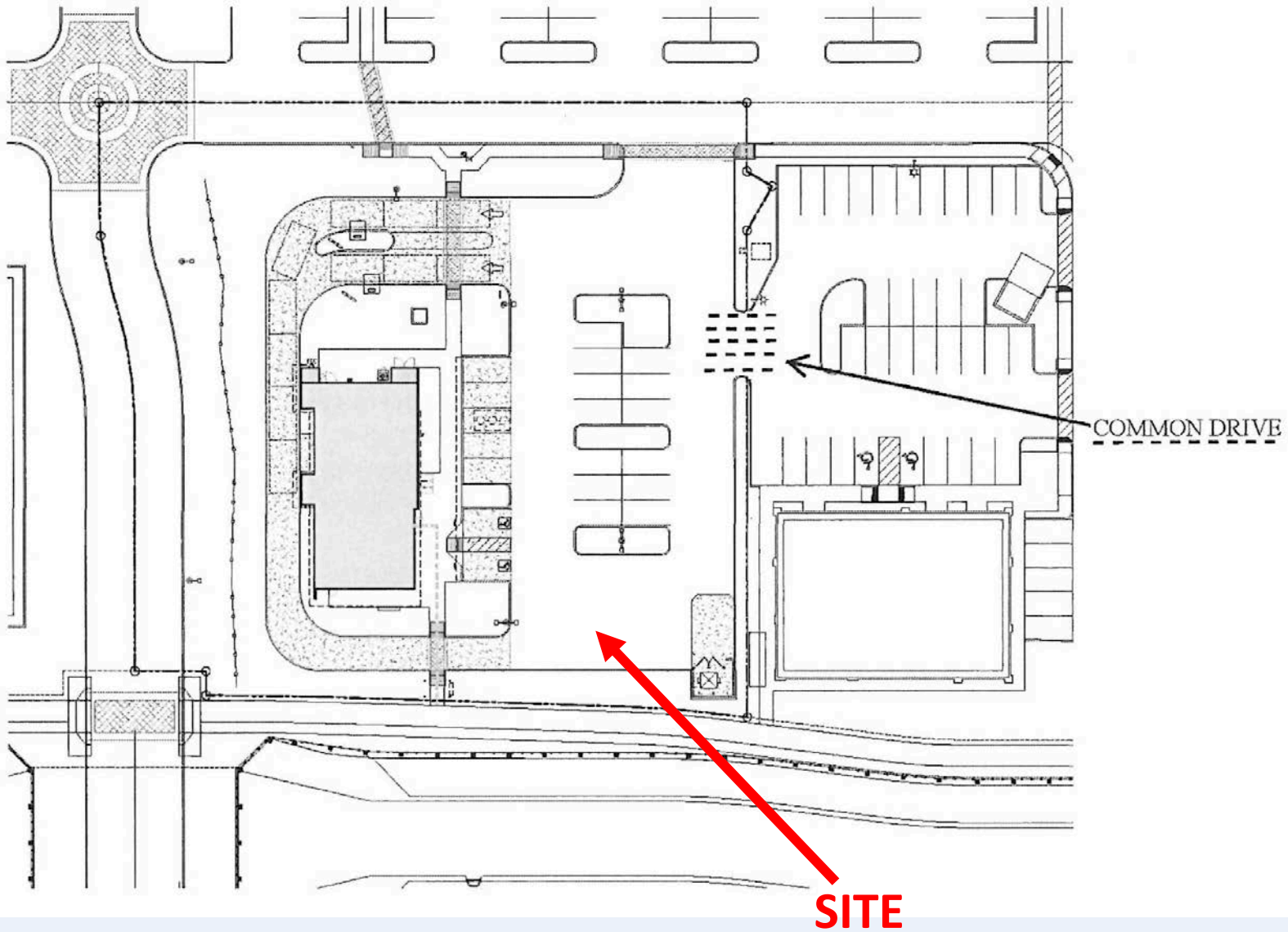


Frontera Development, LLC
2850 E. Camelback Rd, Ste 180
Phoenix, AZ 85016
480-315-9600
www.fronteradevelopment.com

Ground Lease Available

**Porter Rd & Maricopa-
Casa Grande Hwy / NWC**

Maricopa, AZ



For more information please contact:

Steve Lenz (480-315-9612)

steve@fronteradevelopment.com

Mark Holinger (480-315-9623)

mark@fronteradevelopment.com

FRONTERA
DEVELOPMENT

Frontera Development, LLC
2850 E. Camelback Rd, Ste 180
Phoenix, AZ 85016
480-315-9600

www.fronteradevelopment.com