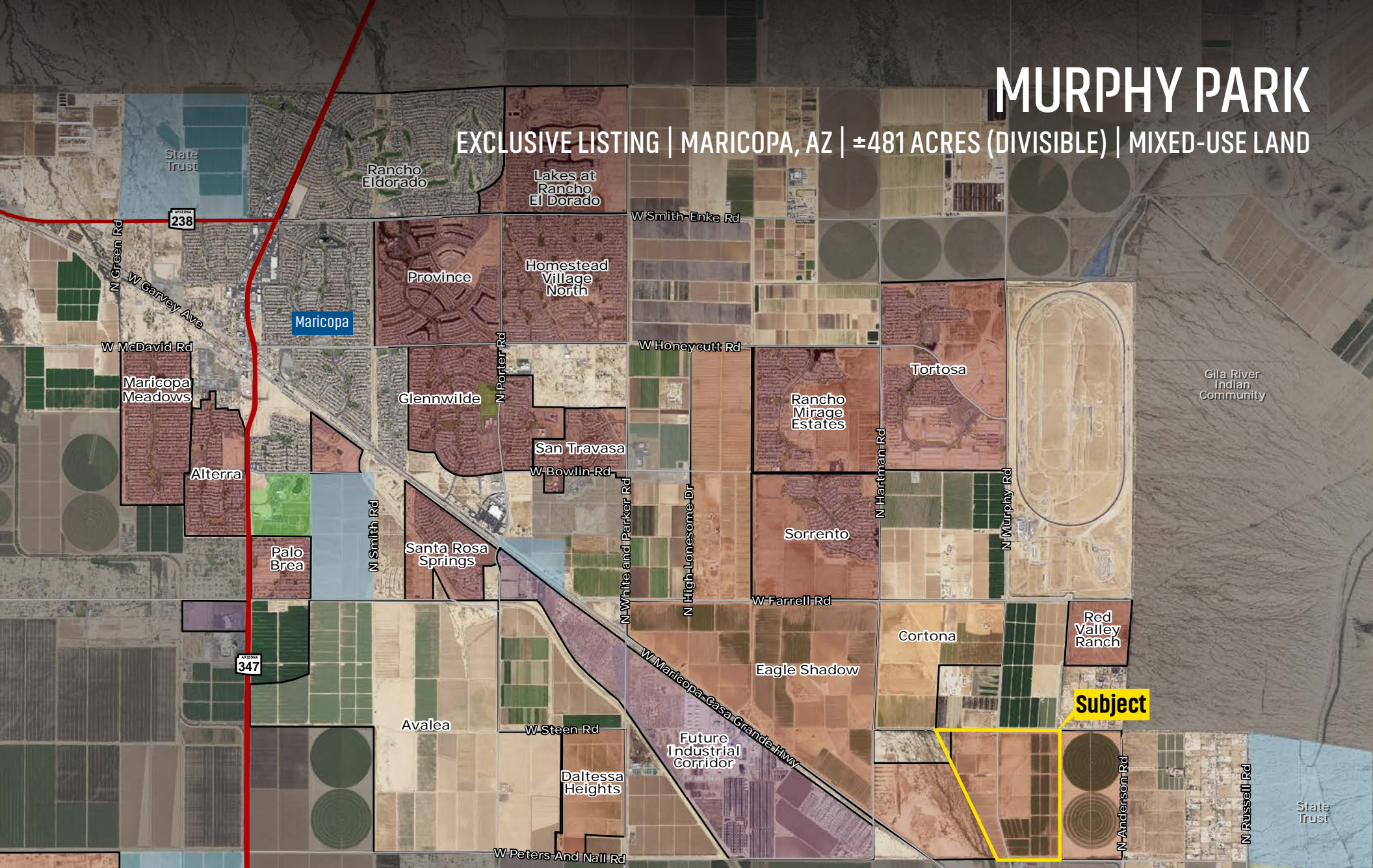


MURPHY PARK

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



Ben Heglie
bheglie@landadvisors.com
480.874.4302

Bret Rinehart
brinehart@landadvisors.com
480.874.4306

Ryan Semro
rsemro@landadvisors.com
480.874.4317

Ryan Garlick
rgarlick@landadvisors.com
480.874.4343

 Land Advisors[®]
ORGANIZATION

480.483.8100 | LandAdvisors.com

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 - February 23, 2023 8:22 AM.

EMPLOYMENT MAP

Ben Heglie | Bret Rinehart | Ryan Semro | Ryan Garlick | 480.483.8100 | www.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 The property is zoned as CR-3 and CR-2 (single family residence). However, the owner of the property is currently in the process of re-entitling the land for mixed use. [Link to proposed PAD.](#)

- UTILITIES**
- **Power** - Electrical District 3
 - **Water** - Global Water
 - **Sewer** - Global Water
 - **Gas** - Southwest Gas

TAXES \$20,583.54

DEMOGRAPHICS

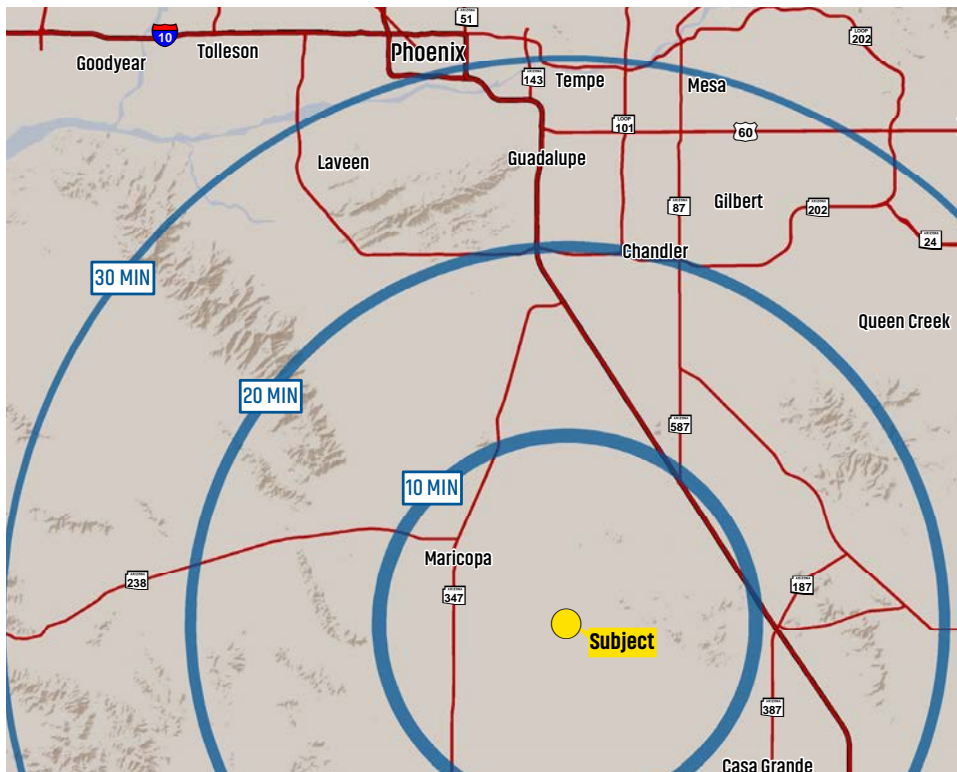
	<u>3 Mile</u>	<u>5 Mile</u>	<u>7 Mile</u>
2022 Population	3,087	15,799	50,716
2027 Population	3,570	17,392	54,605
Median Household Income	\$81,637	\$81,607	\$83,261
Average Household Income	\$99,067	\$100,773	\$101,852
2022 Total Housing Units	1,080	5,396	18,597

*Sourced from ESRI

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	2022	2027
43,495	58,125	63,243	67,576

EDUCATION



Some College	High School Diploma	Bachelor's Degree	Associate's Degree
26.9%	23.7%	16.8%	12.4%

HOUSING



Total Housing Units	Owner Occupied Housing Units	Renter Occupied Housing Units	Total Vacant Housing Units
22,930	17,288	3,378	2,264

INCOME



Average Household Income	Per Capita Income	Median Household Income
43,495	33,411	58,125

EMPLOYMENT BY INDUSTRY



Services	Retail Trade	Finance Insurance Real Estate	Manufacturing
43.5%	10.4%	10.0%	9.40%

*Sourced from ESRI

AMENITIES MAP

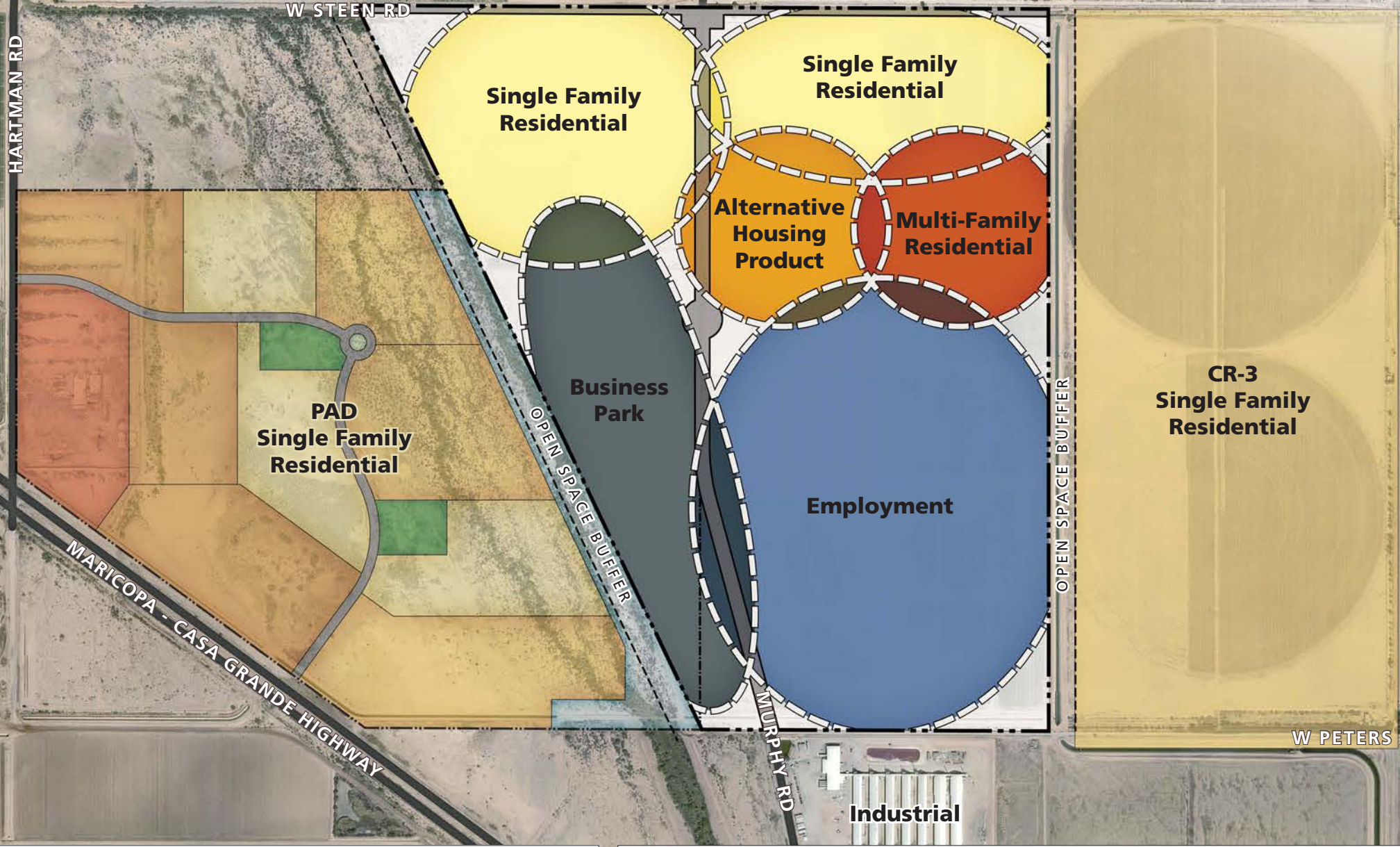
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Murphy Park

Concept Bubble Plan Scenario 1

Exhibit E.1



SITE DATA	
Gross Area	481 ac
Open Space	20% min.
Residential Density ⁽¹⁾	10.0 du/ac max. overall
Multi-family	24.0 du/ac max.
Alternative housing product	12.0 du/ac max.
Single-family residential	5.0 du/ac max.

⁽¹⁾ Up to 10.0 du/ac permitted on a maximum of 401 acres.

Note: Conceptual Bubble Plan scenarios are provided for illustrative purposes only. Final site design and parcel areas will be determined during the development process.

LAND USE MATRIX						
Land Use Category	Scenario 1		Min.		Max.	
	Employment <i>(South end of property & east of Murphy)</i>	162 ac	34%	80 ac	17%	401 ac
Business Park <i>(North of Employment or west of Murphy)</i>	119 ac	25%	0 ac	0%	240 ac	50%
Residential <i>(North of Employment)</i>	200 ac	32%	80 ac	17%	401 ac	83%
Total	481 ac	100%				

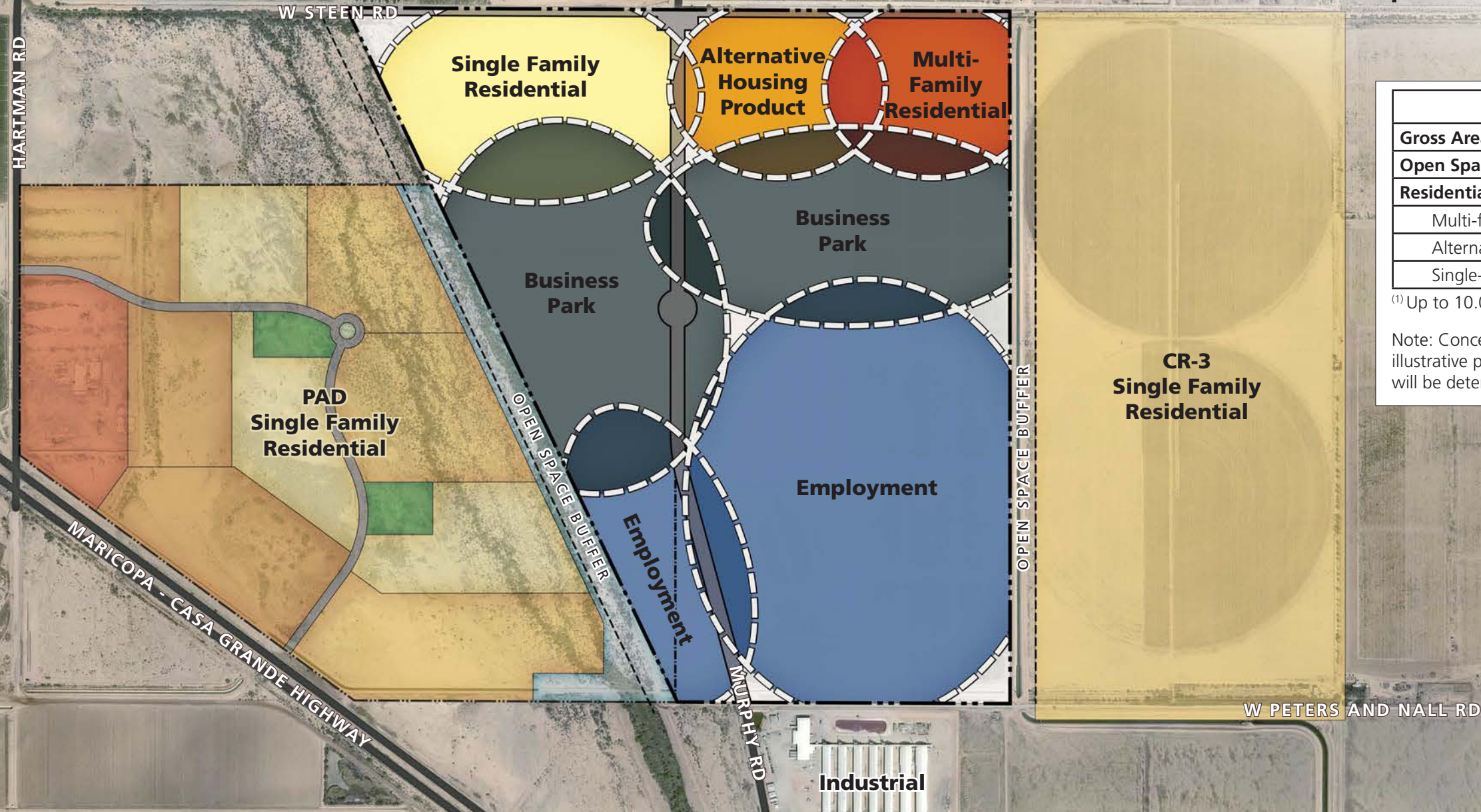
RESIDENTIAL MATRIX										
Residential Sub-Category	Scenario 1		For < 100 acres				For > 100 acres			
			Min.		Max.		Min.		Max.	
Multi-family	30 ac	15%	0 ac	0%	50 ac	50%	5 ac	5%	140 ac	35%
Alternative housing product <i>(cluster, alley-load, etc.)</i>	30 ac	15%	0 ac	0%	75 ac	75%	5 ac	5%	200 ac	50%
Single-family residential <i>(min. 40' wide)</i>	140 ac	70%	0 ac	0%	80 ac	80%	25 ac	25%	320 ac	80%
Total	200 ac	100%								



Murphy Park

Concept Bubble Plan Scenario 2

Exhibit E.2



SITE DATA	
Gross Area	481 ac
Open Space	20% min.
Residential Density ⁽¹⁾	10.0 du/ac max. overall
Multi-family	24.0 du/ac max.
Alternative housing product	12.0 du/ac max.
Single-family residential	5.0 du/ac max.

⁽¹⁾ Up to 10.0 du/ac permitted on a maximum of 401 acres.

Note: Conceptual Bubble Plan scenarios are provided for illustrative purposes only. Final site design and parcel areas will be determined during the development process.

LAND USE MATRIX						
Land Use Category	Scenario 2		Min.		Max.	
Employment <i>(South end of property & east of Murphy)</i>	212 ac	44%	80 ac	17%	401 ac	83%
Business Park <i>(North of Employment or west of Murphy)</i>	169 ac	35%	0 ac	0%	240 ac	50%
Residential <i>(North of Employment)</i>	100 ac	21%	80 ac	17%	401 ac	83%
Total	481 ac	100%				

RESIDENTIAL MATRIX										
Residential Sub-Category	Scenario 2		For < 100 acres				For > 100 acres			
			Min.		Max.		Min.		Max.	
Multi-family	20 ac	20%	0 ac	0%	50 ac	50%	5 ac	5%	140 ac	35%
Alternative housing product <i>(cluster, alley-load, etc.)</i>	20 ac	20%	0 ac	0%	75 ac	75%	5 ac	5%	200 ac	50%
Single-family residential <i>(min. 40' wide)</i>	60 ac	60%	0 ac	0%	80 ac	80%	25 ac	25%	320 ac	80%
Total	100 ac	100%								



26 January 2023

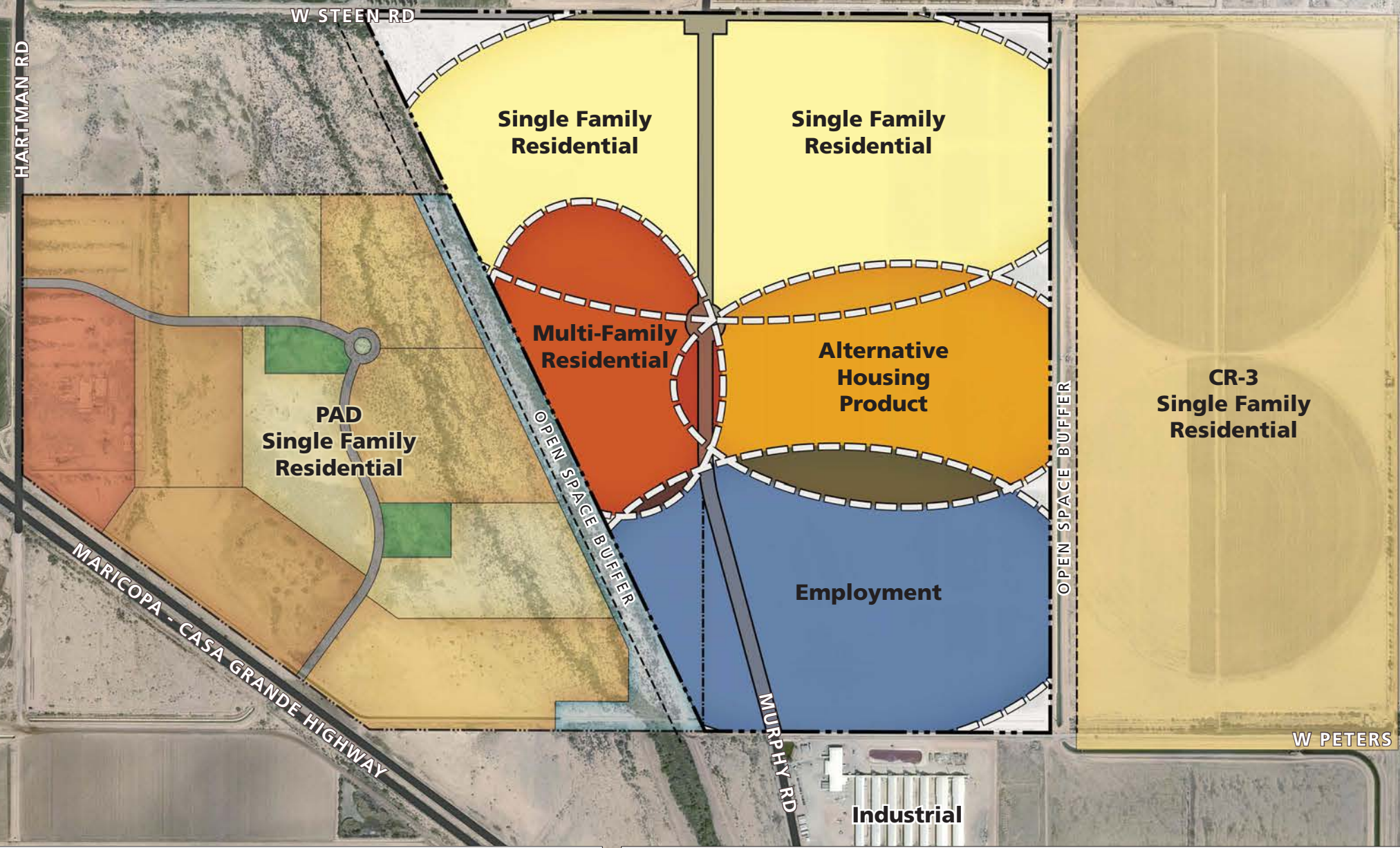
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Murphy Park

Concept Bubble Plan Scenario 3

Exhibit E.3



SITE DATA	
Gross Area	481 ac
Open Space	20% min.
Residential Density ⁽¹⁾	10.0 du/ac max. overall
Multi-family	24.0 du/ac max.
Alternative housing product	12.0 du/ac max.
Single-family residential	5.0 du/ac max.

⁽¹⁾ Up to 10.0 du/ac permitted on a maximum of 401 acres.

Note: Conceptual Bubble Plan scenarios are provided for illustrative purposes only. Final site design and parcel areas will be determined during the development process.

LAND USE MATRIX						
Land Use Category	Scenario 3		Min.		Max.	
	Employment <i>(South end of property & east of Murphy)</i>	80 ac	17%	80 ac	17%	401 ac
Business Park <i>(North of Employment or west of Murphy)</i>	0 ac	0%	0 ac	0%	240 ac	50%
Residential <i>(North of Employment)</i>	401 ac	83%	80 ac	17%	401 ac	83%
Total	481 ac	100%				

RESIDENTIAL MATRIX										
Residential Sub-Category	Scenario 3		For < 100 acres				For > 100 acres			
			Min.		Max.		Min.		Max.	
Multi-family	40 ac	10%	0 ac	0%	50 ac	50%	5 ac	5%	140 ac	35%
Alternative housing product <i>(cluster, alley-load, etc.)</i>	70 ac	17%	0 ac	0%	75 ac	75%	5 ac	5%	200 ac	50%
Single-family residential <i>(min. 40' wide)</i>	291 ac	73%	0 ac	0%	80 ac	80%	25 ac	25%	320 ac	80%
Total	401 ac	100%								



26 January 2023

