

HONEYCUTT BUSINESS PARK

HONEYCUTT RD & CONTINENTAL BLVD | MARICOPA, AZ 85138

±5.9259 ACRES



Exclusively
Listed By:

Trent Rustan

D: 480.966.5155 • M: 602.550.0709
trustan@cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice. 01 19 23



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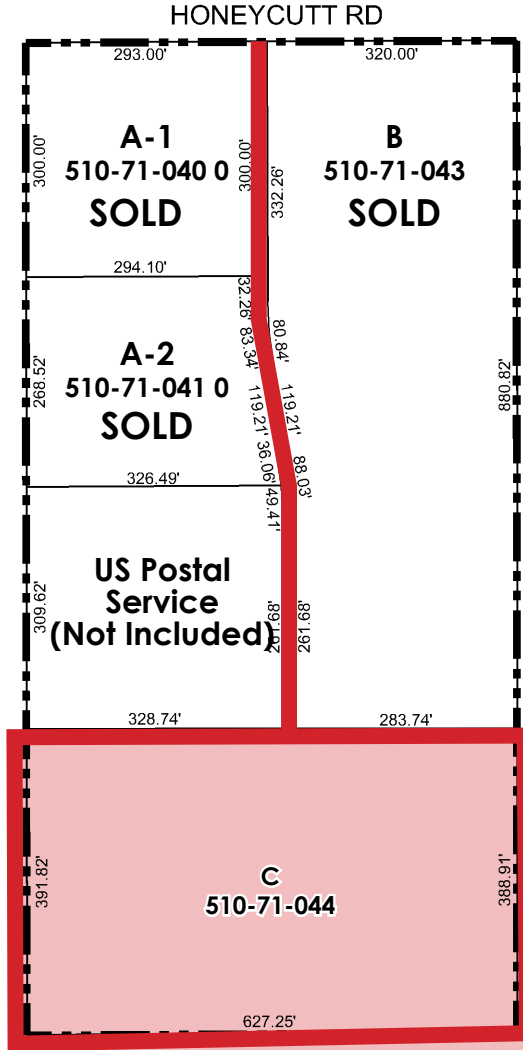
Locally Owned. Globally Connected. CORFAC

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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Maricopa's Shovel-Ready Business Park!

- ±5.925 Acres Available
- Commercial Land Zoned CB-2
- Utilities installed to each lot
- Street frontage and paved access
- Located in the heart of Maricopa (7 Ranches District)
- Monument signage rights available on Honeycutt Rd

Available Commercial Lots

Lot	Parcel	Size
A-1 (SOLD)	510-71-040 0	±2.02 Acres
A-2 (SOLD)	510-71-041 0	±1.890 Acres
C (AVAILABLE)	510-71-044 0	±5.925 Acres
B (SOLD)	510-71-043 0	±6.117 Acres

CALL FOR PRICING!

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SHOVEL-READY BUSINESS PARK IN THE CENTER OF MARICOPA

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Why Choose Maricopa?

- Maricopa is experiencing unprecedented population growth (more than 4,000% over the last 10 years).
- A captive and rapidly growing market that needs new businesses and services.
- A young, high-income community wanting local shopping and dining options.
- City incentives for projects meeting established performance criteria.

Demographics*

Demographics	3 Mi	5 Mi
Population	49,148	60,280
Households	16,656	20,241
Med HH Income	\$82,071	\$80,150
Median Age	37.4	36.8
Employees	4,340	5,394

Traffic Counts*

Collection Street	Traffic Count
W Honeycutt Rd	5,069
N Porter Rd	4,802

*Source: CoStar 2022

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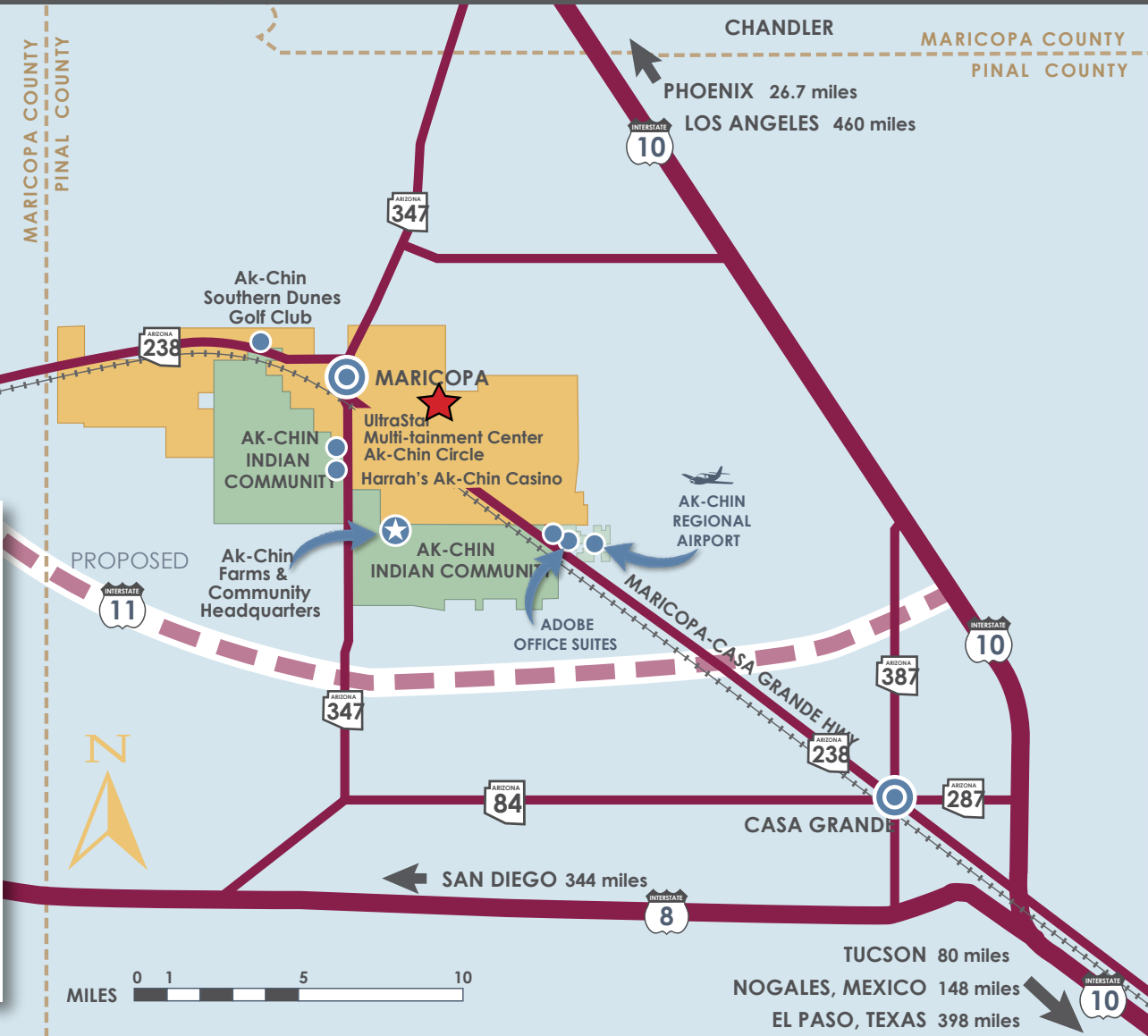
KEY TO BOUNDARIES

- City of Maricopa
- Ak-Chin Indian Community
- Major Interstate Highway
- State Highway
- Proposed Interstate Route
- Union Pacific Railroad

<http://leaseakchin.com/>

ARIZONA

AREA OF ENLARGEMENT



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