

FOR SALE: MIXED-USE MULTIFAMILY LAND INSIDE COPPER SKY CITY CENTER

44345 M.L.K. Jr. Boulevard | Maricopa, Arizona 85138

(NEC M.L.K. Jr. Boulevard & John Wayne Parkway | Maricopa, Arizona 85138)



**MIXED-USE MULTIFAMILY
LAND DEVELOPMENT**
255,261 SF (5.86 AC)

**SENIOR LIVING
LAND DEVELOPMENT**
166,399 SF (3.82 AC)

Available for Additional Purchase



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PROPERTY OVERVIEW

COPPER SKY: APARTMENT DEVELOPMENT OPPORTUNITY

Positioned within a DDA, the Copper Sky mixed-use multifamily opportunity benefits from a potential basis boost, strong City of Maricopa support for increased height and density, and continued momentum surrounding the broader Copper Sky development. The planned acute-care hospital and ER next door will also introduce nearby healthcare employment, supporting renter demand from professionals seeking convenient housing close to work. Together, these advantages create a compelling environment for higher-density residential development amid Maricopa's continued growth and expanding amenities.

Adjacent to Copper Sky: Both parcels sit immediately adjacent to the developed Copper Sky Multigenerational Center / Fieldhouse complex.

Major Frontage: Located along major frontage Martin Luther King Jr. Blvd. / Greythorn Drive area.

Water & Sewer: Utilities are available in the Copper Sky district within the adjacent public right-of-way through Global Water Resources.

Existing Infrastructure: Copper Sky is fully served, with significant city investment in surrounding infrastructure.

Site Connections: Buyer to verify points of connection and capacity onto the parcels rather than lengthy off-site main extensions.

Sale Price:	\$5,000,000
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Price/Acre:	\$853,242
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Price/SF:	\$19.59
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Lot Size:	255,261 SF
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Zoning:	MU-G
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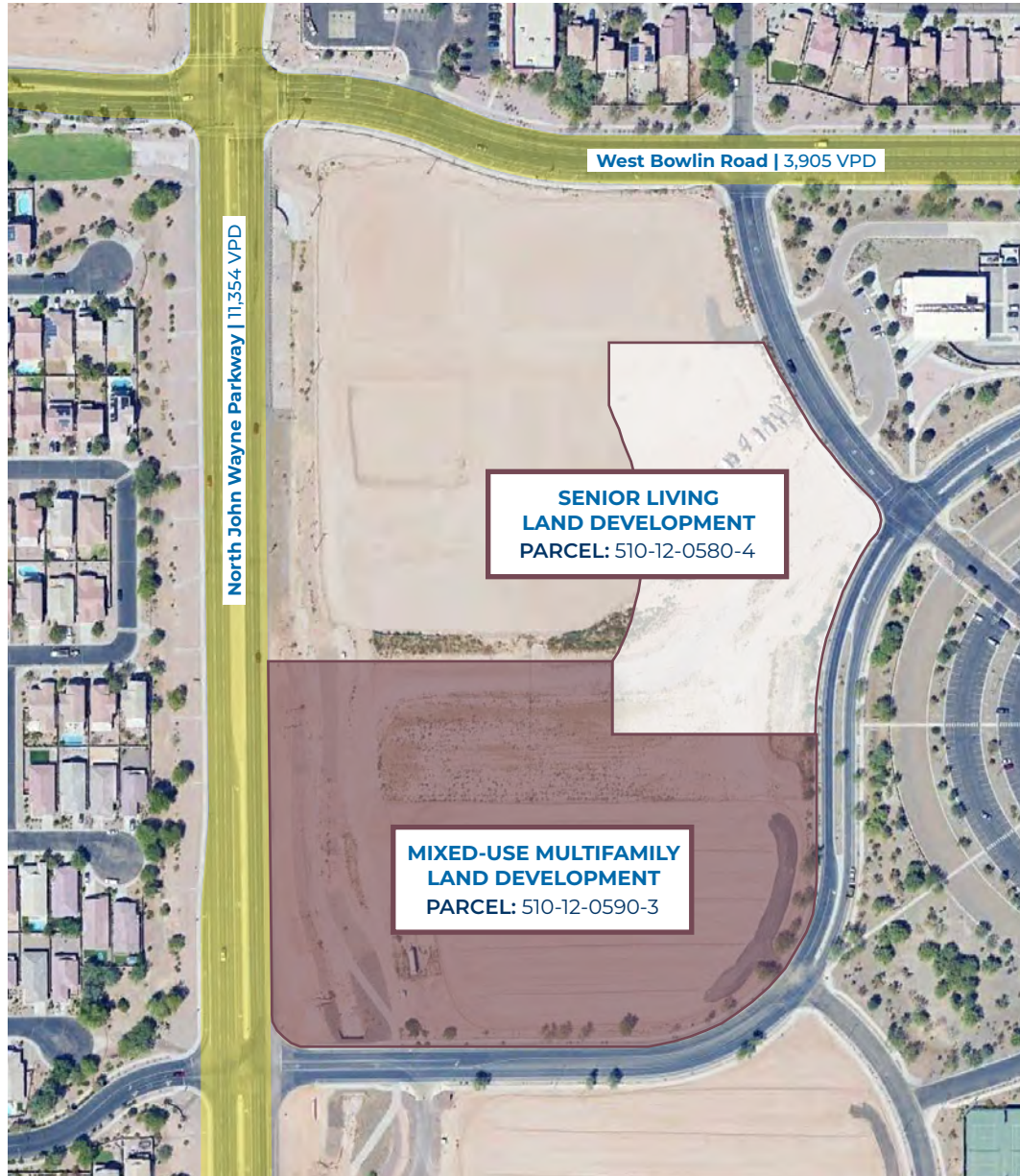
Parcel Number:	510-12-0590-3
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Frontage:	M.L.K. Jr. Boulevard
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***Neighboring Parcel Also Available For Sale**
Combined Aquisition: ±9.68 Acres / ±421,660 SF / \$9,600,000



PARCEL MAP



PROPERTY PARCELS: SITE CHARACTERISTICS & ENTITLEMENT STATUS

The offering includes two complementary development opportunities adjacent to Copper Sky Regional Park. The **±3.82-acre Senior Living Parcel** is PAD-approved and planned for approximately 150 units, with prior entitlement work already completed. The **±5.86-acre Mixed-Use Parcel** is zoned MU-G and features a 173-unit concept with flexibility for higher-density multifamily development. Both parcels benefit from established access and utilities, strong connectivity, and direct adjacency to the amenities and continued growth surrounding Copper Sky Regional Park.



Market Fundamentals & Economic Drivers

- Maricopa has been among Arizona's faster-growing municipalities, reflecting continued Phoenix metro spillover into Pinal County.
- Improving regional access through the SR 347 (John Wayne Parkway) widening project, where ADOT began construction on June 29, 2026, to expand portions of the corridor to three lanes in each direction and add grade-separated overpasses at key intersections — a major connectivity upgrade supporting residential growth and workforce commuting.
- **Broader Economic Context:** Services and retail as current employment base, with healthcare, recreation, and hospitality expansion occurring on and around Copper Sky itself.
- **Secondary-Market Advantages:** Lower land basis relative to core Phoenix submarkets while still capturing growth demand.

CONCEPTUAL RENDERINGS



PRIOR CONCEPTUAL PLANS - MIXED-USE PARCEL

Prior Conceptual Site Plan



Senior living and **mixed-use multifamily** development opportunities.



Conceptual site plans feature efficient building layouts, substantial surface parking, landscaped areas, and convenient internal circulation.



Multiple access points and roundabout connections provide strong vehicular circulation along Martin Luther King Jr. Boulevard and surrounding roadways.



Thoughtful pedestrian connections and landscaped streetscapes integrate both properties with Copper Sky Regional Park and nearby community amenities.



PRIOR CONCEPTUAL PLANS - MIXED-USE PARCEL



SOUTH ELEVATION



WEST ELEVATION



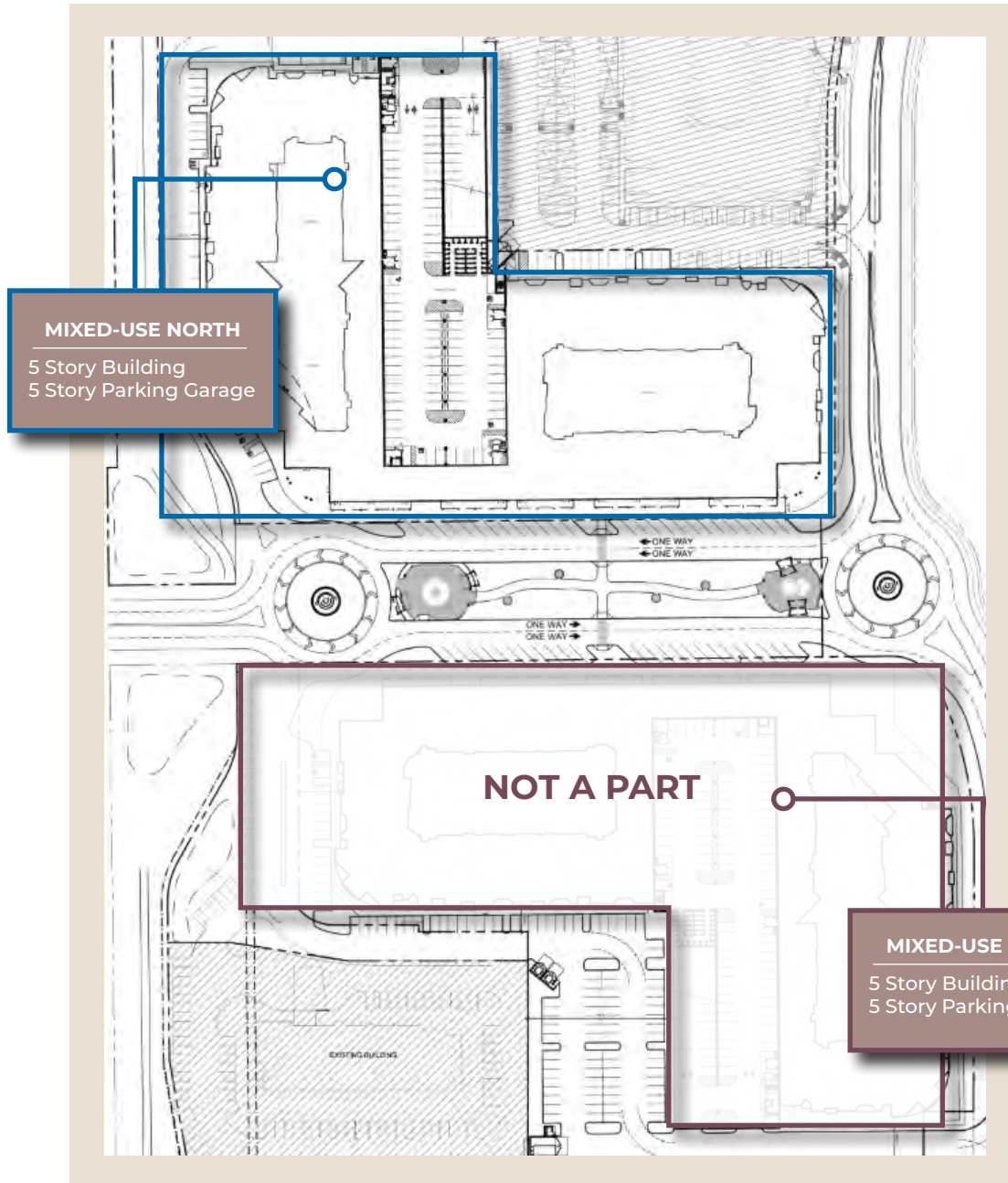
NORTH ELEVATION



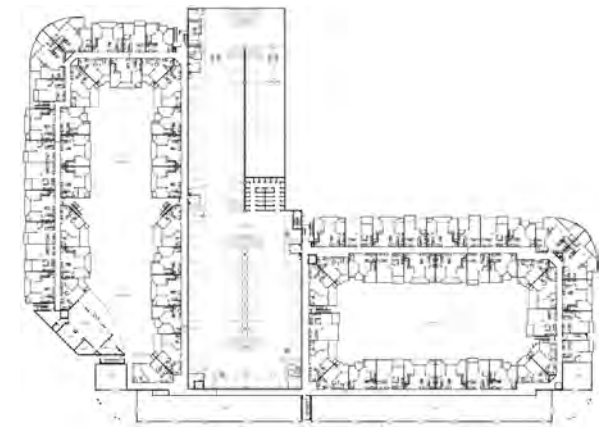
EAST ELEVATION



PRIOR CONCEPTUAL PLANS - MIXED-USE PARCEL



BUILDING TYPE 'MAIN'



MIXED-USE NORTH & SOUTH (Not A Part)

INCENTIVE & FINANCING

COPPER SKY DEVELOPMENT ADVANTAGE:

Strategic incentives, City support, and flexibility for multifamily and senior living.

Both the Copper Sky multifamily and senior living opportunities are located within the 2026 Small DDA (ZCTA 85138 / Census Tract 17.14), providing eligibility for a 30% basis boost and enhancing the potential financial feasibility of each development. The designation can provide meaningful advantages for 4% LIHTC + bond financing, as well as Rural / Balance-of-State 9% applications. Combined with the City of Maricopa's cooperation on density and height, these incentives help mitigate entitlement and development risk while creating greater flexibility in site planning. Together, these factors strengthen the positioning of both the multifamily and senior living plans within the growing Copper Sky area.



2026 Small Difficult
Development
Area (ZCTA 85138 /
Census Tract 17.14).



30% eligible basis
boost under IRC
§42(d)(5)(B).



Relevance for both
4% LIHTC + tax-
exempt bonds and
competitive 9%
applications,
including Rural/
Balance-of-
State set-aside
positioning.



Pair the DDA
benefit with
the municipal
cooperation story
— the combination
reduces
both financial and
entitlement risk.



COPPER SKY CITY CENTER

Where Recreation Meets Community

Copper Sky is a premier recreation destination in Maricopa, Arizona, offering a wide range of indoor and outdoor amenities for residents and visitors. The expansive complex features sports fields, courts, a fitness center, aquatic facilities, a fishing lake, playgrounds, and open green spaces, making it a popular hub for recreation, community events, and family activities.

- Copper Sky Recreation Complex as the city's primary lifestyle and activity hub (Multigenerational Center + Aquatics already operating).
- The Fieldhouse at Copper Sky — ±44,000 SF indoor sports facility opening fall 2026, representing an approximately \$16.2 million public investment directly adjacent to the site.
- City-approved Copper Sky Medical Campus PAD, with a planned acute-care hospital and medical office development.
- Overall positioning of Copper Sky is a long-term destination node rather than isolated land.

**Hospital Campus
Rezoned**

October 7, 2025

**2026 DDA
Effective**

January 1, 2026

**SR 347
Construction Begins**

June 29, 2026

**Fieldhouse at
Copper Sky Opens**

Fall, 2026



**Harrah's Ak-Chin
Resort & Casino**

Major regional
entertainment and
hospitality draw within
the Maricopa market

COPPER SKY MEDICAL CAMPUS

COPPER SKY: COPPER SKY MEDICAL CAMPUS

- 9.33-acre Copper Sky Medical Campus site acquired by BR Companies in September 2025. The City approved the project's new Copper Sky Medical Campus PAD zoning in October 2025.
- Planned acute-care hospital with a minimum of 24 inpatient beds, including 4 ICU-capable beds, a 10-bay emergency department, operating suite and helipad.
- Diagnostic and support services include CT, MRI, X-ray, laboratory and pharmacy, with cath lab capabilities included in project plans.
- Phase I is currently planned as a 40,000 SF medical office building anchored by an Ambulatory Surgery Center, followed by the acute-care hospital and an additional medical office building.
- BR Companies is responsible for project-related road, utility and traffic improvements, with the development agreement requiring hospital construction to begin within 36 months of PAD approval.



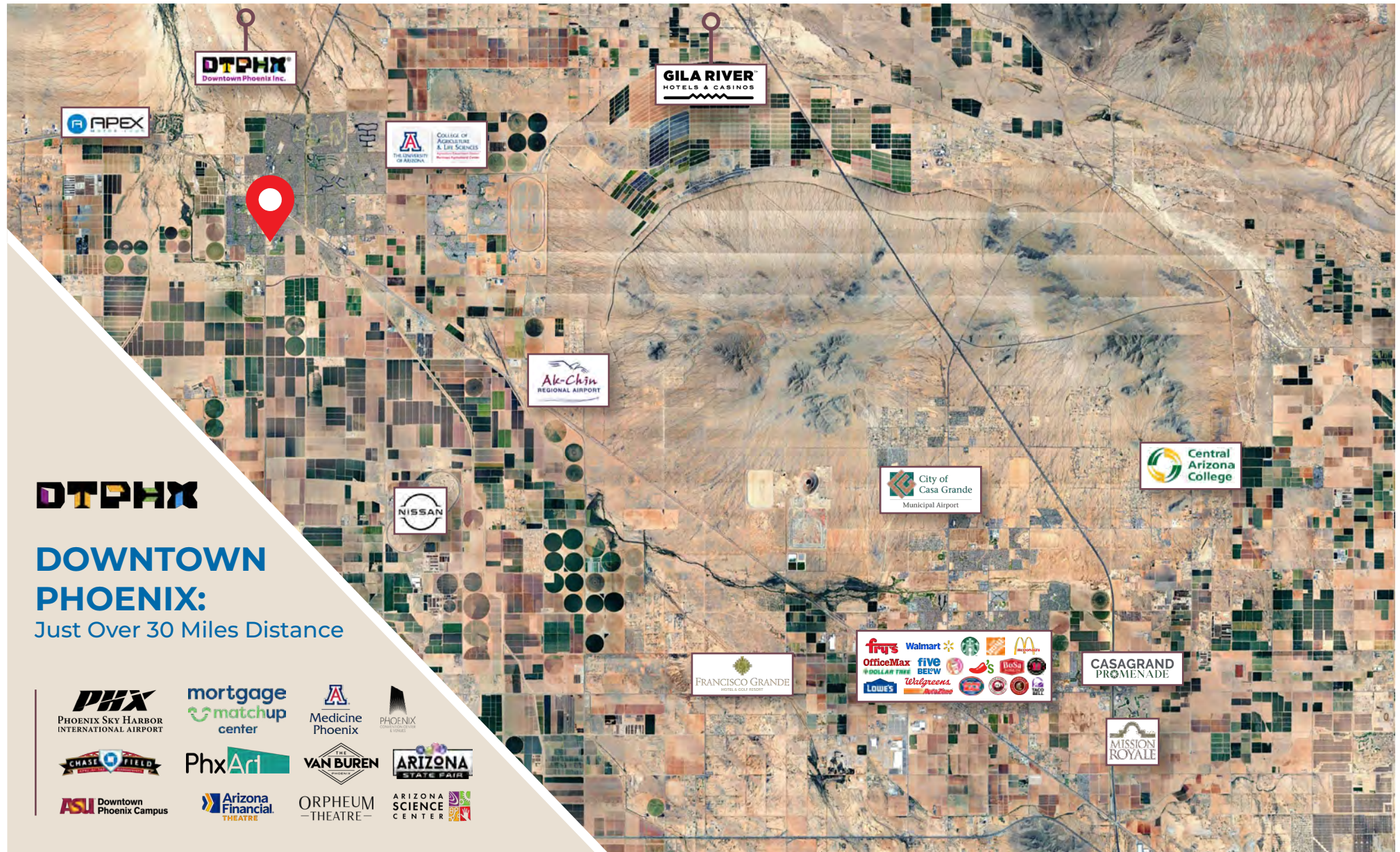
AREA HIGHLIGHTS



Copper Sky Area Growth & Commercial Opportunity

The Copper Sky area is well positioned for continued residential growth, supported by expanding neighborhoods, nearby schools, 55+ communities, growing healthcare and local employment, and adult-child households that can support senior housing demand. The planned hospital campus strengthens access to healthcare and creates jobs nearby, while Copper Sky Regional Park, the Multigenerational Center, local schools, and the University of Arizona Maricopa Agricultural Center add recreation, education, and community amenities. Ongoing SR 347 improvements will further enhance regional access and workforce commuting, supporting both multifamily and senior living demand as Maricopa continues to grow.

AERIAL VIEW



MARICOPA, ARIZONA

Maricopa, Arizona, is a rapidly growing city located in the Sonoran Desert just over 30 miles south of Phoenix. Known for its warm climate, newer residential communities, and family-friendly atmosphere, Maricopa offers a suburban lifestyle while remaining within commuting distance of the Phoenix metropolitan area. The city has experienced significant population and development growth in recent years, bringing new housing, retail, restaurants, and community amenities while maintaining its distinct desert setting.



5 MILE DAYTIME POPULATION

75,995



5 MILE AVG HOUSEHOLD INCOME

\$127,570

2026 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	10,711	54,665	75,995
Employees:	478	5,368	6,258
Age 65+	1,314	8,275	10,922
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	3,350	17,082	24,173
Average Size:	3.6	3.3	3.2
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$122,080	\$126,585	\$127,570
Annual Household Expenditure:	\$338.44 M	\$1.76 B	\$2.51 B





Prior Conceptual / PAD Materials

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.