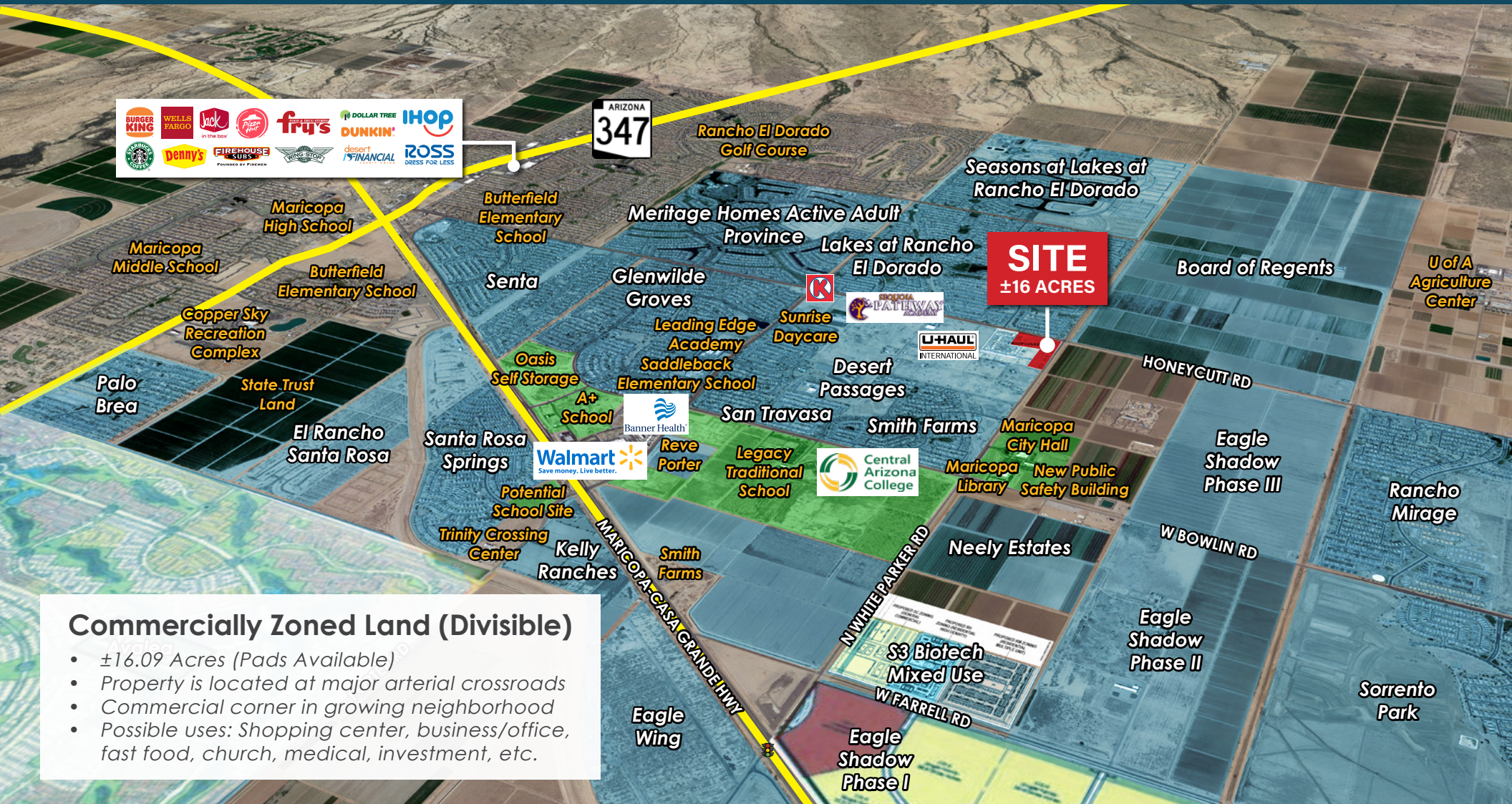


SHOPPING CENTER DEVELOPMENT SITE W/ PADS

SWC of Honeycutt/White & Parker Roads • Maricopa, AZ

±16 ACRES FOR SALE
(Divisible)



Commercially Zoned Land (Divisible)

- ±16.09 Acres (Pads Available)
- Property is located at major arterial crossroads
- Commercial corner in growing neighborhood
- Possible uses: Shopping center, business/office, fast food, church, medical, investment, etc.

FOR MORE INFORMATION:

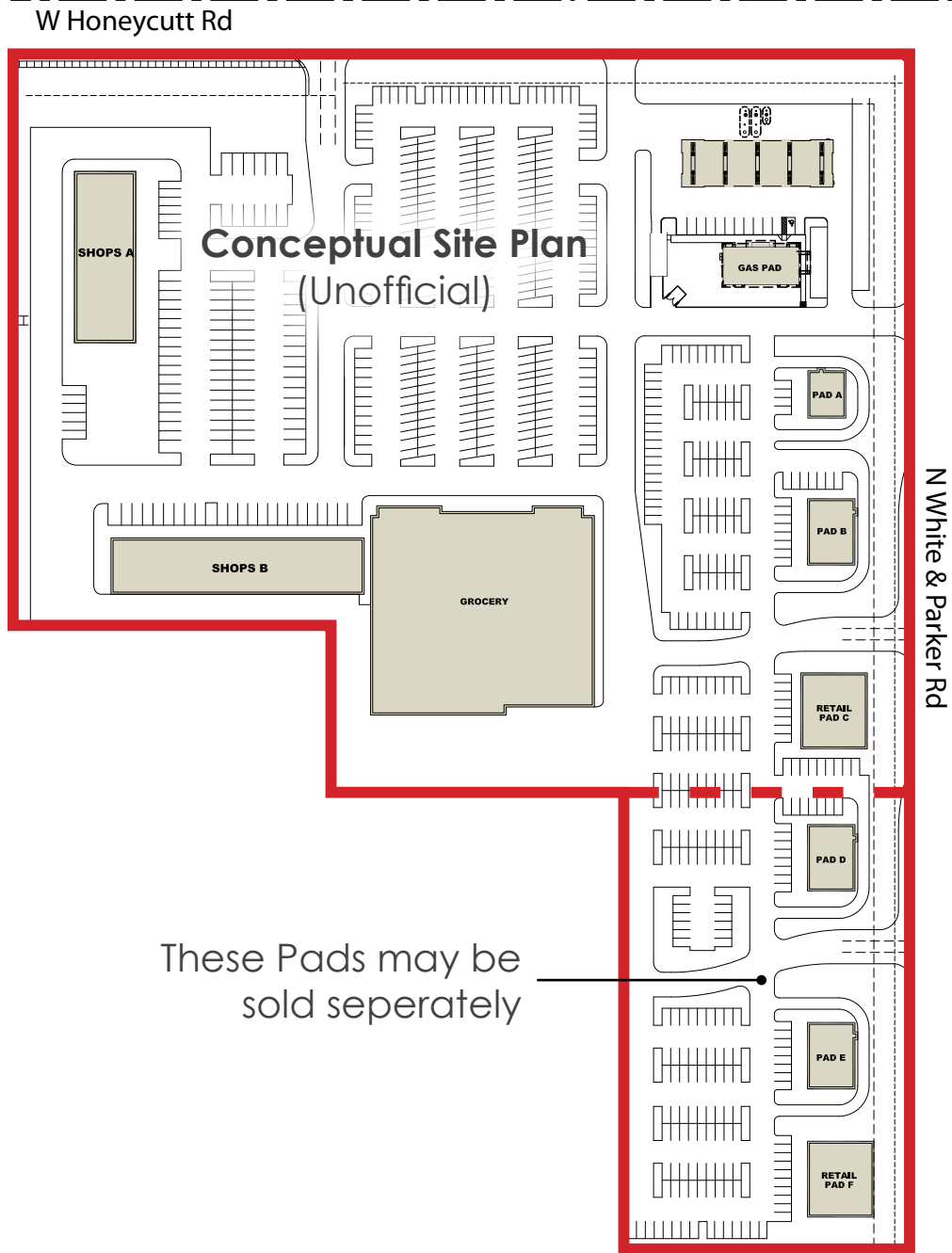
TRENT RUSTAN
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COMMERCIAL PROPERTIES INC.
Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.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 price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 05 2 24

Shopping Center Development Site



Property Summary

Total Size	±16.09 Acres
Use	Commerical Mixed-Use (Potential) Planned Development
Location	SWC Honeycutt/White & Parker Rd (7 Ranches)
Zoning	CB-2 (Pinal County)

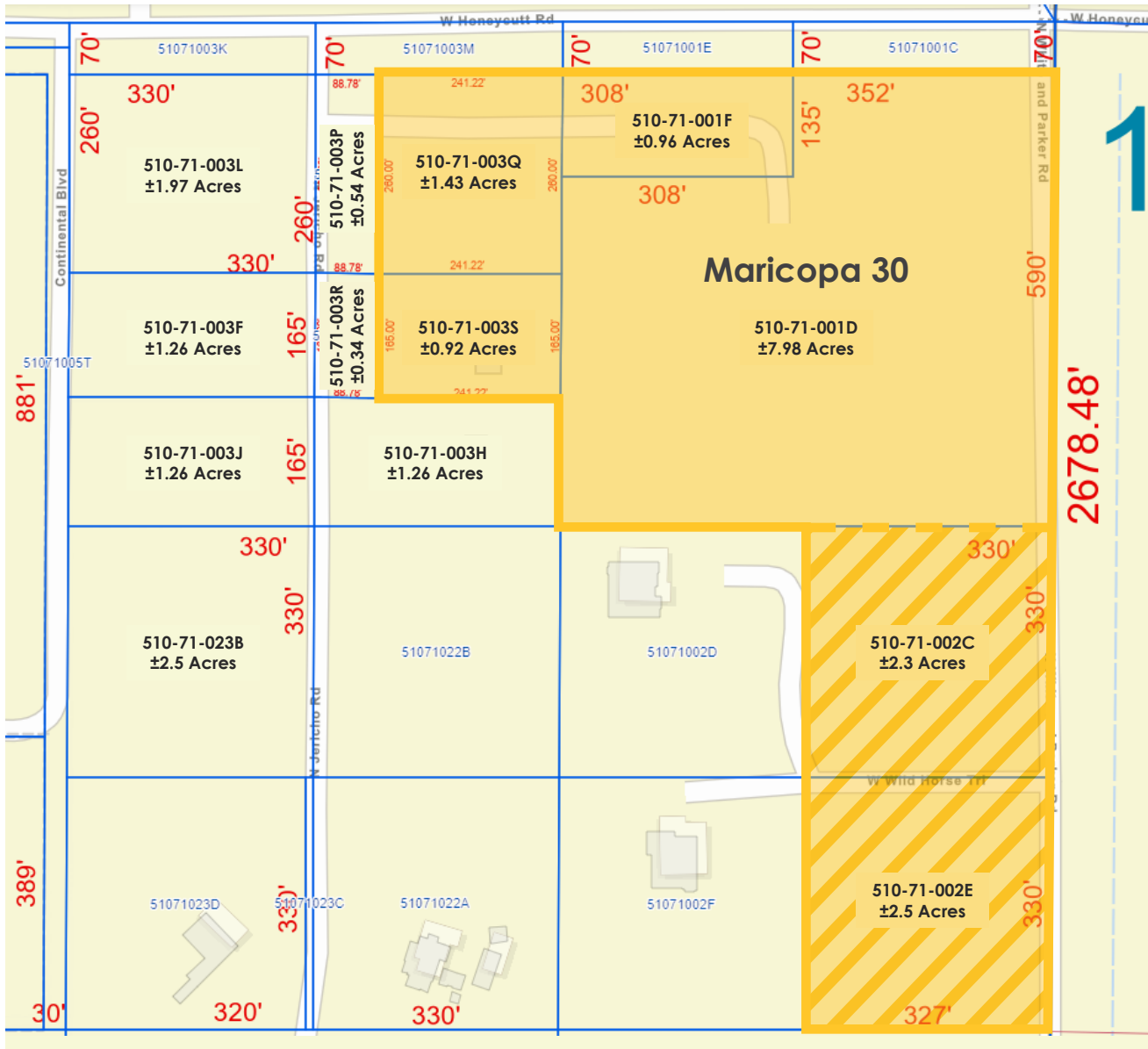
Property Highlights

- ±16.09 Acres (Pads Available)
- Potential commercial corner in growing neighborhood under-served for commercial, retail, restaurants, and services
- Property is located at major arterial crossroads (lighted intersection)
- Street, curb, and sidewalk installed along Honeycutt Rd community
- Access to US-238 & US-347
- Close to Maricopa City Hall, Central Arizona College, & Maricopa Library

SHOPPING CENTER DEVELOPMENT SITE W/ PADS

SWC of Honeycutt/White & Parker Roads • Maricopa, AZ

±16 ACRES FOR SALE
(Divisible)



Parcel Breakout

Parcel #	Size
510-71-003Q	±1.43 Acres
510-71-003S	±0.92 Acres
510-71-001D	±7.98 Acres
510-71-001F	±0.96 Acres
510-71-002C	±2.30 Acres (Divisible)
510-71-002E	±2.50 Acres (Divisible)


Demographics*

Demographics	3 Mi	5 Mi
Population	51,040	65,382
Households	17,409	21,985
HHI	\$90,289	\$90,063

Traffic Counts*

Cross Street	Traffic Count
N White & Parker Rd E	5,069
W Honeycutt Rd	5,577

*Source: CoStar 2024

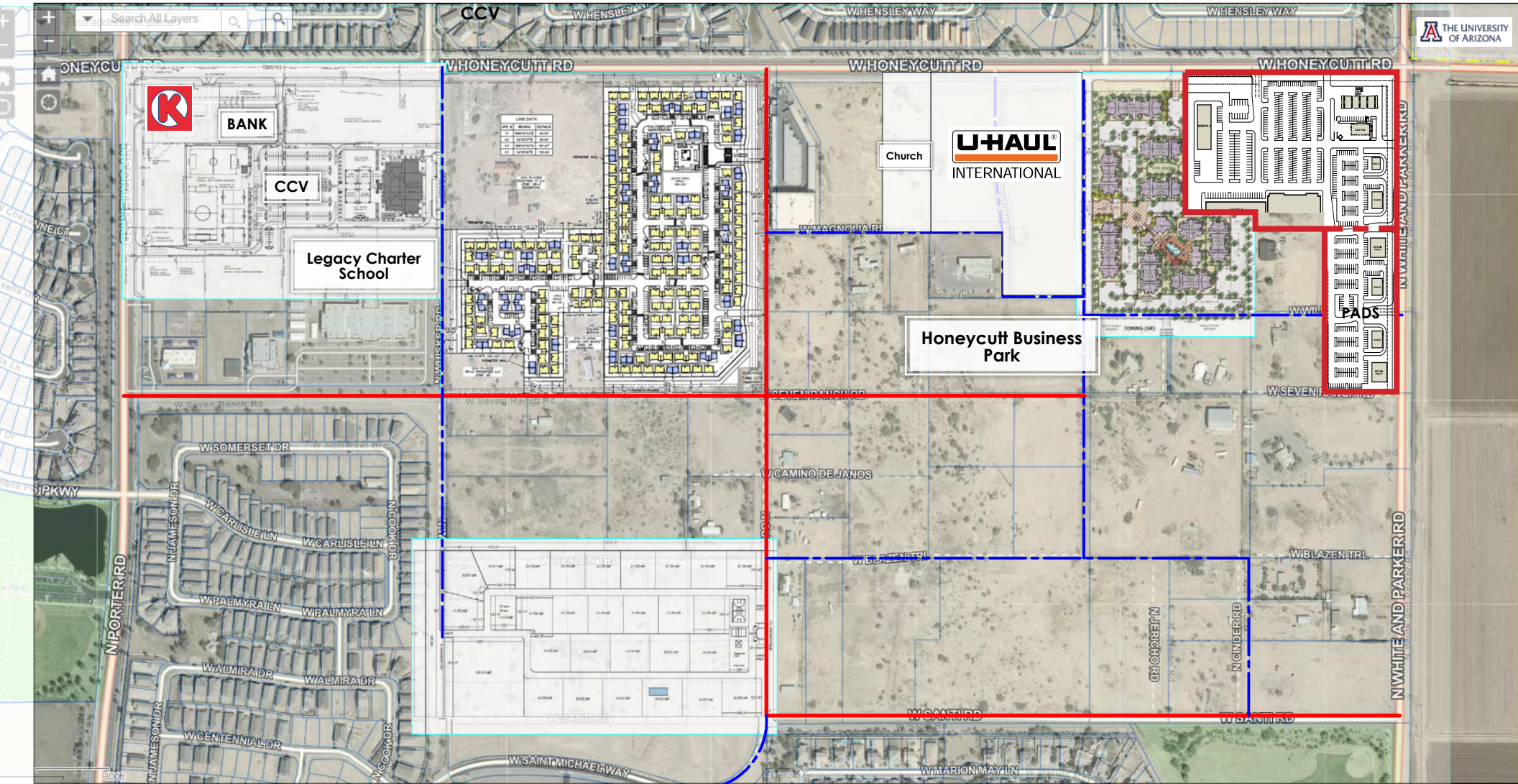
 Divisible (may be sold separately)

SHOPPING CENTER DEVELOPMENT SITE W/ PADS

SWC of Honeycutt/White & Parker Roads • Maricopa, AZ

±16 ACRES FOR SALE
(Divisible)

PROPOSED DEVELOPMENT WITHIN 7 RANCHES





Pinal County is at the Epicenter of America's Population Growth

The U.S. Census Bureau released its findings on the fastest-growing communities in the nation based on the data it collected in 2021. It found that among cities and towns with a population of 50,000 or more, **Casa Grande** grew at the seventh-fastest rate between 2020 and 2021, and its neighbor **Maricopa** was just behind in the eighth position.

Casa Grande's growth rate was measured at 6.2%, with its new population at 57,699, while **Maricopa** grew at a rate of 6.1% for a new population of 62,720. Maricopa Monitor - July 9, 2022



Nearby Developments

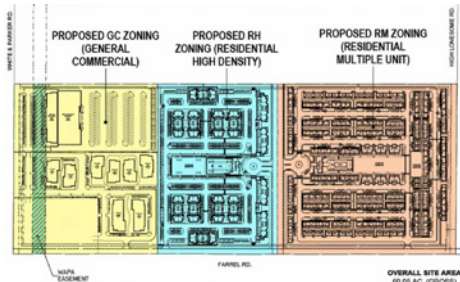


S3 BioTech Plans 2.5M SF Multi-Use Campus in Maricopa, AZ

Globest.com | August 31, 2022

Development plans have been unveiled to build a \$762M multi-purpose campus—including a Life Science and Innovation Center, a Sports and Science Academy and a “SportsTainment District”—on a 52-acre site adjacent to Copper Sky Regional Park in the City of Maricopa, south of Phoenix.

S3 Biotech is planning a five-year project that will be built in three phases and encompass a total of more than 2.5M SF. The site is located at the southeast corner of State Route 47 and Bowlin Road.



Council Approves Mixed-Use/Multi-Family Project near City Center

inMaricopa.com | January 27, 2023

S3 Biotech are looking to also develop a mixed use/multi-family project the northeastern corner of North White and Parker and West Farrell roads about a mile south of City Hall and east of the medical campus. Its 60 acres would include about 20 acres of mixed-use and commercial development along with two residential projects: a multi-story, garden-apartment community and a cottage-style duplex and four-plex.



PHX Surf Park

ABC15.com - April 25, 2023

Mesa-based PHX Surf LLC submitted plans in February 2023 for a now 30-acre site located at Loma and Green roads near State Route 238 in the city of Maricopa, about an hour south of downtown Phoenix.

The new plans include a 10-acre wave pool and surf center encompassed by a villa resort, amenities such as pickleball courts, a spa, retail and restaurant spaces and parking.



Eagle Shadow Revives as Next Big Subdivision

inMaricopa.com | September 15, 2023

El Dorado Holdings wants to turn its long-planned subdivision of Eagle Shadow into reality. According to Chris Grogan, a partner at El Dorado Holdings, 320 acres will be in four or more sections. The full property is between Honeycutt Road to the north and Maricopa-Casa Grande Highway to the south. It is west of Rancho Mirage Estates and Sorrento and east of the City Hall property.



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)

Maricopa Transportation

