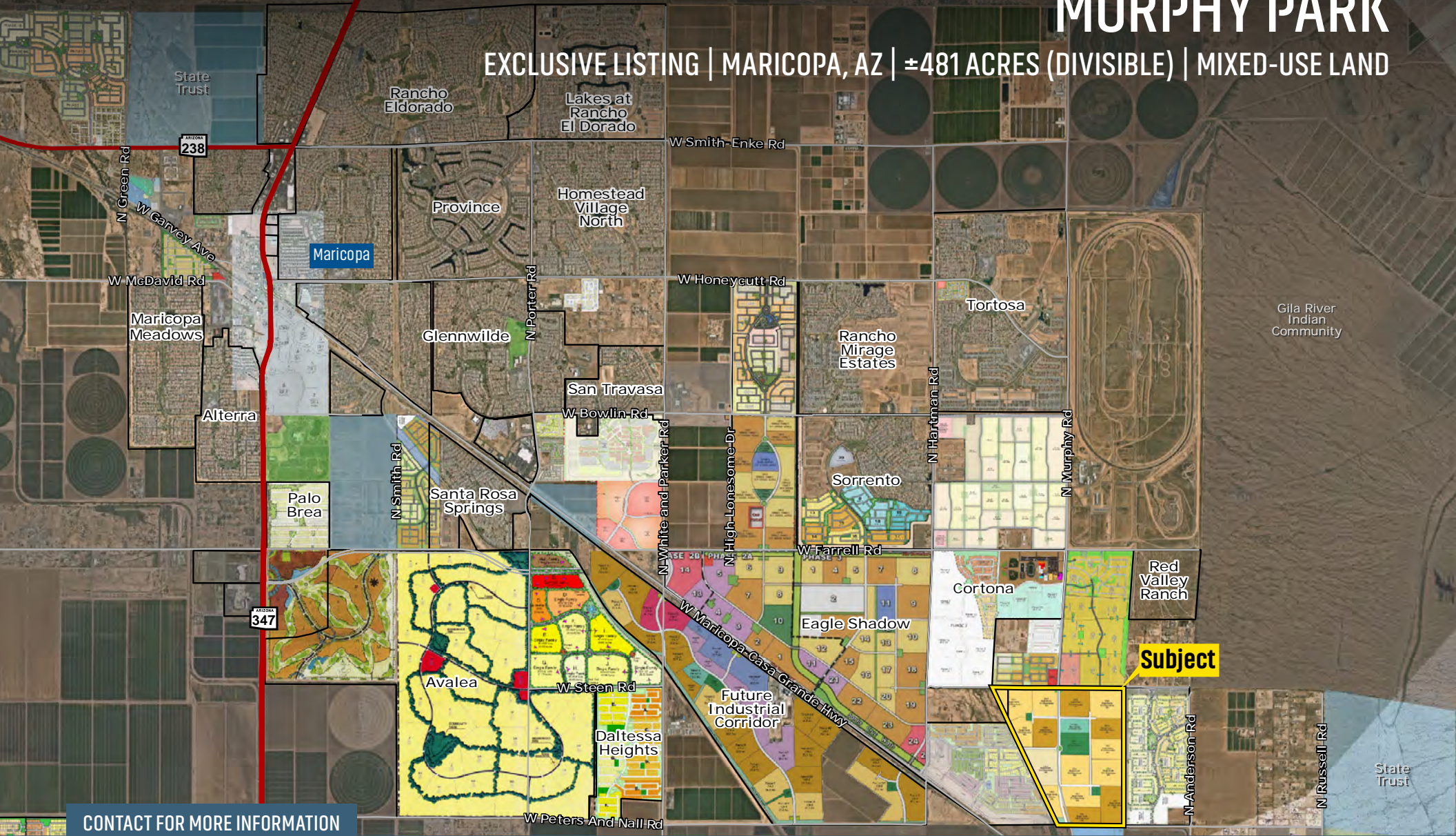


MURPHY PARK

EXCLUSIVE LISTING | MARICOPA, AZ | ±481 ACRES (DIVISIBLE) | MIXED-USE LAND



CONTACT FOR MORE INFORMATION

Ben Heglie
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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. The information contained within is subject to change without notice. AZPinal246292_New - 06.04.2024.

480.483.8100 | LandAdvisors.com

LAND SUMMARY



LOCATION & ACCESS

This property is located north of the northeast corner of Murphy Road & Maricopa-Casa Grande Highway in Maricopa, Arizona. The Maricopa-Casa Grande Highway provides direct access to State Highway 347, which connects to Interstate 8 and 10. Interstate 8 and 10 provide access to major hubs like Phoenix, Los Angeles, Tucson, San Diego, and more. The property is also just east of the Union Pacific Railway.



SIZE

±481 Acres (All or Part)



PRICE

Submit



PARCELS

502-06-010B, 502-08-001



ZONING

PAD - The approved zoning allows flexibility of uses and up to 10 du/ac
[Click to view approved Murphy Park PAD](#)



GENERAL PLAN

Master Planned Community (MPC)



TAXES

\$20,583.54



UTILITIES

- Power - Electrical District 3
- Water - Global Water
- Sewer - Global Water
- Gas - Southwest Gas
- Communications - Century Link & Orbital

[Click to view Infrastructure Coordination Agreement](#)



LAND USE MATRIX

LAND USE CATEGORY	MIN		MAX	
Employment (South end of property & east of Murphy)	80 Acres	17%	401 Acres	84%
Business Park (North of Employment or west of Murphy)	0 Acres	0%	240 Acres	50%
Residential (North of Employment)	80 Acres	17%	401 Acres	84%



DEVELOPMENT STANDARDS

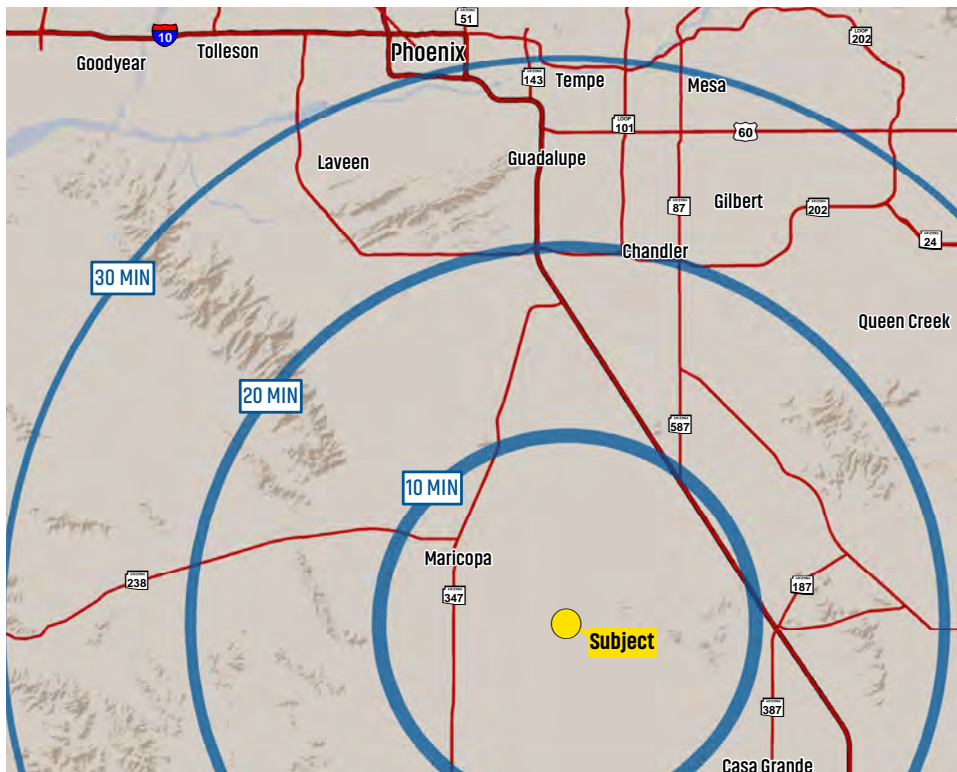
STANDARDS ⁽¹⁾ ⁽²⁾ ⁽³⁾	RS-5 PAD SINGLE FAMILY
LOT DENSITY STANDARDS	
Min. Lot Area	3,200 sf
Min. Lot Width	40'
Maximum Lot Coverage	
One Story	60%
Two/Three Stories	60%
BUILDING STANDARDS	
Maximum Building Height	30 ft
Front Setbacks	15'; 10' to livable; 18' to face of garage
Interior Side Setbacks	5'
Street Side Setbacks	5'
Rear Setbacks	15'

(1) Livable area and side entry garages may have a minimum setback of 10 feet from the property line. Street-facing garage entrances shall be no less than a distance of 18 feet from the property line.
 (2) Detached garages shall be located in the rear half of the lot. The zoning administrator may approve a detached garage in the front half of the lot subject to the front setback requirements of the district where the size, shape, location, surroundings, or existing structures make it infeasible to locate the garage in the rear half of the lot.
 (3) A minimum 10-foot landscape tract or no-build easement must be provided adjacent to the street side of the lot, in addition to the minimum interior side setback required.

CITY OF MARICOPA SNAPSHOT

The city of Maricopa is the 8th fastest growing city in the United States. In 2001, the city of Maricopa had a population of just 1,040. Today, the greater Maricopa region has a population of just over 75,000 residents. The city is not shy of ready to work employees as well. 77% of the current workforce of Maricopa commutes outside of the city for work. With that being said, 85% of the current work force say they would be willing to take a pay cut to work in the city. With projected job growth from 2022-2026 sitting at 17% and a vibrant housing market, the city of Maricopa is a great place to bring your business.

LOCAL DRIVE TIME MAP



POPULATION



2010	2020	2023	2028
43,495	58,125	67,824	73,139

EDUCATION



High School Diploma	Some College	Associates's Degree	Bachelor's Degree
27.7%	24.20%	13.50%	15.90%

HOUSING



Total Housing Units 2023	Owner Occupied Housing Units	Renter Occupied Housing Units	Total Vacant Housing Units
24,338	18,941	3,313	2,084

INCOME



Average Household Income	Per Capita Income	Median Household Income
\$105,372	\$34,574	\$91,674

EMPLOYMENT BY INDUSTRY

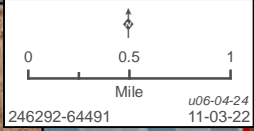


Services	Retail Trade	Finance Insurance Real Estate	Manufacturing
45.70%	13.20%	7.40%	10.40%

*Sourced from ESRI

SURROUNDING BUILDERS

Ben Heglie | Bret Rinehart | Ryan Semro | 480.483.8100 | landadvisors.com



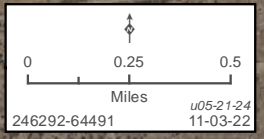
SURROUNDING EMPLOYMENT

Ben Heglie | Bret Rinehart | Ryan Semro | 480.483.8100 | landadvisors.com



WEST CHANDLER BUSINESS DISTRICT

Ben Heglie | Bret Rinehart | Ryan Semro | 480.483.8100 | landadvisors.com

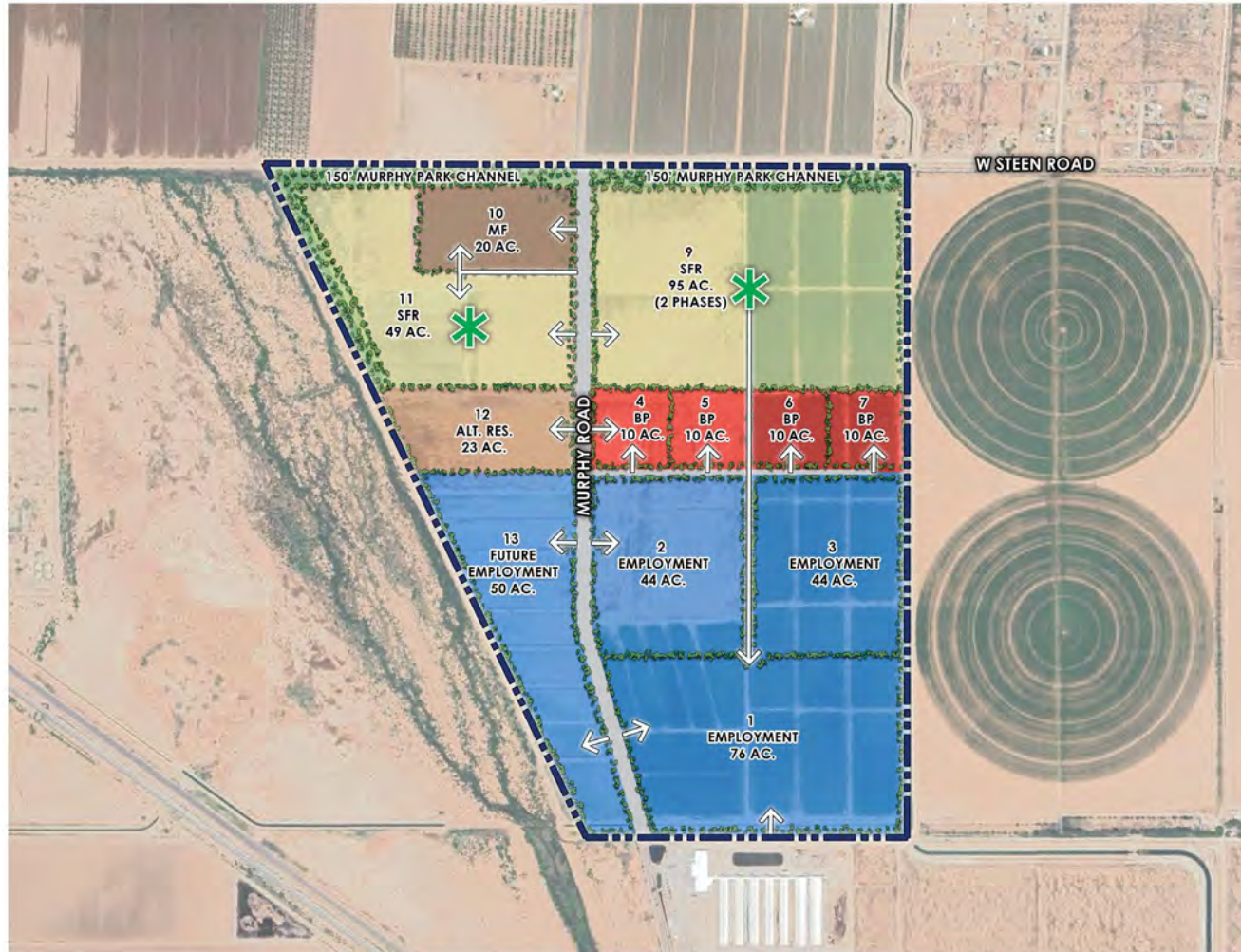


AMENITIES

Ben Heglie | Bret Rinehart | Ryan Semro | 480.483.8100 | landadvisors.com



MURPHY PARK CONCEPTUAL LAND USE PLAN



	MIN	%	MAX	%
EMPLOYMENT	80	17%	401	84%
BUSINESS PARK	0	0	240	50%
RESIDENTIAL	80	17%	401	84%
TOTAL ACRES	481			

	MIN	MAX
SFR	25%	80%
MF	5%	35%
ALT. HOUSING	5%	50%

LAND USES	ACRES	%
EMPLOYMENT	214	44.5%
BUSINESS PARK	40	8.3%
RESIDENTIAL	187	38.9%
TOTAL ACRES	441	91.7%

ROADWAY (Murphy Rd ROW + Steen Rd 1/2 ROW)	17	3.5%
DRAINAGE	23	4.8%
TOTAL ACRES	481	100.0%

	ACRES	%
SFR	144	77.0%
ALT. HOUSING	23	12.3%
MF	20	10.7%
TOTAL	187	100.0%

LEGEND

- PARK AMENITY
- SINGLE FAMILY RESIDENTIAL
- BUSINESS PARK
- EMPLOYMENT
- MULTI-FAMILY
- ALT. RESIDENTIAL



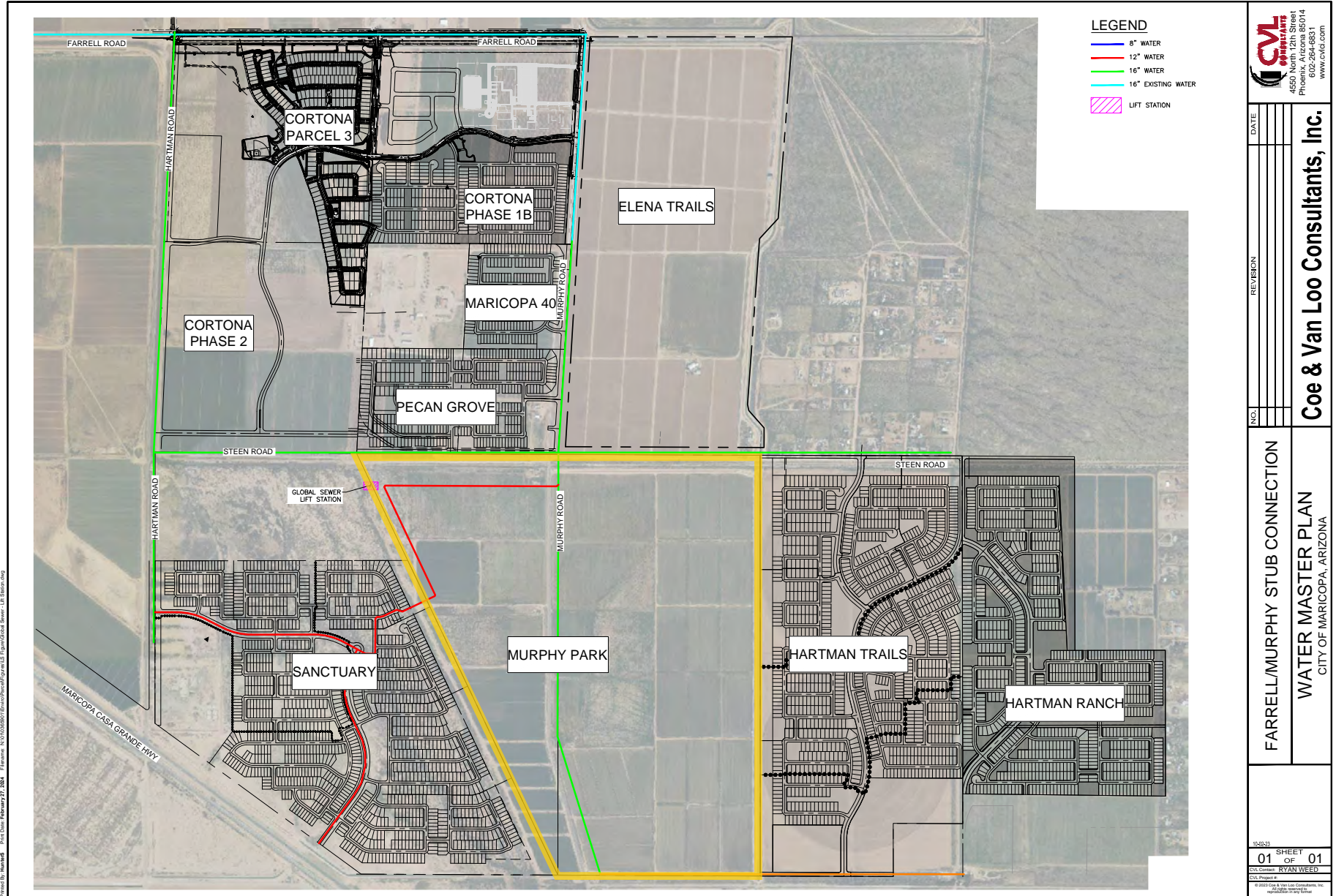
MURPHY PARK • CONCEPTUAL LAND USE PLAN - OPTION 3B

CITY OF MARICOPA
04/04/24
24002202
MARICOPA 480 PARTNERS, LLC.

Information furnished regarding this property is from sources deemed reliable. RVI does not make an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is preliminary, subject to change, and does not represent any regulatory approval.



GLOBAL SEWER LIFT STATION WATER LAYOUT



CML
 4550 North 12th Street
 Phoenix, Arizona 85014
 602-264-8831
 www.cml.com

NO.	REVISION	DATE

Coe & Van Loo Consultants, Inc.

FARRELL/MURPHY STUB CONNECTION
WATER MASTER PLAN
 CITY OF MARICOPA, ARIZONA

10/2/21	SHEET	01
	OF	01
	CHECKED BY	RYAN WEED
	CML PROJECT #	



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