

THE LOFTS ON EDISON

45144 W LEXINGTON AVE
MARICOPA, AZ 85139

40 MINUTES FROM DOWNTOWN PHOENIX



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PROPERTY OVERVIEW

ENTITLED TOWNHOME DEVELOPMENT PROJECT LOCATED IN MARICOPA



SALE PRICE:
\$1,500,000



PRICE PER ACRE:
\$669,642



PRICE PSF:
\$15.37



LOT SIZE:
2.42 GROSS AC | 2.24 NET AC

WALKING DISTANCE TO MAJOR RETAIL

SPROUTS
FARMERS MARKET

DUTCH BROS
Cafe

MOD

Marshall's

Calver's

crumbl
cookies

★ PINAL COUNTY APN: 510-20-0430

ARIZONA
347

W EDISON RD

- ✓ Approved preliminary site-plan
- ✓ 43 units townhome project
- ✓ 19.2 units/acre
- ✓ Water commitments obtained

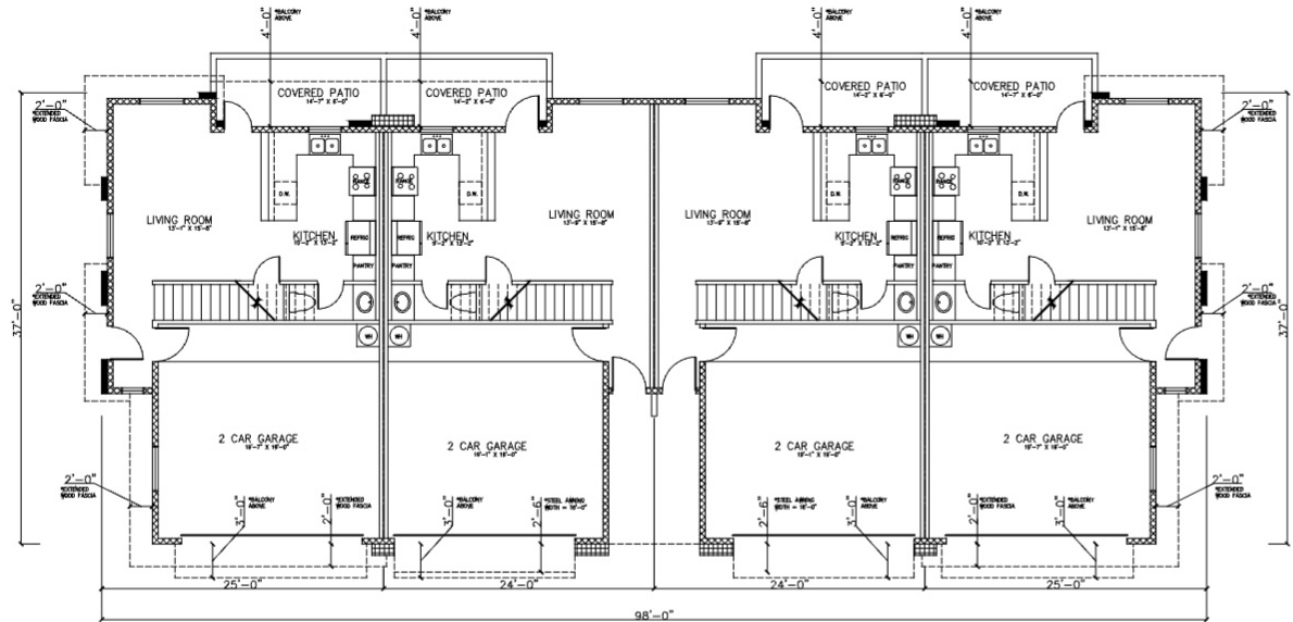
SITE PLAN



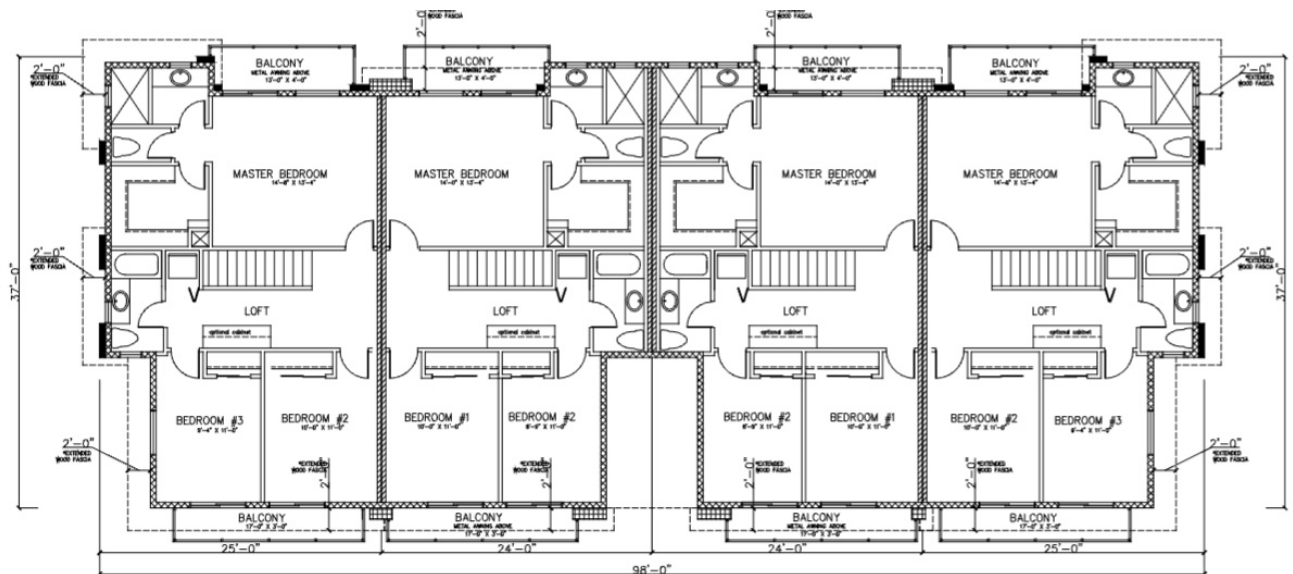
FLOOR PLAN

4PLEX PLAN
INCLUDE 2 CAR
GARAGES

GROUND LEVEL - 4PLEX



UPPER LEVEL - 4PLEX



ELEVATIONS



PATIO ELEVATION



GARAGE ELEVATION

AREA OVERVIEW

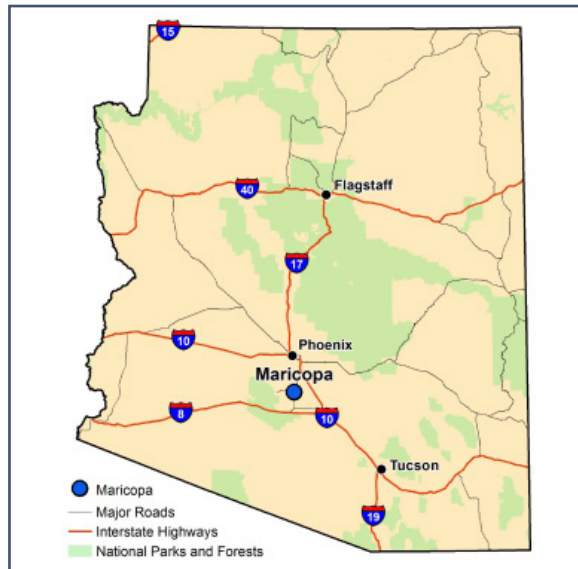
The city of Maricopa is a community with a Proud History and a Prosperous Future. Strategically located between Phoenix and Tucson in the high growth Sun Corridor, Maricopa is poised for continued success.

Maricopa became Arizona's 88th municipality when it incorporated in October 2003. Over the last two decades, it has become one of Arizona's fastest growing communities, transforming almost overnight from a quiet town of fewer than 2,000 residents to a bustling city of more than 64,000.

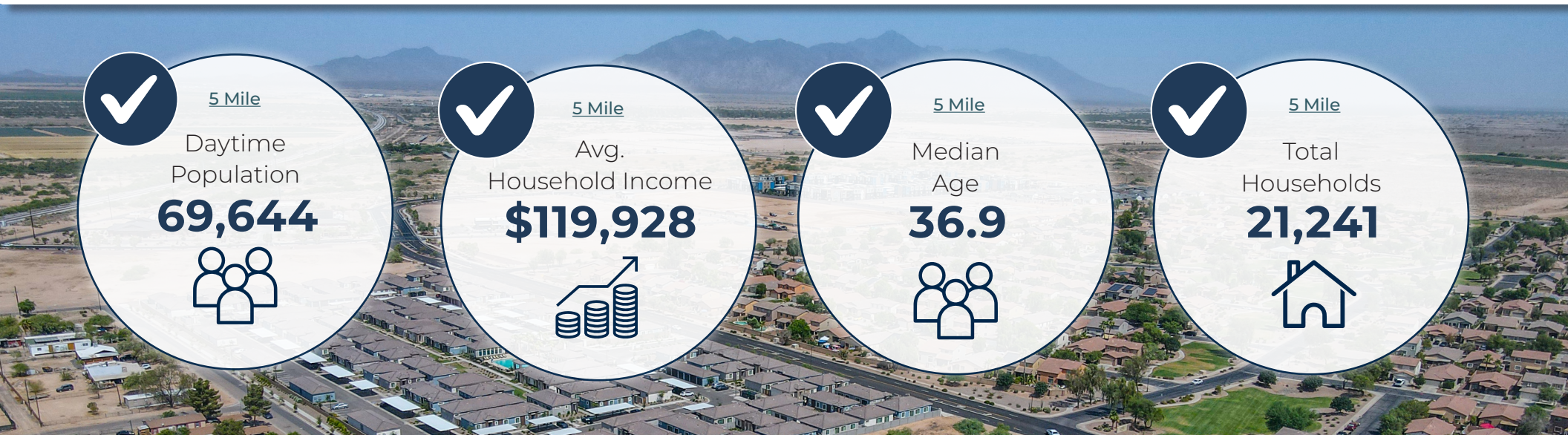
 **25% POPULATION INCREASE**
OVER THE 2020 CENSUS NUMBERS

 **64,012 RESIDENTS**
& FASTLY GROWING

 **CLOSE TO MAJOR HIGHWAYS**
LOCATED NEAR I-10 & I-8

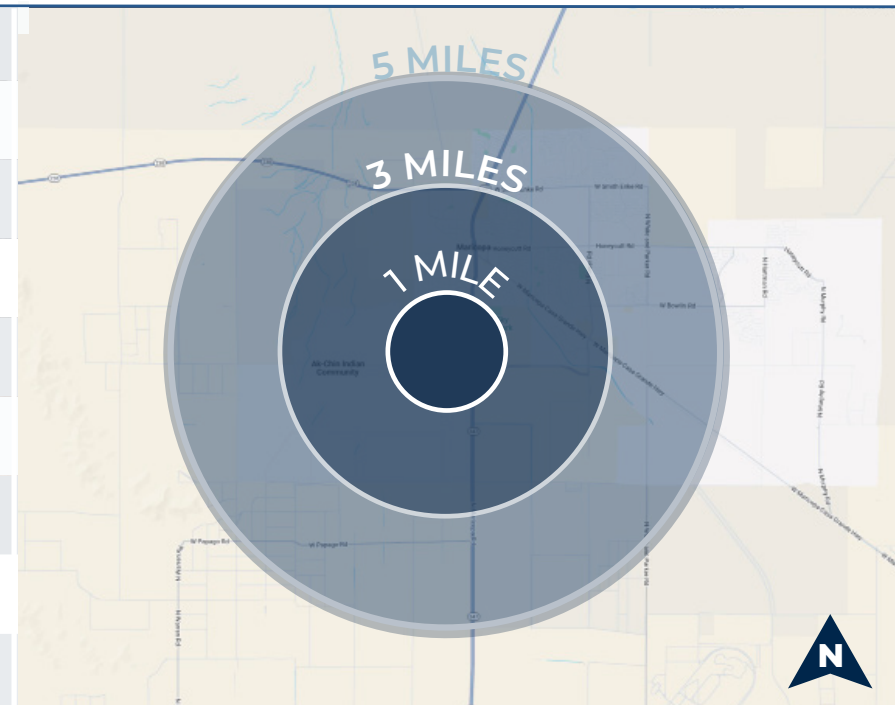


DEMOGRAPHIC HIGHLIGHTS



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	11,157	57,784	69,644
Estimated Population:	9,356	53,648	64,012
Projected Population (2030):	10,668	65,432	80,113
Average Household Income:	\$117,379	\$120,216	\$119,928
Total Household Expenditure:	\$332,44M	\$2.05B	\$2.44B
Median Age:	35.6	37.5	36.9
Average Household Size:	3.1	3.0	3.0
Total Households:	2,911	17,949	21,241
Total Housing Units:	3,086	19,084	22,731

DEMOGRAPHIC RADIUS RINGS



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EXCLUSIVELY LISTED BY:



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