

173 Unit Approved Apartment Site

Copper Sky Regional Park -Maricopa



CITY OF
MARICOPA
Proud History • Prosperous Future

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

TRACY GLASS
Office: (602) 385-1549
Cell: (602)330-3201
tglass@insightland.com

Subject : Copper Sky South
Location: Signalized intersection at the NEC of John Wayne Parkway & MLK Blvd
Size: 5.856 acres
Utilities: to the site
Zoning: General Mixed-Use District (MU-G).
Unit Count: 173 (391 units recommended by the planning department and council-see page 2)
Traffic Count: 6900 vpd North & South on John Way Parkway
Demographics:
Average Household Income: \$102,052
Total Housing units : 22,881
Estimated Population: 62,310
Total labor population: 48,489
Source of Demographics : Regis 2024
Comments:

- Available subject to final engineering
- Fully Improved and mass graded
- Significant flexibility on the ultimate density.
- Located within the Copper Sky Community Center campus.

Available due diligence items include ALTA survey, phase one environmental report, zoning and general plan amendment approval letter, 50 page feasibility report dated 7-23, 28 page PAD and DR narrative for Copper Sky Mix-use North and South dated 2-24

Copper Sky conceptual elevation for PAD amendment-



Shortly after closing on the subject parcel in early 2022 the city of Maricopa approached ownership and asked for a significant increase in allowable density from what is currently allowed (173 units on 5.8 acres) to 391 units. This was based on city of Maricopa's request to provide enough housing for such an unprecedented population influx see below for details. Ownership accommodated the cities request for greater density and by February of 2024 submitted their project narrative for a PAD and Major Development Review Permit.

In 2000 the town of Maricopa had a population of 1637 and in 2024 it swelled to 71,022 that 43 fold increase represents an annual population increase of 23%.
<https://www.neilsberg.com/insights/maricopa-az-population-by-year/>

Copper Sky Multifamily Mixed-Use Site

PROPERTY LOCATION

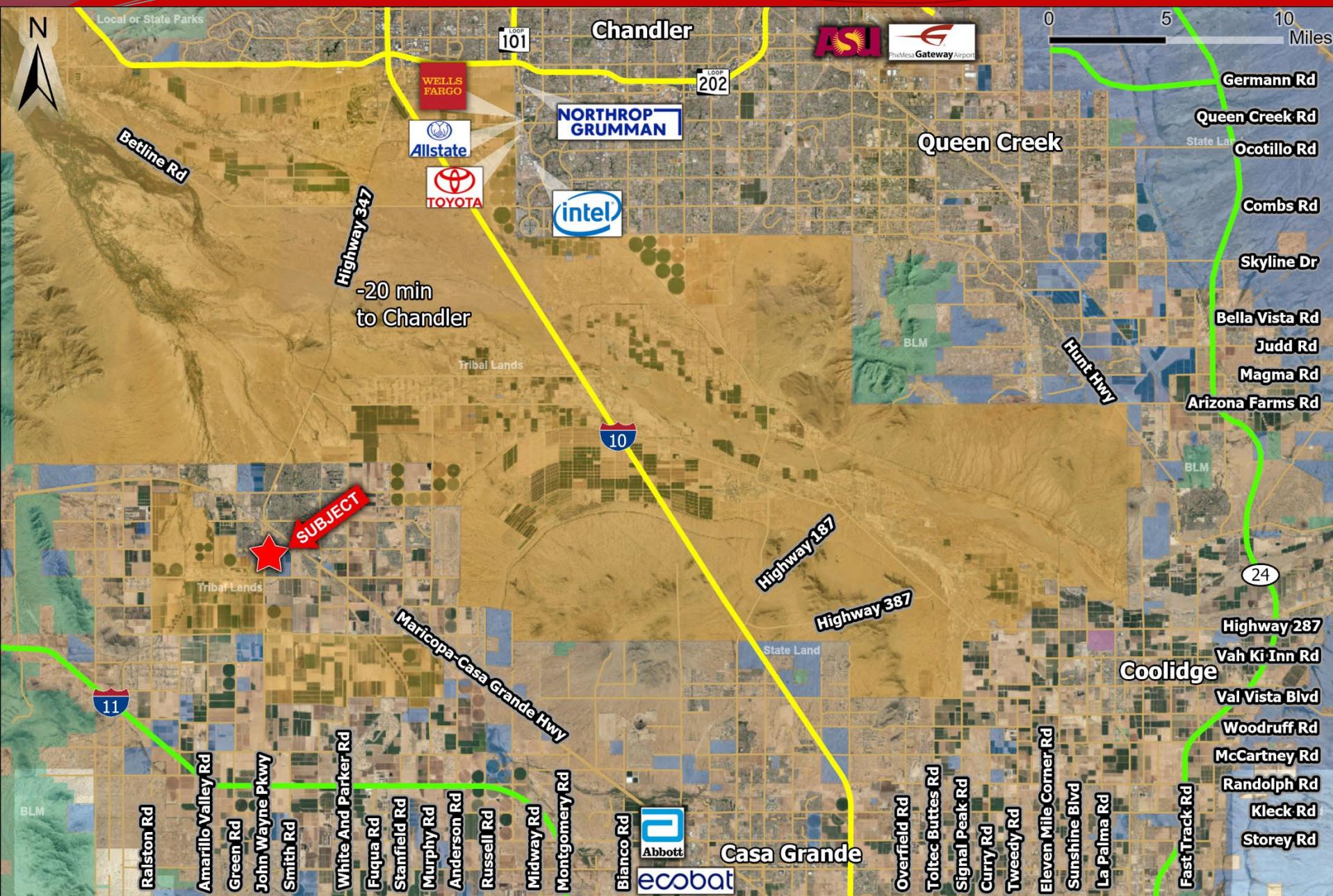


Copper Sky Regional Park- Maricopa,Az.



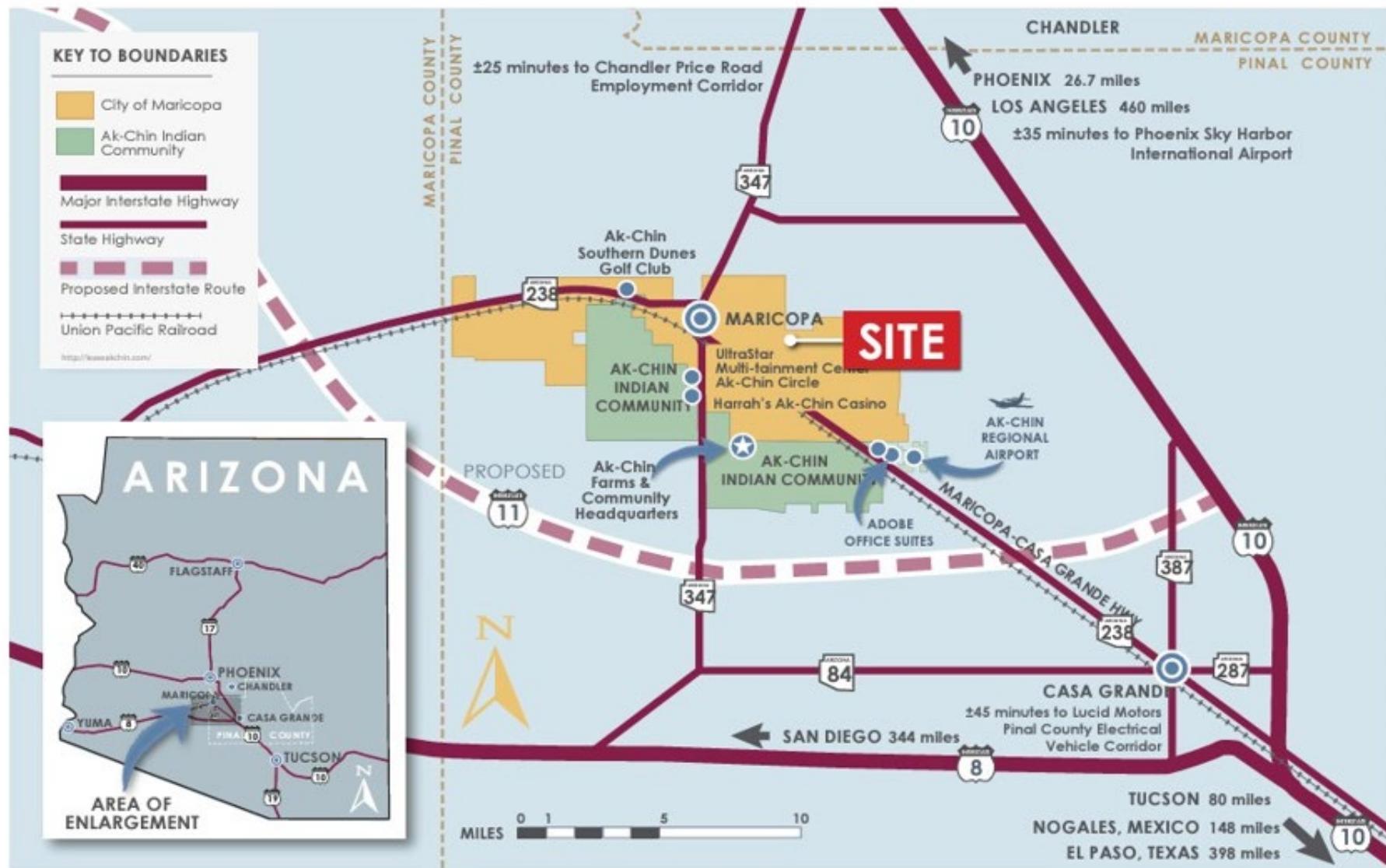
Copper Sky Multifamily Mixed-Use Site

Copper Sky Regional Park- Maricopa,Az.

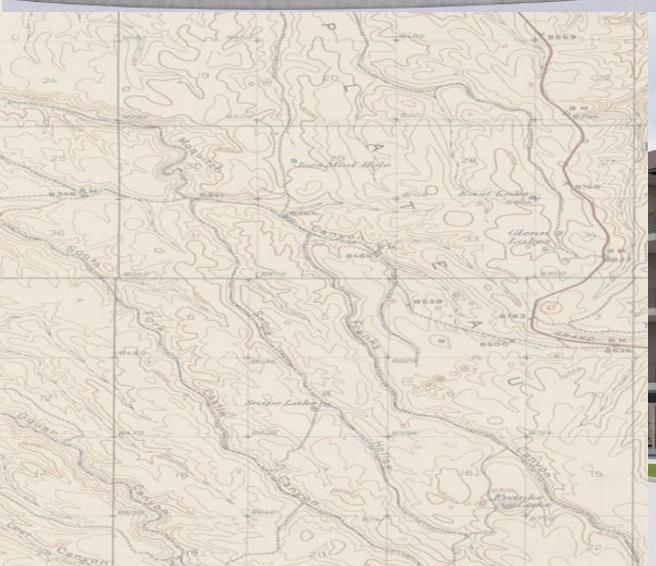
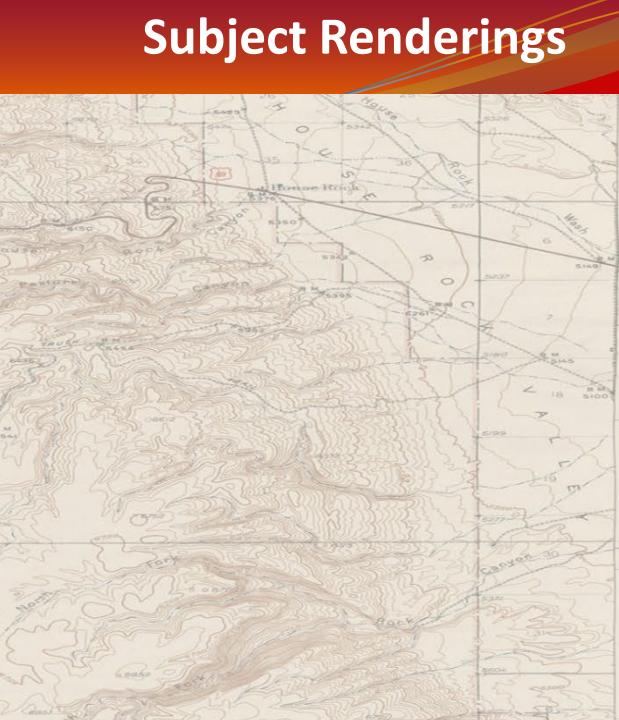


Copper Sky Regional Park- Maricopa, Az.

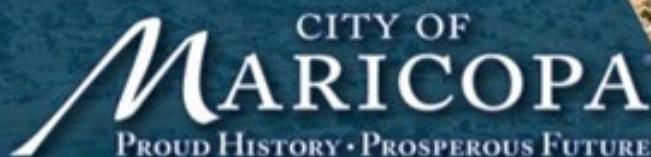
Maricopa Transportation



Subject Renderings



Copper Sky Regional Park- Maricopa,Az.



Maricopa at a Glance

Maricopa offers residents and businesses the experience of a small-town atmosphere that is within a short distance to two major metropolitan areas.

- Maricopa is Arizona's 88th municipality, incorporated on October 15, 2003.
- The City's population is approximately 62,000. That is a 42.5% increase over 2010 Census Numbers.
 - Median Age = 33
 - Heads of Households with Bachelor's Degree or Higher = 65.2%
 - Average Household Income = \$86,000
- Maricopa is approximately 43 square miles, with a planning area of 233 square miles.

Ranking

- #1 Most Diverse School District in the Phoenix Area (Niche.com - 2022)
- #1 Best Place to Raise a Family (HomeSnack.net - 2020)
- #3 Fastest Growing Cities (HomeSnack.net - 2021)
- #4 Most Diverse Suburbs in Arizona (Niche.com - 2021)
- #4 Safest Cities in Arizona (Alarms.org - 2021)
- #9 Regions New Home Closings Surge (RL Brown - 2019)
- #9 Safest Cities in Arizona (Safewise.com - 2021)
- #8 Best Suburb to Buy a House in Phoenix (Niche.com - 2021)
- #8 Best Places to Live in Arizona (AreaVibes.com - 2021)

COPPER SKY RECREATIONAL COMPLEX

The senior housing site is situated directly next door to the Copper Sky Recreational Complex, a brand-new state of the art sporting, fitness and recreation center for the city of Maricopa. Comprised of the Copper Sky Multigenerational Center and the Copper Sky Regional Park, this expansive recreational development offers state-of-the-art equipment, grand green spaces and fantastic programs designed to enhance Maricopa residents' quality of life. The complex serves as the premier workout facility in the City of Maricopa.

