



- **Location:** Southeast corner of Stonegate Rd and Alan Stephens Parkway, just west of Porter Rd and north of Hwy 238. The site is part of The Wells retail center.
- **Size:** 15.2 net acres, 16.1 gross acres
- **Zoning:** RH – High Density Residential
- **Utilities:** All to site
- **Price:** Submit offers
- **Comments:** Ideally located in the heart of the City of Maricopa and part of The Wells retail center. The project is approved for 293 units (Final Site Plan approval - May 2023) with a unit mix of 3 bd/2 bth with the ability to amend the units into 2 bd/2 bth. Adjacent commercial uses include WalMart, Banner Health, Big 5, Walgreens, Jiffy Lube, McDonalds, Burger King, Tractor Supply Co, State Farm. Current population of the City of Maricopa is over 62,000 and has been one the fastest growing cities in Arizona. Maricopa is located within close proximity to the City of Chandler and related employment. Site is located within minutes from City Hall and Central Arizona College campus.

Great Development Opportunity | Exclusively Available – Owner/Agent

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

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.

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SUBJECT

SHERWIN WILLIAMS
DQ
QT
Dutch Bros
IHOP
Marshall's
Culver's
BIG Tires
DISCOUNT TIRE

Jack in the Box
Pizza Hut
UPS
WELLS FARGO
Wendy's
TACO BELL
Bank of America
SUBWAY
Starbucks
RUCO Zone
Firestone
Bashas'
Fry's

BIG 5 SPORTING GOODS
BUCKS
McDonald's
jiffy lube
FAST FRIENDLY
Walgreens

Harrah's AK-CHIN CASINO
DUNKIN' DONUTS
Ak-Chin Circle

Harrah's AK-CHIN

Walmart

LEGACY TRADITIONAL SCHOOL

Central Arizona College



Maricopa City Hall

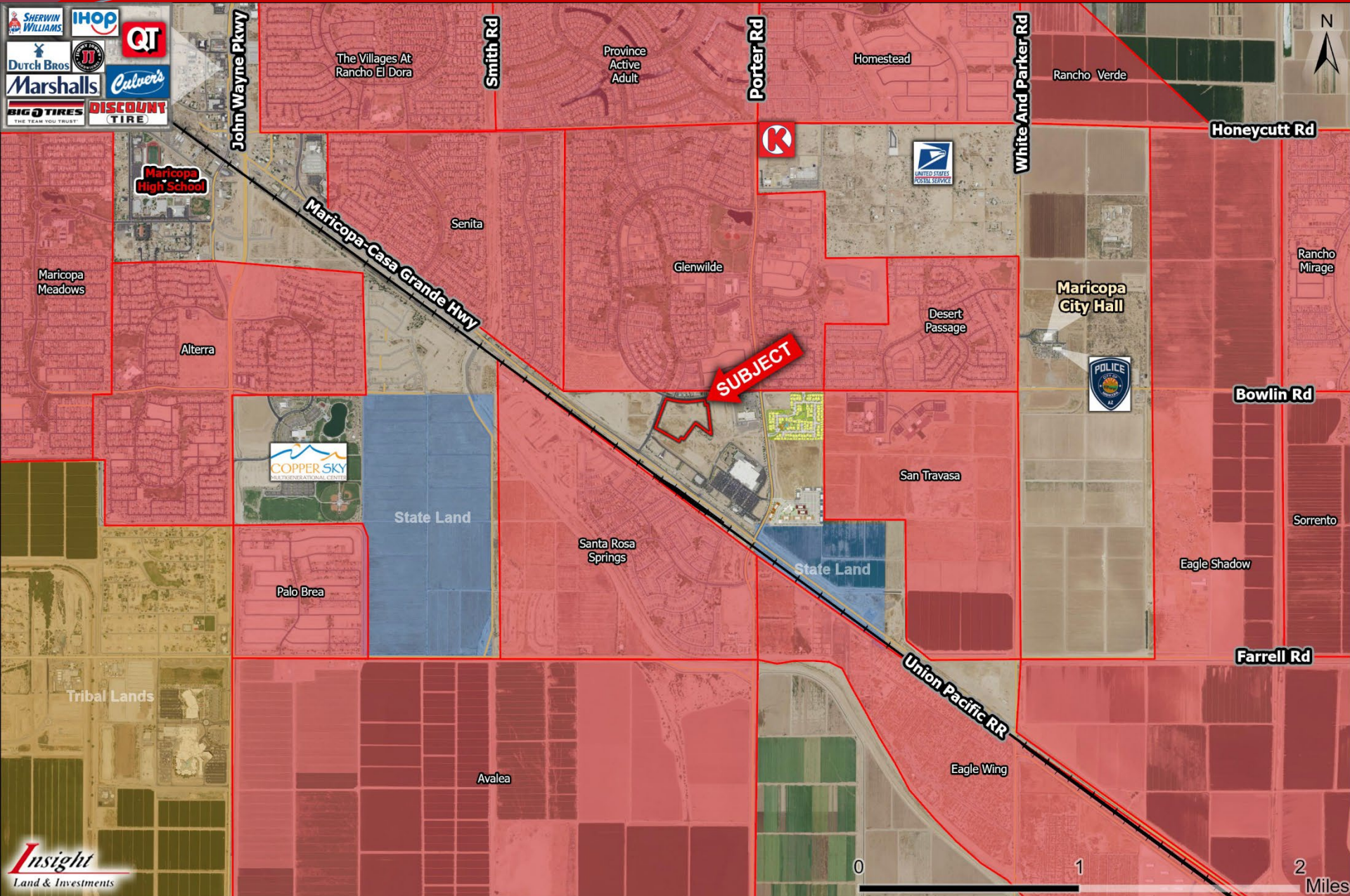
Bowlin Rd

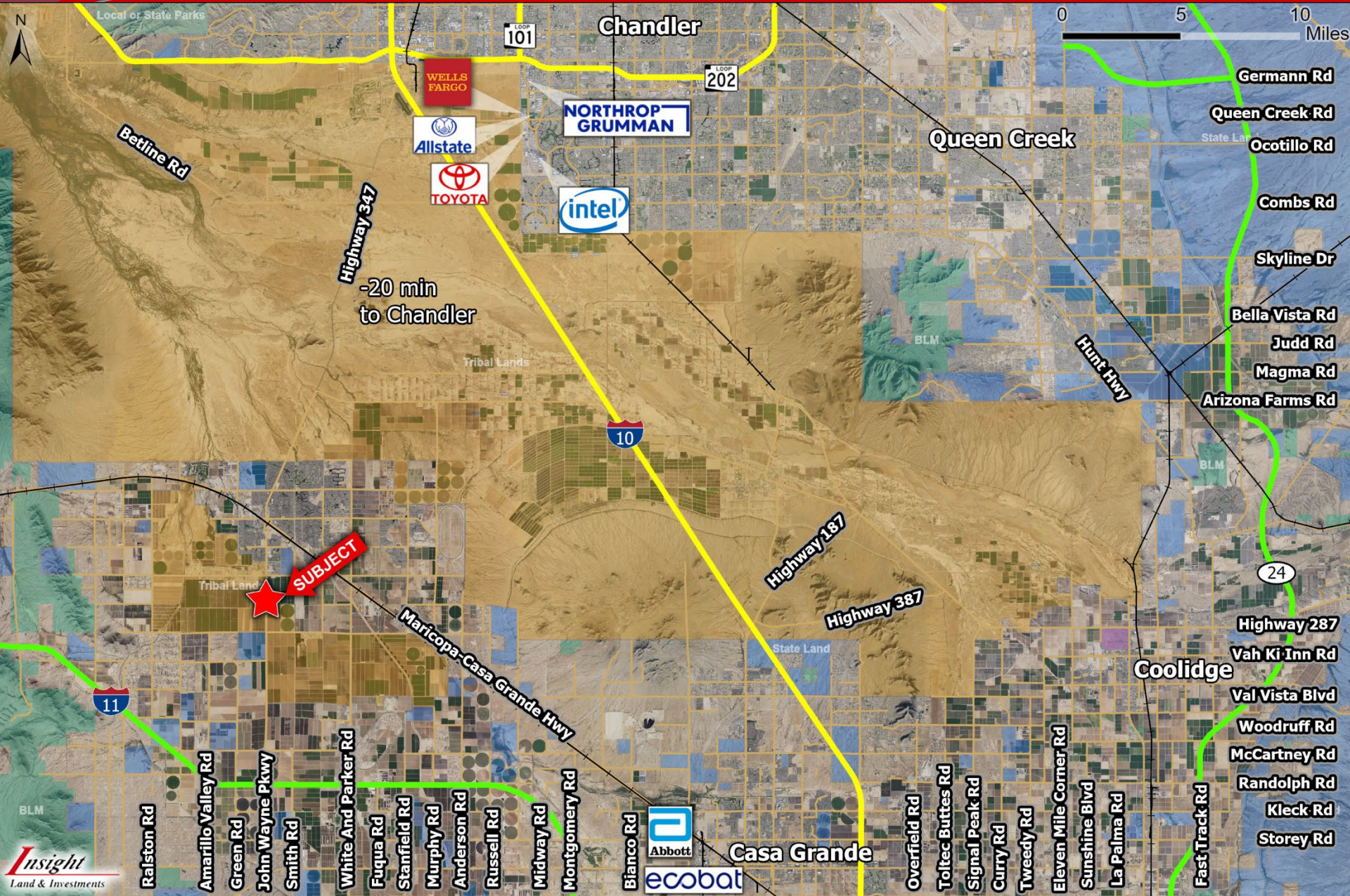
Sorrento Park

Farrell Rd

Union Pacific RR

0 1 2 Miles





Chandler

Wells Fargo
Allstate
Toyota
Northrop Grumman
Intel

Queen Creek

Germann Rd
Queen Creek Rd
Ocotillo Rd
Combs Rd
Skyline Dr
Bella Vista Rd
Judd Rd
Magma Rd
Arizona Farms Rd

Casa Grande

Overfield Rd
Toltec Buttes Rd
Signal Peak Rd
Curry Rd
Tweedy Rd
Eleven Mile Corner Rd
Sunshine Blvd
La Palma Rd

Coolidge

Highway 287
Vah Ki Inn Rd
Val Vista Blvd
Woodruff Rd
McCartney Rd
Randolph Rd
Kleck Rd
Storey Rd

Highways: Loop 101, Loop 202, Loop 10, Loop 11, Loop 24, Loop 287, Loop 387, Highway 347, Highway 187, Highway 387, Hunt Hwy

Roads: Bettline Rd, Maricopa-Casa Grande Hwy, Ralston Rd, Amarillo Valley Rd, Green Rd, John Wayne Pkwy, Smith Rd, White And Parker Rd, Fuqua Rd, Stanfield Rd, Murphy Rd, Anderson Rd, Russell Rd, Midway Rd, Montgomery Rd, Bianco Rd, Abbott, ecobat, Overfield Rd, Toltec Buttes Rd, Signal Peak Rd, Curry Rd, Tweedy Rd, Eleven Mile Corner Rd, Sunshine Blvd, La Palma Rd, Fast Track Rd

Landmarks: Wells Fargo, Allstate, Toyota, Northrop Grumman, Intel, ecobat, BLM, State Land, Tribal Land

Scale: 0, 5, 10 Miles

Subject Location: -20 min to Chandler

NWC Porter Rd & Casa Grande Hwy • Maricopa, Arizona

SITE AVAILABILITY



SCALE: 1" = 250'
(11X17)



LOT	PARCEL NUMBER	ACRES
1	LEASE PENDING	± 1.83
3	510-12-038	± 1.09
9	LEASE PENDING	± 1.22
12	510-12-047	± 1.22
16	510-12-051	± 15.35
A	PAD	± 1.67
B	PAD	± 1.50
C	PAD	± 1.50
D	PAD / Multi-Tenant	± 1.67
E	PAD / Multi-Tenant	± 1.80
F	PAD / Multi-Tenant	± 1.50

FRONTAGE PADS AVAILABLE!
LARGE PADS AVAILABLE FOR RETAIL / MIXED USE DEVELOPMENT
* On-site & off-site infrastructure complete
* Utilities provided to ALL pads

AVAILABLE
±1,572 SF

100% LEASED
PAPA JOHN'S BARBLOK verizon
Great Clips State Farm
811-851411

MARICOPA-CASA GRANDE HWY

UNION PACIFIC RAILROAD



REAR PATIO ELEVATION



FRONT GARAGE ELEVATION

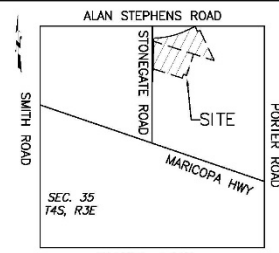
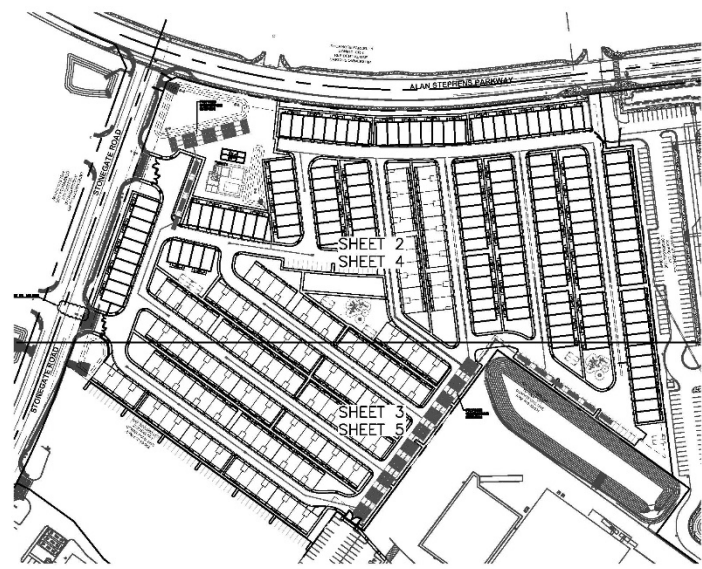
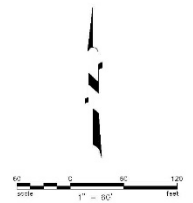


FRONT PATIO ENTRY ELEVATION



REAR GARAGE ELEVATION

**PRELIMINARY SITE AND UTILITY PLAN
FOR
VILLAS AT STONEGATE**
A PORTION OF SECTION 35 TOWNSHIP 4 SOUTH, RANGE 3 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF MARICOPA



VICINITY MAP
N.T.S.

OWNER
BFH GROUP
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446
CONTACT: DAVID M. BOHN

APPLICANT
FIG DEVELOPMENT
295 W. CENTER STREET
PHOENIX, UT 84601
PHONE: 801.372.2077
CONTACT: GARRETT SEELY

SITE SUMMARY

GROSS SITE AREA: 701,130 S.F. (16.10 ACRES)
NET SITE AREA: 682,241 S.F. (15.20 ACRES)
EXISTING ZONING: C-1 PUD OVERLAY
PROPOSED ZONING: RH
PROPOSED NO. UNITS: 318
ALLOWABLE DENSITY: 20.0 DU/AC (RH OPTION)
= 318 DU / 16.10 AC
= 19.75 DU/AC
ALLOWABLE LOT COVERAGE: 50%
PROPOSED BULK COVERAGE = 275,913 SF = 39.4%
REQUIRED OPEN SPACE = 140,226 SF = 20%
PROPOSED OPEN SPACE = 186,154 SF = 26.8% MIN
UNIT PRODUCT MIX: 143 TOWNHOMES = 44,921'
143 TOWNHOMES = 36,524'
PARKING REQUIRED: 2.5 SPACES PER 3 BEDROOM UNIT
2.0 SPACES PER 2 BEDROOM UNIT
PARKING PROVIDED: = 636 GARAGE STALLS + 82 OPEN STALLS
= 718 TOTAL PROVIDED
= 2.26 STALLS PER UNIT

SHEET INDEX

COVER SHEET.....1
PRELIMINARY SITE PLAN.....2-3
PRELIMINARY UTILITY PLAN.....4-5
VEHICULAR AND PEDESTRIAN
CIRCULATION EXHIBIT.....6
OPEN SPACE EXHIBIT.....7

PROJECT DESCRIPTION

A PROPOSED MULTI FAMILY RESIDENTIAL DEVELOPMENT
CONSISTING OF 318 TOWNHOME-STYLE UNITS.

SERVICE PROVIDERS

WATER CITY OF MARICOPA
SEWER CITY OF MARICOPA
POLICE CITY OF MARICOPA
FIRE CITY OF MARICOPA

LEGAL DESCRIPTION

PANEL 1.
LOT 18A OF MINOR LAND DIVISION OF LOT 18 OF A REPLAT OF
LOTS 18 AND 20 OF MARICOPA POWER CENTER THE WELLS,
ACCORDING TO SURVEY OF RECORD AT FEE NO 2020-035333,
RECORDS OF PINAL COUNTY.

PANEL 2.
LOT 17 OF MARICOPA POWER CENTER THE WELLS, ACCORDING TO
THE PLAT RECORDED IN CABINET N, SLIDE 053, IN THE OFFICIAL
RECORDS OF PINAL COUNTY ARIZONA.

BASIS OF BEARING

THE MONUMENT LINE OF STONEGATE ROAD BETWEEN A FOUND 3"
BRASS CAP FLUSH AT THE INTERSECTION OF STONEGATE ROAD
AND ALAN STEPHENS PARKWAY AND A FOUND 3" BRASS CAP
FLUSH LOCATED IN THE NORTH-EAST QUARTER OF SECTION 35,
TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING
N12°21'12"E. (ASSUMED BEARING)

BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

COVER SHEET

VILLAS AT STONEGATE
CITY OF MARICOPA, AZ

PROJECT:

NOT APPROVED FOR CONSTRUCTION

JOB NO.
202110090

SHEET NO.
1

1 OF 7

Maricopa, AZ 85138	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2022)	9,760		56,570		64,391	
Projected Population (2027)	10,858		62,502		71,585	
Census Population (2020)	8,998		52,061		59,214	
Census Population (2010)	5,149		37,717		44,615	
Projected Annual Growth (2022-2027)	1,098	2.3%	5,932	2.1%	7,194	2.2%
Historical Annual Growth (2020-2022)	762	-	4,509	4.3%	5,177	4.4%
Historical Annual Growth (2010-2020)	3,848	7.5%	14,343	3.8%	14,599	3.3%
Estimated Population Density (2022)	3,108 <i>psm</i>		2,002 <i>psm</i>		820 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	
Households						
Estimated Households (2022)	3,138		18,459		20,894	
Projected Households (2027)	3,799		22,132		25,212	
Census Households (2020)	2,900		17,015		19,242	
Census Households (2010)	1,682		12,472		14,677	
Projected Annual Growth (2022-2027)	661	4.2%	3,673	4.0%	4,318	4.1%
Historical Annual Change (2010-2022)	1,455	7.2%	5,986	4.0%	6,217	3.5%
Average Household Income						
Estimated Average Household Income (2022)	\$64,201		\$68,468		\$69,321	
Projected Average Household Income (2027)	\$61,205		\$67,759		\$67,916	
Census Average Household Income (2010)	\$61,268		\$67,493		\$66,455	
Census Average Household Income (2000)	\$35,345		\$37,944		\$37,726	
Projected Annual Change (2022-2027)	-\$2,996	-0.9%	-\$709	-0.2%	-\$1,406	-0.4%
Historical Annual Change (2000-2022)	\$28,856	3.7%	\$30,525	3.7%	\$31,596	3.8%

