

COMMERCIAL/RETAIL PADS AVAILABLE FOR SALE

SEC Porter & Honeycutt Rds • Maricopa, AZ
 Commercial Land • ±0.76 to ±3.60 Acres / Divisible

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
 SCOTTSDALE: 8777 N. Gayney Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com



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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC International

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| QUICK FAC | HOUSING FACTS | | | |
|---|---------------------------------------|-------------------------------------|--|-------------------------------------|
| TALENTED POPULATION: ● 46% BACHELOR'S DEGREE OR HIGHER ● AVERAGE HOUSEHOLD INCOME OF APPROXIMATELY \$75,000 WITHIN 3 MILES | MEDIAN LIST PRICE: \$192,97 | AVERAGE PRICE PER SF \$10 | AVERAGE PRICE PER SF GROWTH 6% YEAR OVER YEAR SINCE | HOUSING VACANCY RATE 3.4% |

GILA RIVER INDIAN COMMUNITY

Field Rd



AK-CHIN INDIAN COMMUNITY

USDA ARID LAND AGRICULTURAL RESEARCH CENTER
UNIVERSITY OF ARIZONA MARICOPA AGRICULTURAL CENTER



MARICOPA GROWTH

- FASTEST GROWING CITY IN THE COUNTRY BETWEEN 2000 - 2010
- CURRENT POPULATION OF APPROXIMATELY 50,000 RESIDENTS
- RESURGENCE IN HOMEBUILDING ACTIVITY; CURRENTLY 8 ACTIVE HOMEBUILDERS IN 20 ACTIVE COMMUNITIES
- THE PROPERTY IS STRATEGICALLY AT THE EPICENTER OF EXISTING AND FUTURE DEVELOPMENT
- THE NEW CITY HALL AND CENTRAL ARIZONA COLLEGE ARE LOCATED JUST SOUTHEAST OF THE PROPERTY
- NUMEROUS RESIDENTIAL SUBDIVISIONS FORM A RADIUS AROUND THE PROPERTY

→ = Resident Traffic Patterns

ACTIVE BUILDERS

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Commercially Zoned Land (Divisible)

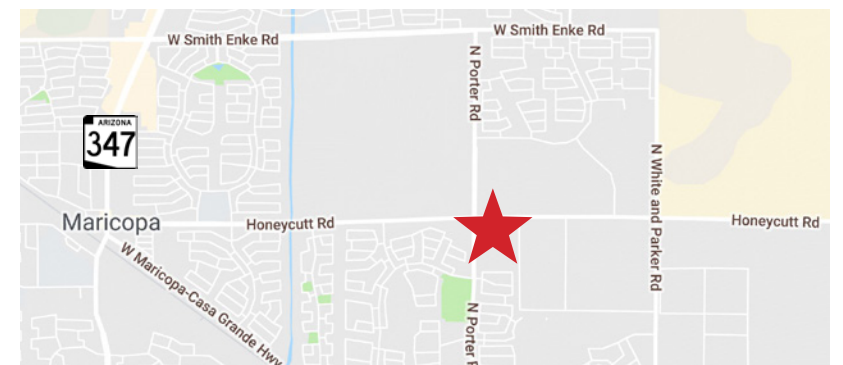
- Pads Available (0.76-3.60 Acres Contiguous)
- Located at major arterial crossroads
- Commercial corner in growing neighborhood
- C-2 Zoning
- Possible uses: Shopping center, business/office, fast food QSR, church, medical, investment, etc.

Demographics Source: CoStar 2024

| Demographics | 3 Mi | 5 Mi |
|-------------------------|----------|----------|
| Population | 57,292 | 65,566 |
| Households | 19,463 | 22,041 |
| Median Household Income | \$89,300 | \$87,541 |

Traffic Counts Source: CoStar 2024 (Traffic Count Year 2022)

| Collection Street | Cross Street | Traffic Count |
|-------------------|--------------------|---------------|
| W Honeycutt Rd | N Porter Rd W/E | 6,040/7,026 |
| N Porter Rd | W Honeycutt Rd N/S | 6,425/4,802 |



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
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