



White & Parker Rd

Bowlin Rd

8,595 VPD ('22)

Porter Rd

Maricopa-Casa Grande Hwy

MULTI-FAMILY PLANNED

MULTI-FAMILY PLANNED (307 UNITS)

REV@PORTER UNDER CONSTRUCTION

Future Multifamily

COPA FLATS (312 UNITS) UNDER CONSTRUCTION

SUBJECT

State Land

Central Arizona College

San Travasa

PARCEL 3 TR 42.8 ac

PARCEL 2 CB-2 41.7 ac

PARCEL 5 CB-2 12.8 ac

PARCEL 6 CB-2 17.7 ac

PARCEL 4 TR 39.3 ac

N

NEW PADS ACROSS FROM WALMART

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

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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



Great Opportunity In Fast Growing Area!

Demographics

	1 ml	3 mi	5 mi
Estimated Population	5,088	47,624	65,431
Estimated Households	1,667	15,604	21,448
Med Household Income	\$92,862	\$86,968	\$88,826
Daytime Population	364	3,828	5,511

Source: SitesUSA

Traffic Counts

Maricopa-Casa Grande Hwy	10,965 VPD
Porter Rd	8,595 VPD
Total	19,560 VPD

Businesses Nearby

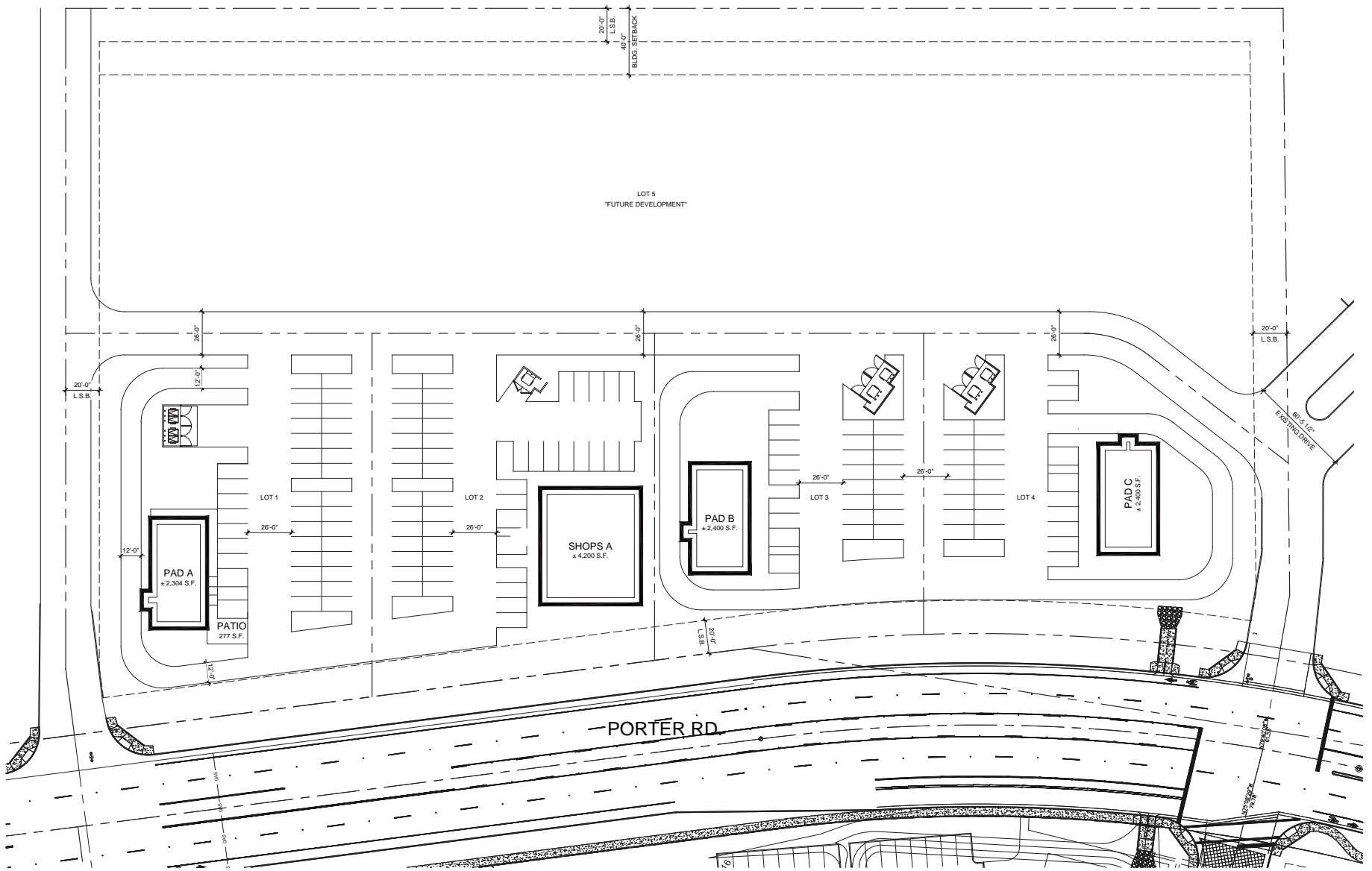


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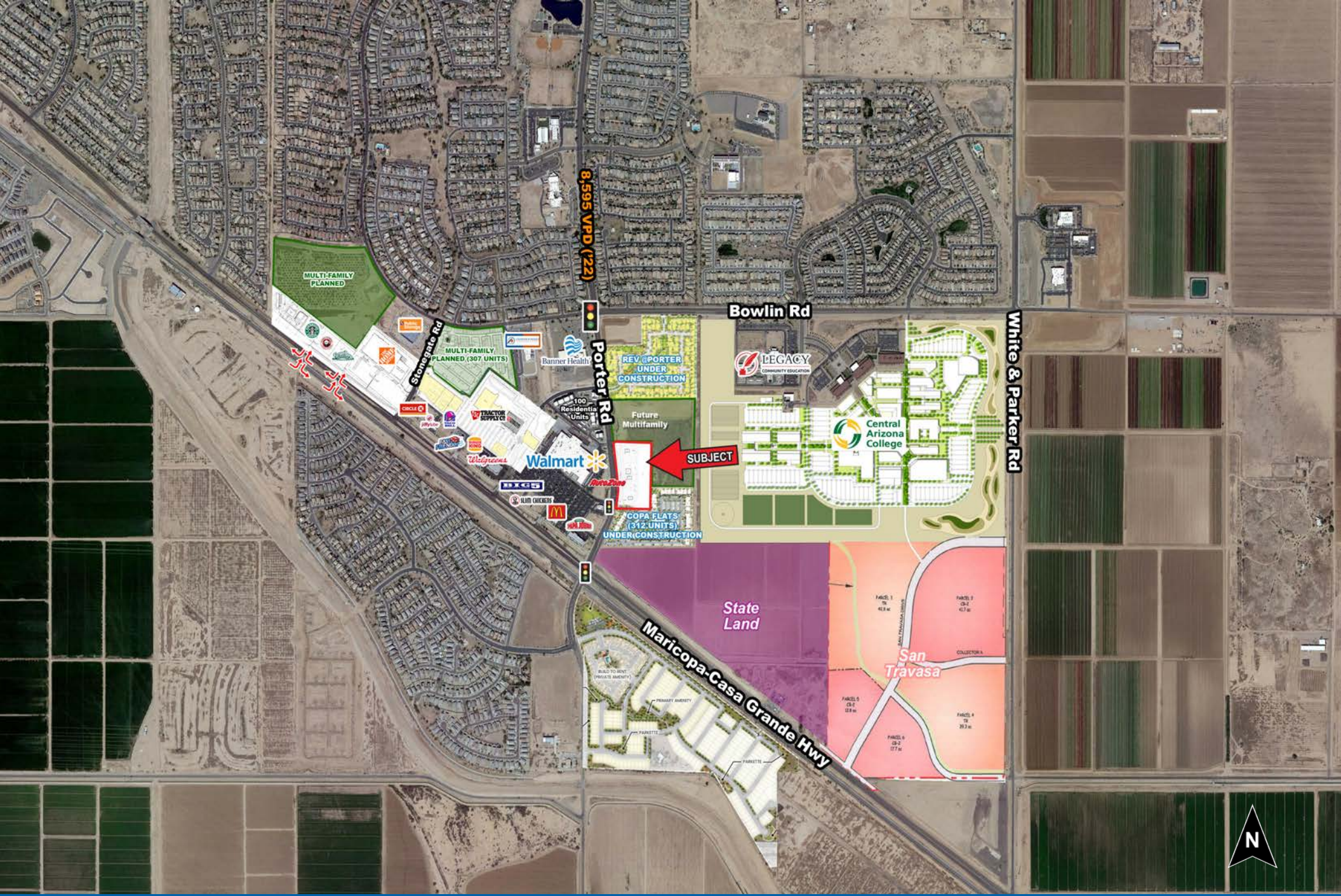
SITE PLAN



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REV @ PORTER UNDER CONSTRUCTION

LEGACY COMMUNITY EDUCATION

Central Arizona College

Future Multifamily

Walmart

Walgreens

McDonald's

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SUBJECT

State Land

San Trávasa

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Legend

- Complete (13,067 Units)
- In Development (18,894 Units)
- Planned (31,314 Units)

**Planned Development:
Maricopa Station**
Planned 350,000 SF
Power Center
Anchors, Shops, Restaurants

SUBJECT

Harrah's
AK-CHIN CASINO
40,000 SF casino, 500 room
luxury hotel, restaurants,
live music events, and
shopping centers.

**AK-CHIN
INDIAN COMMUNITY**

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DEMOGRAPHICS



2023 POPULATION

1 MILE: 5,088
3 MILES: 47,624
5 MILES: 65,431



MEDIAN HOUSEHOLD INCOME

1 MILE: \$92,862
3 MILES: \$86,968
5 MILES: \$88,826



POPULATION GROWTH PROJECTION 2023 - 2028

1 MILE: 3.6%
3 MILES: 2.8%
5 MILES: 2.7%



TOTAL BUSINESSES

1 MILE: 48
3 MILES: 634
5 MILES: 974



2023 TOTAL HOUSEHOLDS

1 MILE: 1,667
3 MILES: 15,604
5 MILES: 21,448



DAYTIME POPULATION

1 MILE: 364
3 MILES: 3,828
5 MILES: 5,511



MEDIAN HOME VALUE

1 MILE: \$322,998
3 MILES: \$305,419
5 MILES: \$303,186

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