



NEW PADS & SHOPS ACROSS FROM WALMART

NEC of Maricopa-Casa Grande Hwy and Porter Rd
Maricopa, Arizona

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DEVELOPED BY
LEGACY
DEVELOPMENT PARTNERS

NEW PADS ACROSS FROM WALMART

Property Highlights

- 6.64 acres perfect for retail, grocery, fast food, entertainment, services, office, medical, and other employment
- City offers Fast Track Permitting and is committed to assisting business in rapid expansion
- Ideal location in high density, growing residential area
- Pro-business local leadership offers low employer taxes and operating costs
- Growing agritech business and research facilities nearby, including USDA Arid-Land Agricultural Research Center, and University of Arizona Maricopa Agricultural Center
- Recent development includes: Pinal Energy; Arizona's first ethanol plant, and Marisol Energy 2; proposed 1,492-acre Maricopa Solar Park project
- North American proving grounds for Volkswagen and Nissan located in the City of Maricopa

Demographics

	1 ml	3 mi	5 mi
Estimated Population	6,274	51,257	74,461
Estimated Households	2,087	17,276	25,058
Med Household Income	\$119,272	\$116,812	\$117,691
Daytime Population	466	4,340	6,099

Source: SitesUSA



◆ Great Opportunity In Fast Growing Area!

Traffic Counts

Maricopa-Casa Grande Hwy	13,965 VPD
Porter Rd	8,681 VPD
Total	22,646 VPD

Businesses Nearby



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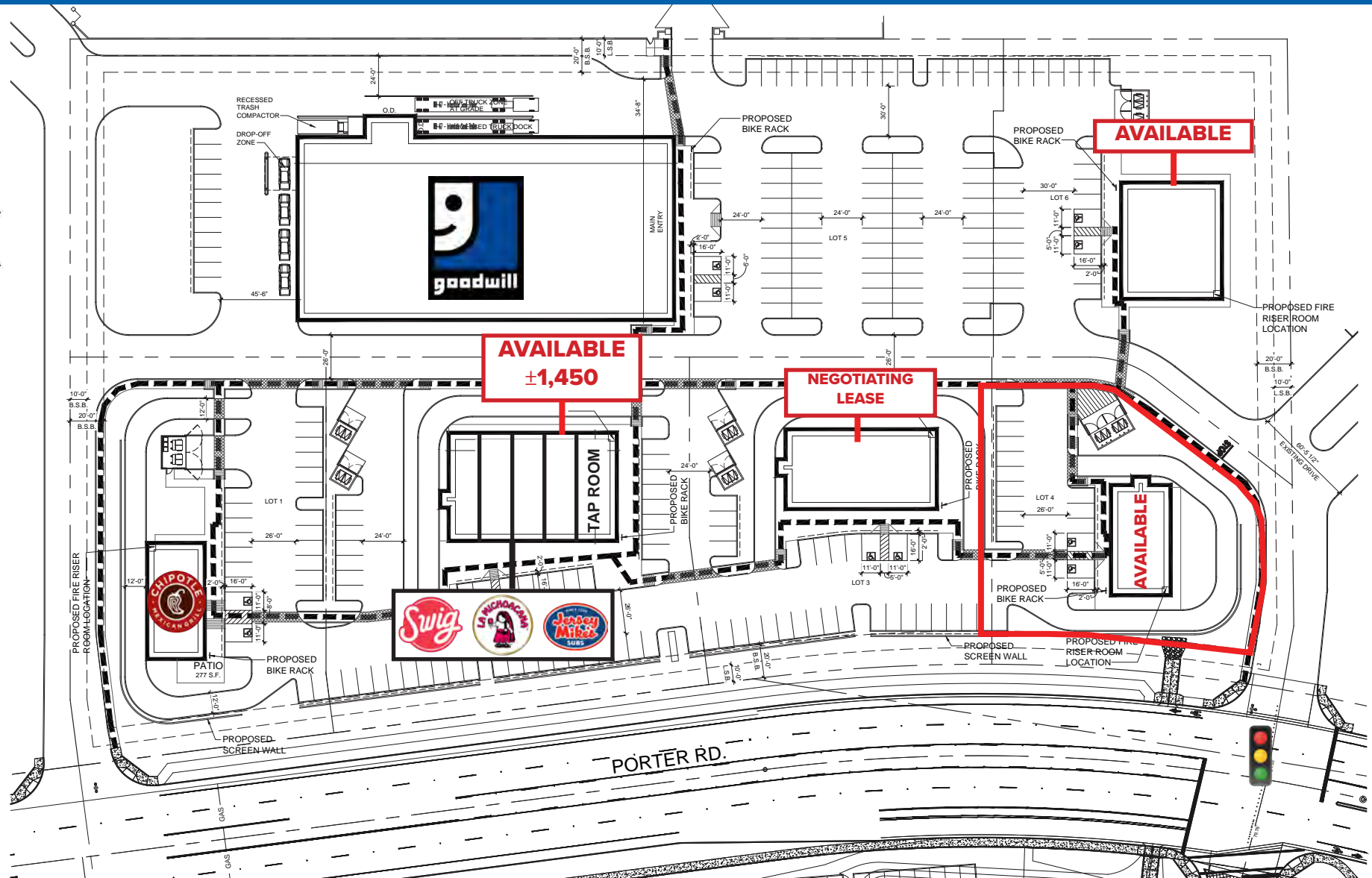
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SITE PLAN



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DEMOGRAPHICS

FROM THE SUBJECT PROPERTY

TYPE		1 MILE	3 MILES	5 MILES
	2026 TOTAL POPULATION	6,274	51,257	74,461
	2026 TOTAL HOUSEHOLDS	2,087	17,276	25,058
	MEDIAN HOUSEHOLD INCOME	\$119,272	\$116,812	\$117,691
	2026 MEDIAN HOME VALUE	\$371,022	\$372,101	\$374,172
	2026 TOTAL EMPLOYEES	63	742	1,091
	2026 TOTAL BUSINESSES	189	4,724	12,762



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FOR LEASING INFORMATION:

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