

173 Unit Approved Apartment Site

Copper Sky Regional Park -Maricopa



Subject : Copper Sky South

Location: Signalized intersection at the SEC of John Wayne Parkway & MLK Blvd

Size: 5.856 acres

Utilities: to the site

Zoning: General Mixed-Use District (MU-G).

Unit Count: 173 (391 units recommended by the planning department and council-see page 2)

Traffic Count: 6900 vpd North & South on John Way Parkway

Demographics:

Average Household Income: \$102,052

Total Housing units : 22,881

Estimated Population: 62,310

Total labor population: 48,489

Source of Demographics : Regis 2024

Comments:

- Available subject to final engineering
- Fully Improved and mass graded
- Significant flexibility on the ultimate density.
- Located within the Copper Sky Community Center campus.

Available due diligence items include ALTA survey, phase one environmental report, zoning and general plan amendment approval letter, 50 page feasibility report dated 7-23, 28 page PAD and DR narrative for Copper Sky Mix-use North and South dated 2-24

TRACY GLASS

Office: (602) 385-1549

Cell: (602)330-3201

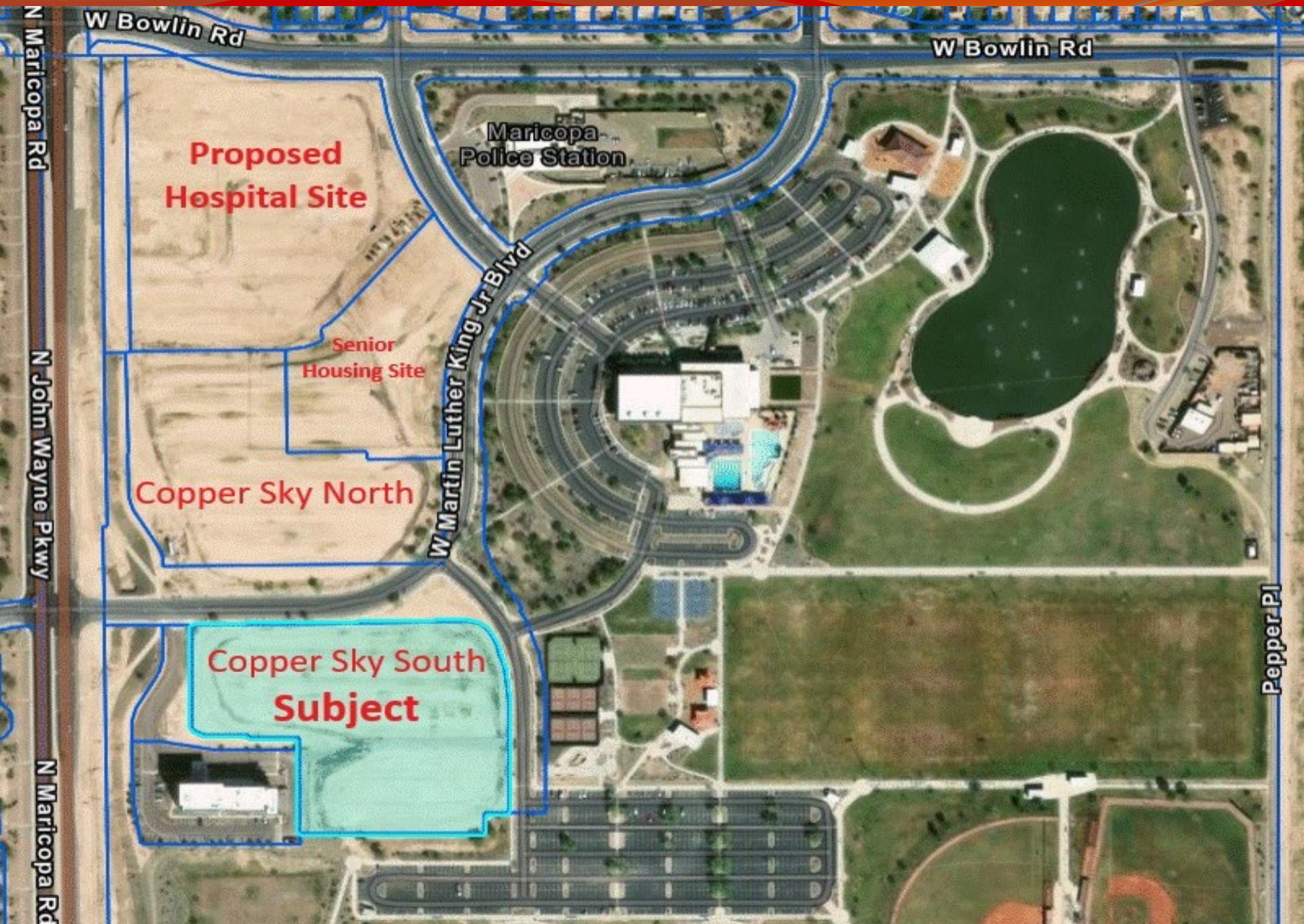
tglass@insightland.com

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Shortly after closing on the subject parcel in early 2022 the city of Maricopa approached ownership and asked for a significant increase in allowable density from what is currently allowed (173 units on 5.8 acres) to 391 units. This was based on city of Maricopa's request to provide enough housing for such an unprecedented population influx. Consider: in 2000 the town of Maricopa had a population of 1637 and in 2024 it swelled to 76,075 that 46 fold increase represents an annual population increase of 23%. SOURCE <https://www.citypopulation.de/en/help/termsfuse/> . Ownership accommodated the cities request for greater density and by February of 2024 submitted their project narrative for a PAD and Major Development Review Permit.

Copper Sky Multifamily Mixed-Use Site



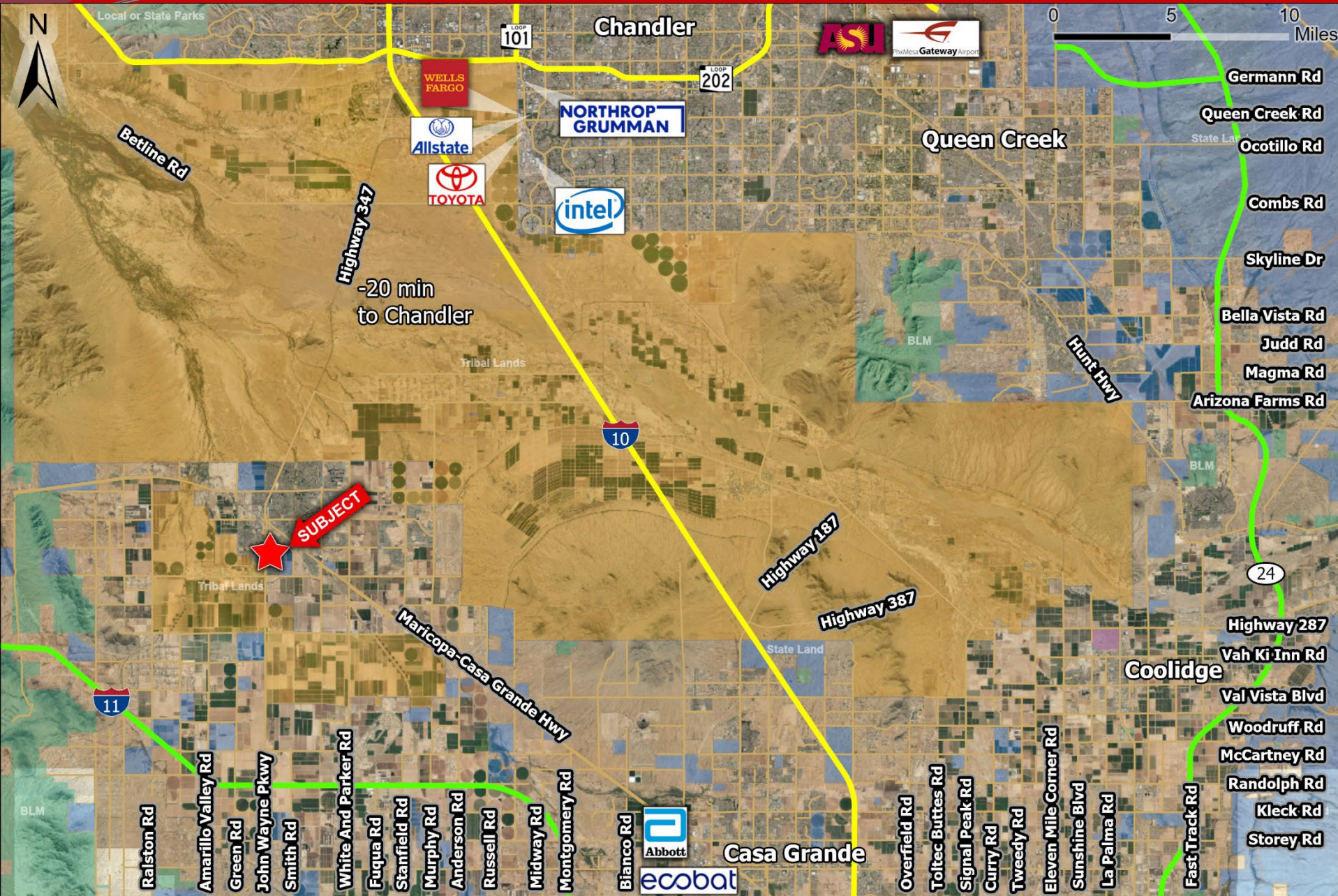
Copper Sky Multifamily Mixed-Use Site

Copper Sky Regional Park- Maricopa, Az.



Copper Sky Multifamily Mixed-Use Site

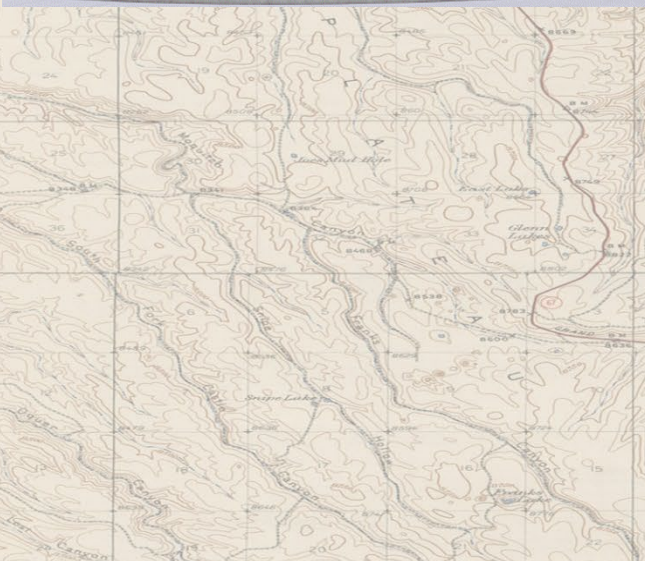
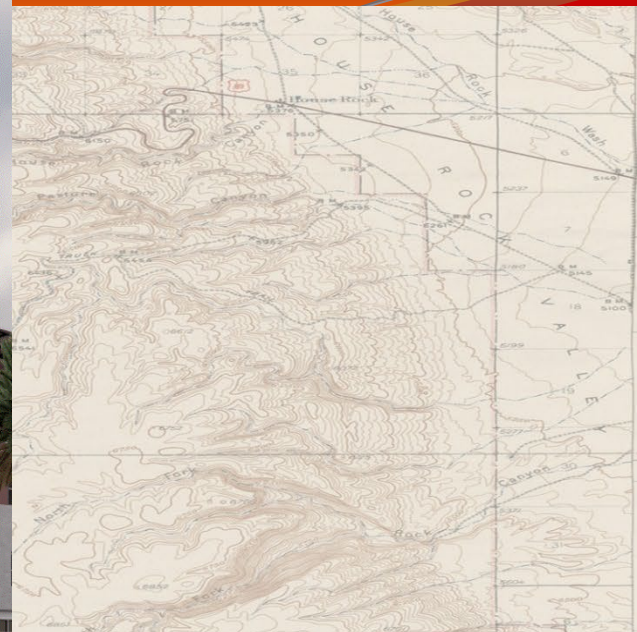
Copper Sky Regional Park- Maricopa, Az.



Maricopa Transportation



Subject Renderings



CITY OF
MARICOPA
PROUD HISTORY • PROSPEROUS FUTURE



Maricopa at a Glance

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)

COPPER SKY RECREATIONAL COMPLEX

The senior housing site is situated directly next door to the Copper Sky Recreational Complex, a brand-new state of the art sporting, fitness and recreation center for the city of Maricopa. Comprised of the Copper Sky Multigenerational Center and the Copper Sky Regional Park, this expansive recreational development offers state-of-the-art equipment, grand green spaces and fantastic programs designed to enhance Maricopa residents' quality of life. The complex serves as the premier workout facility in the City of Maricopa.

AQUATIC CENTER

The Copper Sky Aquatic Center is a fun filled outdoor swim and sun oasis. The center features an eight-lane, 25-yard lap pool with diving boards; a leisure pool with a waterslide, rock-climbing wall and lazy river; and an interactive splash pad for the little kids that is currently under construction. The lap pool is heated and available for year-round use for the public or with a Copper Sky membership. We have lots of activities that happen here whether it is swim lessons, master swim, or birthday parties.

