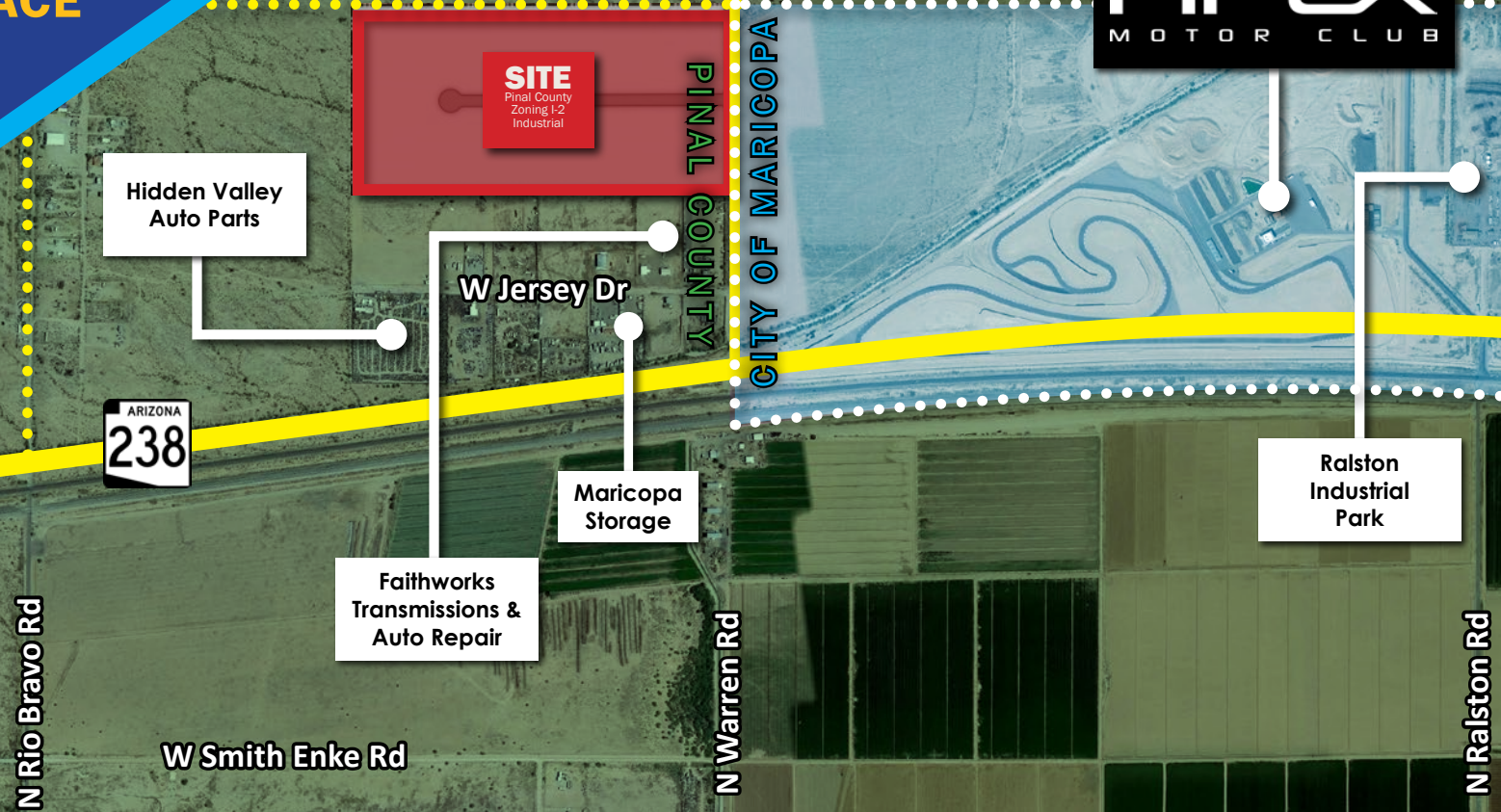


# ±10-80 Acres of Industrial Land FOR SALE

**I-2 ZONING IN PLACE**

N. Warren Road  
Pinal County

MARICOPA, ARIZONA



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. 

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

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## PROPERTY FEATURES

ADDRESS	N. Warren Road, Maricopa, AZ 85139
SIZE	±80 Acres (Divisible)
COUNTY	Pinal (May Be Annexed into City of Maricopa)
PARCEL #	510-05-001 0 (N SEC 15-45-2E)
ZONING	I-2, Industrial (Pinal County)
FLOOD ZONE	Outside of the 0.2% Annual Chance of Flooding Flood Insurance <b>Not</b> Required
UTILITIES	Call for Details
FRONTAGE	Warren Road, Jersey Drive, Gila River Indian Reservation
SALE PRICE	CONTACT BROKER FOR DETAILS

## LOCATION BENEFITS

- Adjacent to one of the fastest growing communities in the State and the Nation!
- Located within Maricopa's "Adventure Corridor"
- 1,321 Feet of Frontage on Warren Rd.

## POTENTIAL USES\*

- Commercial/Industrial Park
- Corporate HQ/Manufacturing
- Recreation
- Entertainment
- Storage

\* CONSULT ZONING CODE IF REZONING REQUIRED



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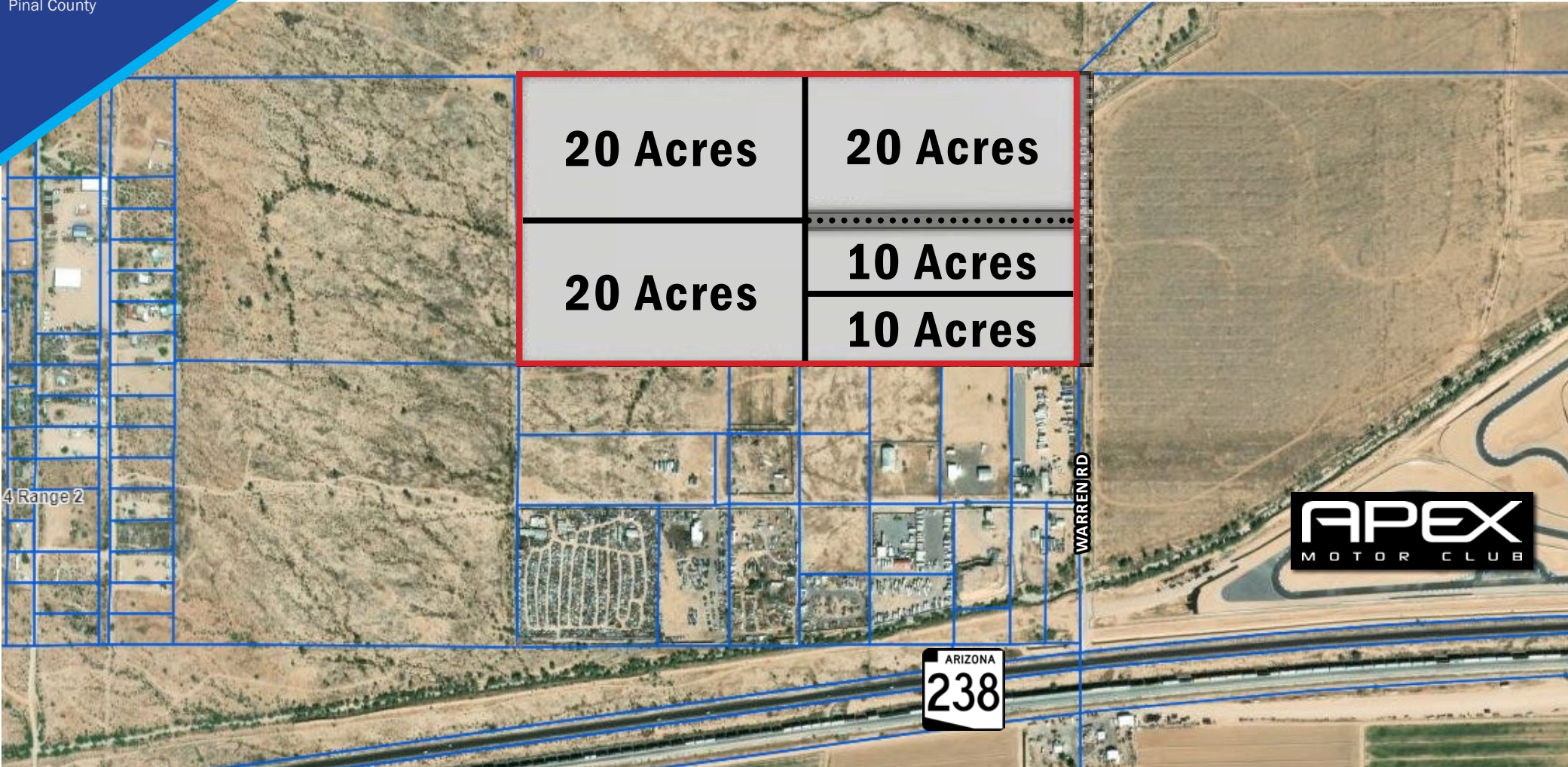
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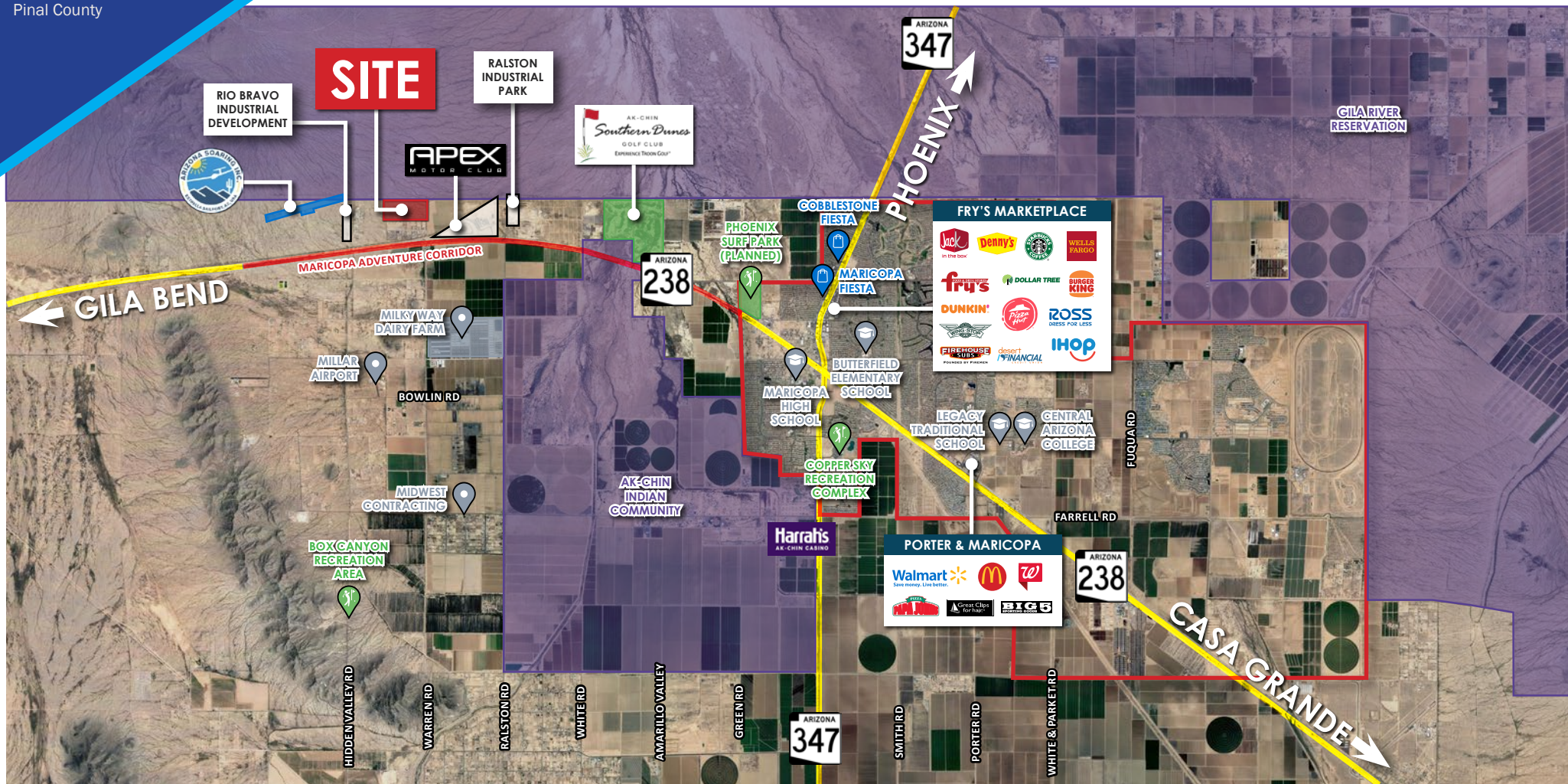
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## CITY OF MARICOPA

Maricopa offers residents and businesses the experience of a small-town atmosphere that is within a short distance to two major metropolitan areas.

- Maricopa is Arizona's 88th municipality, incorporated on October 15, 2003.
- The City's population is approximately 62,000. That is a 42.5% increase over 2010 Census Numbers.
- Median Age = 33
- Heads of Households with Bachelor's Degree or Higher = 65.2%
- Average Household Income = \$86,000
- Maricopa is approximately 43 square miles, with a planning area of 233 square miles.

## RANKING

-  #1 Most Diverse School District in the Phoenix Area (Niche.com - 2022)
-  #1 Best Place to Raise a Family (HomeSnack.net - 2020)
-  #3 Fastest Growing Cities (HomeSnack.net - 2021)
-  #4 Most Diverse Suburbs in Arizona (Niche.com - 2021)
-  #4 Safest Cities in Arizona (Alarms.org - 2021)
-  #9 Regions New Home Closings Surge (RL Brown - 2019)
-  #9 Safest Cities in Arizona (Safewise.com - 2021)
-  #8 Best Suburb to Buy a House in Phoenix (Niche.com - 2021)
-  #8 Best Places to Live in Arizona (AreaVibes.com - 2021)



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## MARICOPA'S ADVENTURE CORRIDOR



### SOUTHERN DUNES GOLF COURSE

Spawled across 320 acres of the Ak-Chin Indian Reservation, Ak-Chin Southern Dunes Golf Club provides a welcoming, laid-back ambiance. Here, amid uninhibited 360-degree views of Arizona's magnificent desert expanse, this world-class, Troon Golf-managed facility offers impeccable course conditioning, unmatched playability and superlative customer service, thus ensuring an unparalleled round of extraordinary golf.

#5 - Best Course You Can Play in Arizona | #84 - Best Course You Can Play in the United States | Golf Magazine 2016



### APEX MOTOR SPORTS

APEX Motor Club is a private car club in Arizona that provides a unique social environment for auto enthusiasts. APEX is located in a perfect setting within the Greater-Phoenix area. The APEX track is surrounded by mountain ranges, allowing members to enjoy the most incredible Arizona sunsets. Phoenix is one of the six most populated cities in America. It offers 300 days of sunshine and ideal racing conditions. APEX Motor Club is the only private motorsports car club and race track within a major metro area. Our country club race track was built around what avid auto enthusiasts demand. APEX Motor Club members enjoy world class racing circuits, country club-style amenities, private garages and more. Join a limited crowd for unlimited speed.

<https://apexmotorclub.com/>



### ESTRELLA SAILPORT / ARIZONA SOARING

The nation's leading provider of quality and professional glider training since 1969. Arizona Soaring, located at the foot of the Estrella Mountains, offers the most reliable year-round soaring conditions. Due to the abundance of sunny days and warm temperatures throughout the year, thermals in the Phoenix area are very plentiful. No other site comes close to matching the predictability and consistency of soaring conditions found at our site. Estrella Sailport is a privately owned airport located in an area with very little local airplane traffic, and virtually no airline traffic. We have the nation's largest fleet of two place and single place sailplanes to meet your flying needs.

Our fun-loving staff of instructor pilots will provide you and your friends with the experience of a lifetime. Your pilot will provide you with whatever type of flight you wish whether it's a mellow soaring ride along the majestic Sierra Estrella Mountains or a wild and thrilling aerobatic ride.

Conveniently located just outside of Phoenix, Arizona Soaring is easy to find. Our customers fly into Phoenix Sky Harbor Airport which is served by many carriers at very competitive fares. Then grab yourself a rental car and follow our map to Estrella Sailport in the town of Maricopa. Just 20 miles south of Phoenix, Maricopa is alive with activity and has many newly built stores and restaurants for your convenience. Be sure to ask us about accommodations both on-site and nearby.

<https://www.azsoaring.com>



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## MARICOPA'S ADVENTURE CORRIDOR



### COPPER SKY RECREATION COMPLEX

Copper Sky Recreation Complex is the sporting, fitness, recreation and leisure destination in Maricopa. Comprised of the Copper Sky Multigenerational Center (with aquatics center) and the 100 acre Copper Sky Regional Park (with multiple ball fields, fishing lakes, and amphitheater) this expansive recreational development offers fantastic indoor and outdoor recreation and fitness programs.



### GILA RIVER CASINO AND PHOENIX PREMIUM OUTLET SHOPS

Four Diamond Awarded Wild Horse Pass is home to over 405 guest rooms and suites, resort amenities, and entertainment. There are two pools with fitness rooms and restaurants including prime, Shula's Steak House, Ling & Louie's Asian Bar and Grill. The casino features slots, blackjack, craps, roulette, baccarat, and sportsbook. Phoenix Premium Outlets serves as the premier shopping destination for locals and visitors alike looking for name brands and outlet pricing.



### HARRAH'S AK-CHIN HOTEL AND CASINO AND CIRCLE ENTERTAINMENT COMPLEX

From exciting casino gaming to fine dining and everything in between Harrah's Ak-Chin Resort is an oasis in the desert. The hotel offers 300 luxurious guest rooms accompanied by a swimming pool with swim up bar. The casino has an excellent selection of video and poker slots, with 1,135 games in denominations that range from pennies to high-limit \$25 machines. The entertainment venue offers concerts and shows featuring top name artists from around the world.



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## MARICOPA'S ADVENTURE CORRIDOR

### PHOENIX SURF PARK - MARICOPA

A "world-class surf experience" with sandy beaches, wave pool, hotel and lazy river is in the planning stages for Maricopa. In a bid to the city last year, Mesa-based PHX Surf LLC proposed "a facility to offer a world-class surf experience along with play pools and related amenities to offer food, beverage, retail and outdoor recreational elements. Phoenix Surf "will create a unique attraction that offers advanced active entertainment, progressive surfing experiences, water play, related retail and dining, concert and open space and hospitality — all immersed with 'ocean views' and the sound of crashing waves breaking in the desert sun," according to PHX Surf's preapplication narrative obtained by The Arizona Republic in 2021.

The proposed PHX Surf park at State Route 238 and Loma Road will cover 71 acres and include two 5-acre surf lagoons as well as a hotel, restaurants, entertainment, shopping and surf instruction, among other amenities. The centerpieces of the facility will be two surf lagoons of about five acres each. Other attractions would include water slides, a "lazy river" and a pump track, as well as a spa and outdoor concert stage. Nighttime activities are also planned, including live music and surfing under the lights. The retail area will be elevated above the surf beach and fronted with a boardwalk to provide better viewing for park and restaurant patrons.



Architect plans call for the construction of a "tiny home" park, with 42 surf villas – 22 one-bedroom, 600-square-foot units and 20 two-bedroom units of 900 square feet – adjacent to the lagoon, with their own clubhouse and beach area. Plans call for an upscale hotel with 80 rooms to sit between the lagoons, plus surf villas and a 30-site campground that will allow patrons to bring their own RV to the site. The developers cite this unique aspect as one way for "the project to capitalize on various types of patron demand from throughout the world. PHX surf expects patrons from much more than just the state of Arizona or other nearby states, but internationally, who will come to stay and play with direct access to the surf, beach, aquatic experiences and more."



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