



**FOR SALE, BTS, OR GROUND LEASE**

**±40 Acres of Vacant Land Available**

S/SWC State Route 238 & Rachael Road | Maricopa, AZ 85139



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\$4,000,000

PRICE

±40 AC

LAND SIZE

510-16-002B

PARCEL #

## ABOUT THE PROPERTY

- Available for sale, build-to-suit, or ground lease
- Average household income +\$100,000 in a 3-mile radius
- Zoned: CI-2 (Industrial Zone)  
<https://codelibrary.amlegal.com/codes>

## DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
2023 Est Population	55,371	61,887	73,528
2028 Est Population	59,162	66,384	78,880
Average HH Income	\$105,533	\$105,019	\$102,970
Daytime Population	40,302	45,948	55,183

Year: 2023 | Source: Esri

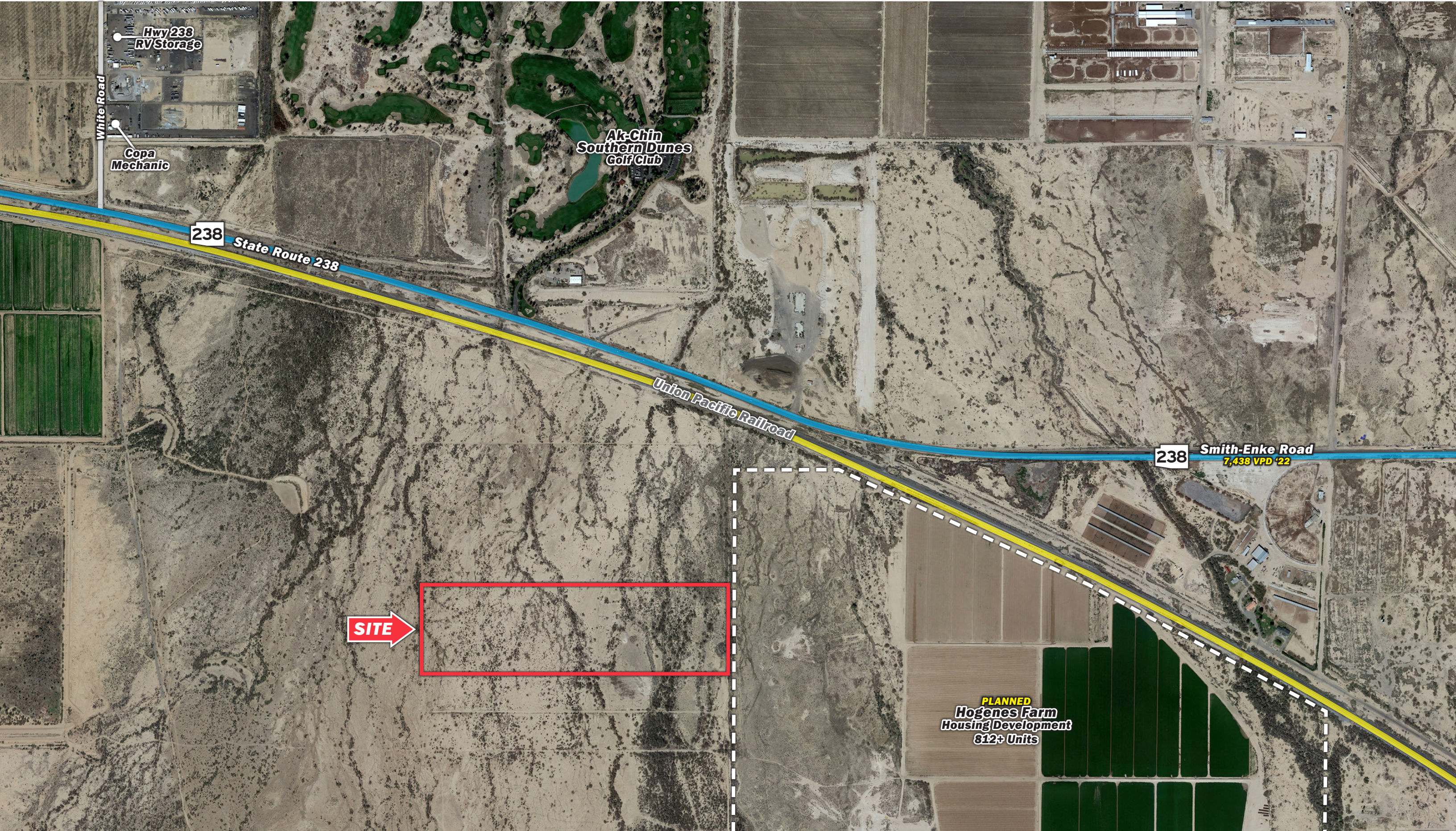
## TRAFFIC COUNTS

John Wayne Parkway (Hwy 347)	47,971 VPD
Smith-Enke Road (Hwy 238)	7,438 VPD

Year: 2022 | Source: MPSI

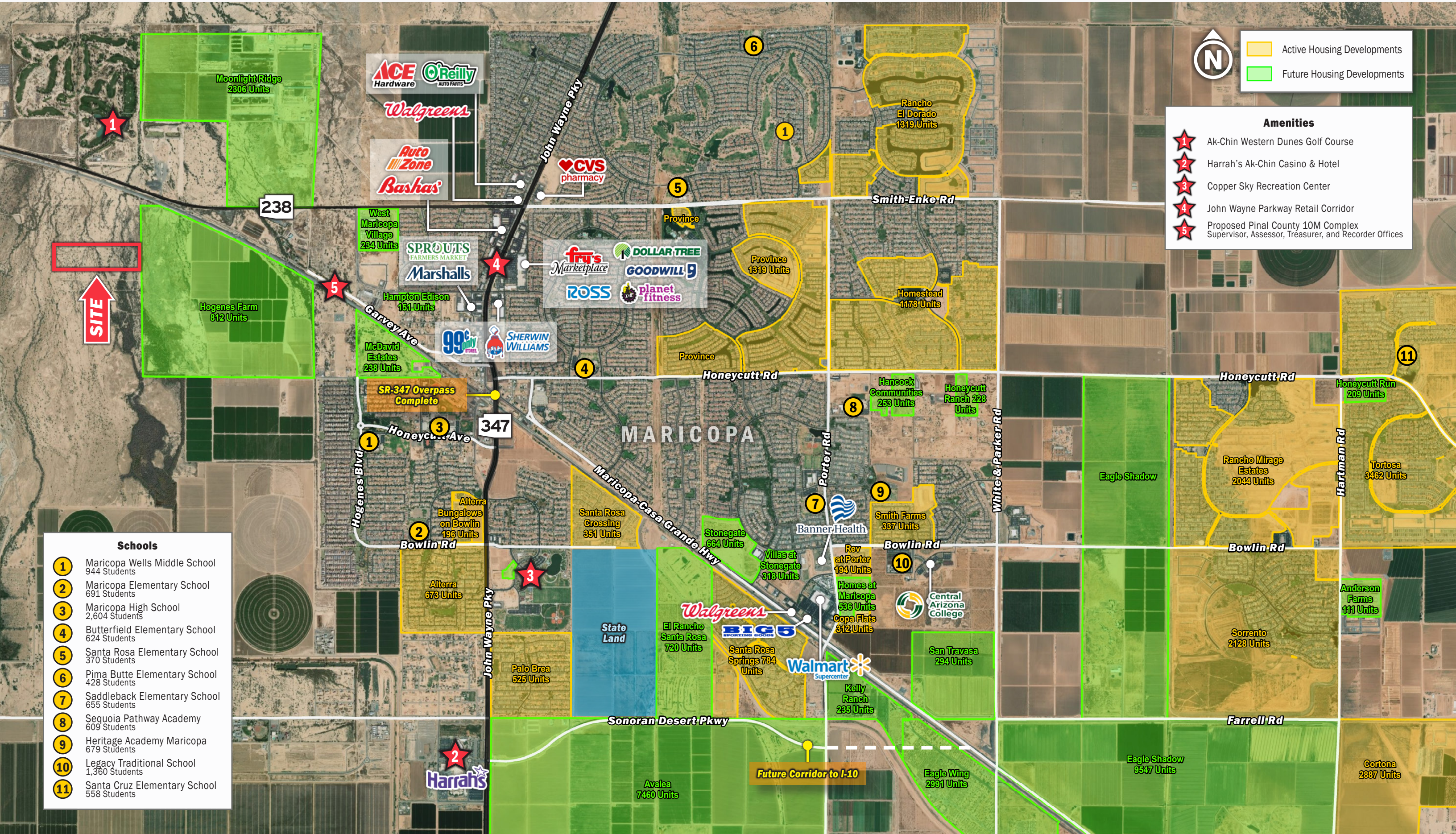
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Active Housing Developments  
Future Housing Developments

- Amenities**
- 1 Ak-Chin Western Dunes Golf Course
  - 2 Harrah's Ak-Chin Casino & Hotel
  - 3 Copper Sky Recreation Center
  - 4 John Wayne Parkway Retail Corridor
  - 5 Proposed Pinal County 10M Complex Supervisor, Assessor, Treasurer, and Recorder Offices

- Schools**
- 1 Maricopa Wells Middle School 944 Students
  - 2 Maricopa Elementary School 691 Students
  - 3 Maricopa High School 2,604 Students
  - 4 Butterfield Elementary School 624 Students
  - 5 Santa Rosa Elementary School 370 Students
  - 6 Pima Butte Elementary School 428 Students
  - 7 Saddleback Elementary School 655 Students
  - 8 Sequoia Pathway Academy 609 Students
  - 9 Heritage Academy Maricopa 679 Students
  - 10 Legacy Traditional School 1,360 Students
  - 11 Santa Cruz Elementary School 558 Students

# Maricopa P&Z Approves Hogenes Farms Development

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MARICOPA — A zoning change for a large, 528-acre master-planned community was approved by the Maricopa Planning and Zoning Commission on June 28.

The land, which was formerly Hogenes Dairy, sits just south of State Route 328 and west of future developments McDavid Estates and Estrella Gin Business Center. Previously the land was zoned as industrial, but it was recommended for a rezoning to a planned area development at the Monday meeting.

The request was made by Marbella Homes on behalf of Hogenes Farms, and representatives gave new details on what the property will become if approved by the City Council. In the first two phases of development, 812 single-family homes are to be built on 232 acres in the southwestern portion of the property at around 3.5 units per acre. Phase 3 would see the northern portion of the property completed in a mixture of housing and commercial or office space.

The developer would also improve Green and McDavid roads after neighboring residents at a public meeting voiced concerns over road accessibility. Green Road is to be extended to the Union Pacific Railroad tracks, where the developer proposed building an overpass over the tracks.

A new road on the northwest corner of the lot was proposed by the applicant and would ensure two access points for properties to the west. The city has further asked the developer to improve and maintain McDavid Road.

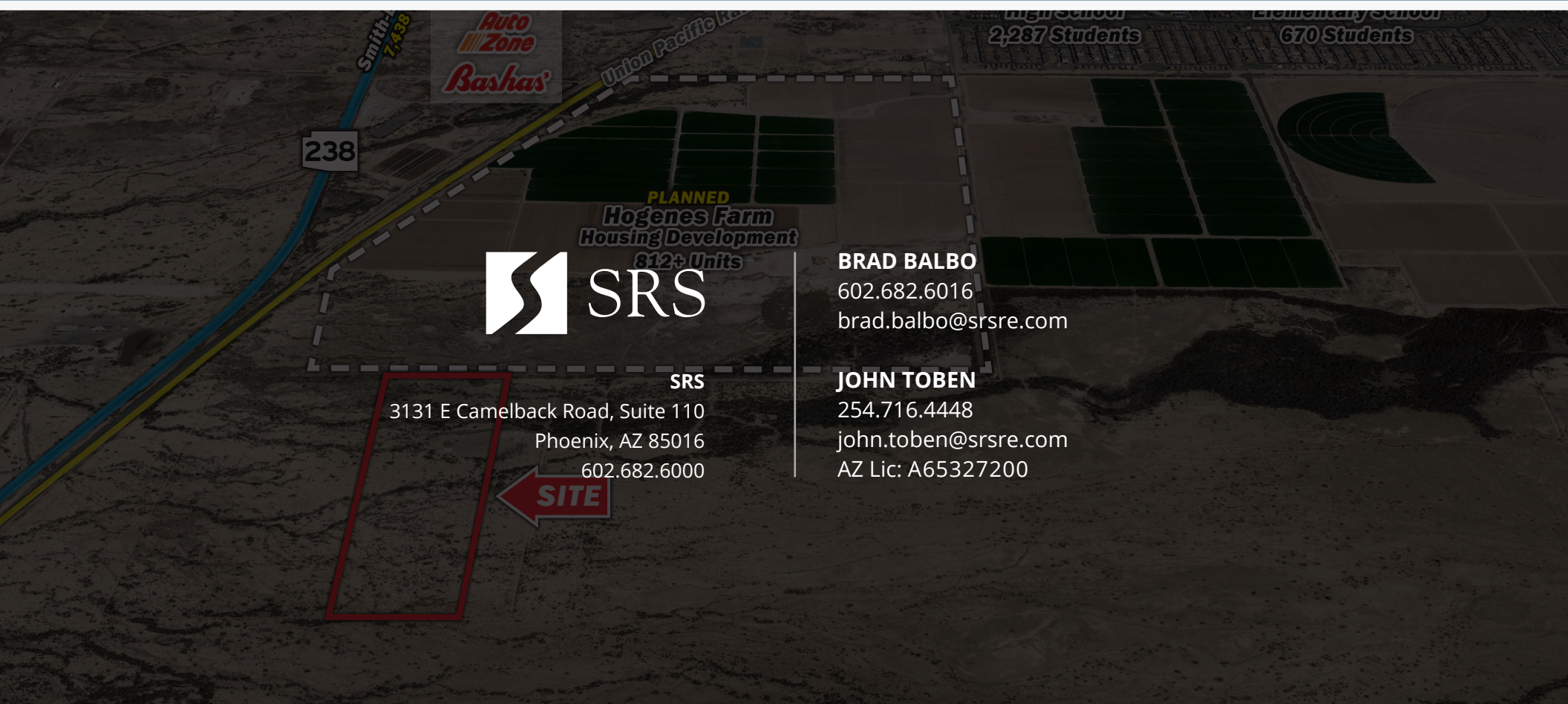
Property owners directly to the west of the future PAD were specifically concerned about McDavid Road, which currently is their only access point to their property. Jim Bell of Spiess & Bell law firm, representative of these property owners, reiterated their concerns at the meeting on Monday.

“My clients are not necessarily opposed to the development that’s being proposed, they were mainly concerned about access to their property,” Bell said.

Though Bell stated his clients were happy that the new proposal included a connection through McDavid Road, he was still concerned about waiting until the third phase to have that portion of the road completed. “The westerly neighbors claim a right of access to their properties and the applicants intend to honor that legal access with the future design of the PAD.”

The commission voted 6-0 to approve the proposed zoning changes, and Planning and Zoning member Ted Yocum expressed his support of the traffic stipulations specifically.

“We as a Planning and Zoning Commission are almost always talking about transportation and traffic issues,” Yocum said. “I think the presentation we had tonight addressing those two issues was well thought and in-depth, and I like what you’re recommending.”



238

Smith  
7,438

Auto  
Zone  
Bashas'

Union Pacific

High School  
2,287 Students

Elementary School  
670 Students



PLANNED  
Hogenes Farm  
Housing Development  
812+ Units

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