

# Maricopa Investment Property Commercial Land with Building For Sale

## TRINITY CROSSING CENTER

16540 - 16990 North Porter Road • Maricopa, Arizona 85138  
±8 Acres of Land (can be divided)  
Existing Building

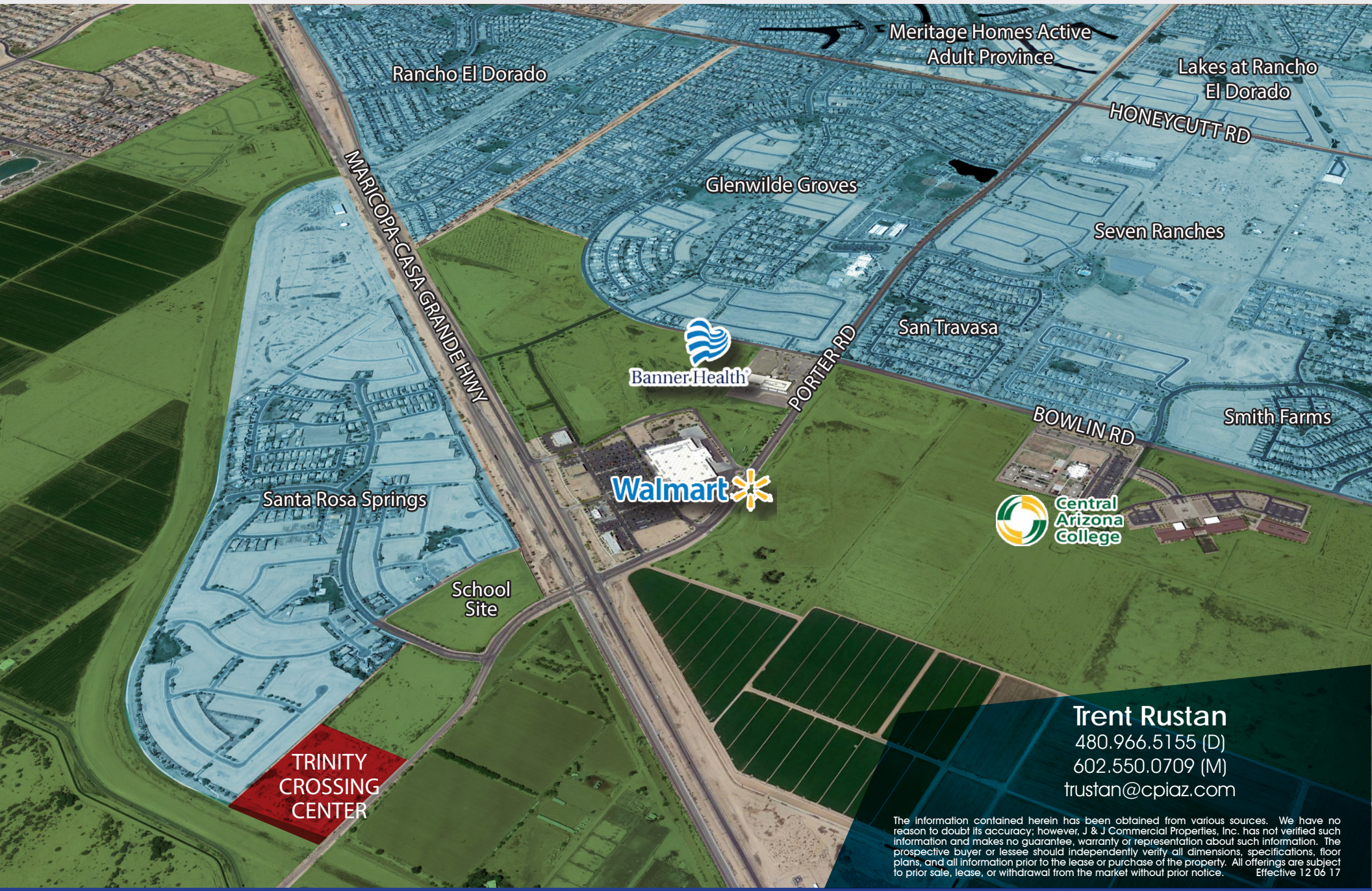


**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CPPIA

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# TRINITY CROSSING CENTER



**TRINITY  
CROSSING  
CENTER**

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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. Effective 12.06.17

# TRINITY CROSSING CENTER

Field Rd

QUICK FACTS	HOUSING FACTS			
<p><b>TALENTED POPULATION:</b></p> <ul style="list-style-type: none"> <li>46% BACHELOR'S DEGREE OR HIGHER</li> <li>AVERAGE HOUSEHOLD INCOME OF APPROXIMATELY \$75,000 WITHIN 3 MILES</li> </ul>	<p>MEDIAN LIST PRICE:</p> <p><b>\$192,974</b></p>	<p>AVERAGE PRICE PER SF</p> <p><b>\$101</b></p>	<p>AVERAGE PRICE PER SF GROWTH</p> <p><b>6%</b></p> <p>YEAR OVER YEAR SINCE 2014</p>	<p>HOUSING VACANCY RATE</p> <p><b>3.4%</b></p>

**GILA RIVER INDIAN COMMUNITY**



**AK-CHIN INDIAN COMMUNITY**

**USDA** USDA ARID LAND AGRICULTURAL RESEARCH CENTER  
**UNIVERSITY OF ARIZONA** MARICOPA AGRICULTURAL CENTER



**MARICOPA GROWTH**

- FASTEST GROWING CITY IN THE COUNTRY BETWEEN 2000 - 2010
- CURRENT POPULATION OF APPROXIMATELY 50,000 RESIDENTS
- RESURGENCE IN HOMEBUILDING ACTIVITY; CURRENTLY 8 ACTIVE HOMEBUILDERS IN 20 ACTIVE COMMUNITIES
- THE WELLS IS STRATEGICALLY AT THE EPICENTER OF EXISTING AND FUTURE DEVELOPMENT
- THE NEW CITY HALL AND CENTRAL ARIZONA COLLEGE ARE LOCATED JUST NORTHEAST OF THE WELLS
- NUMEROUS RESIDENTIAL SUBDIVISIONS FORM A RADIUS AROUND THE WELLS

➔ = Resident Traffic Patterns

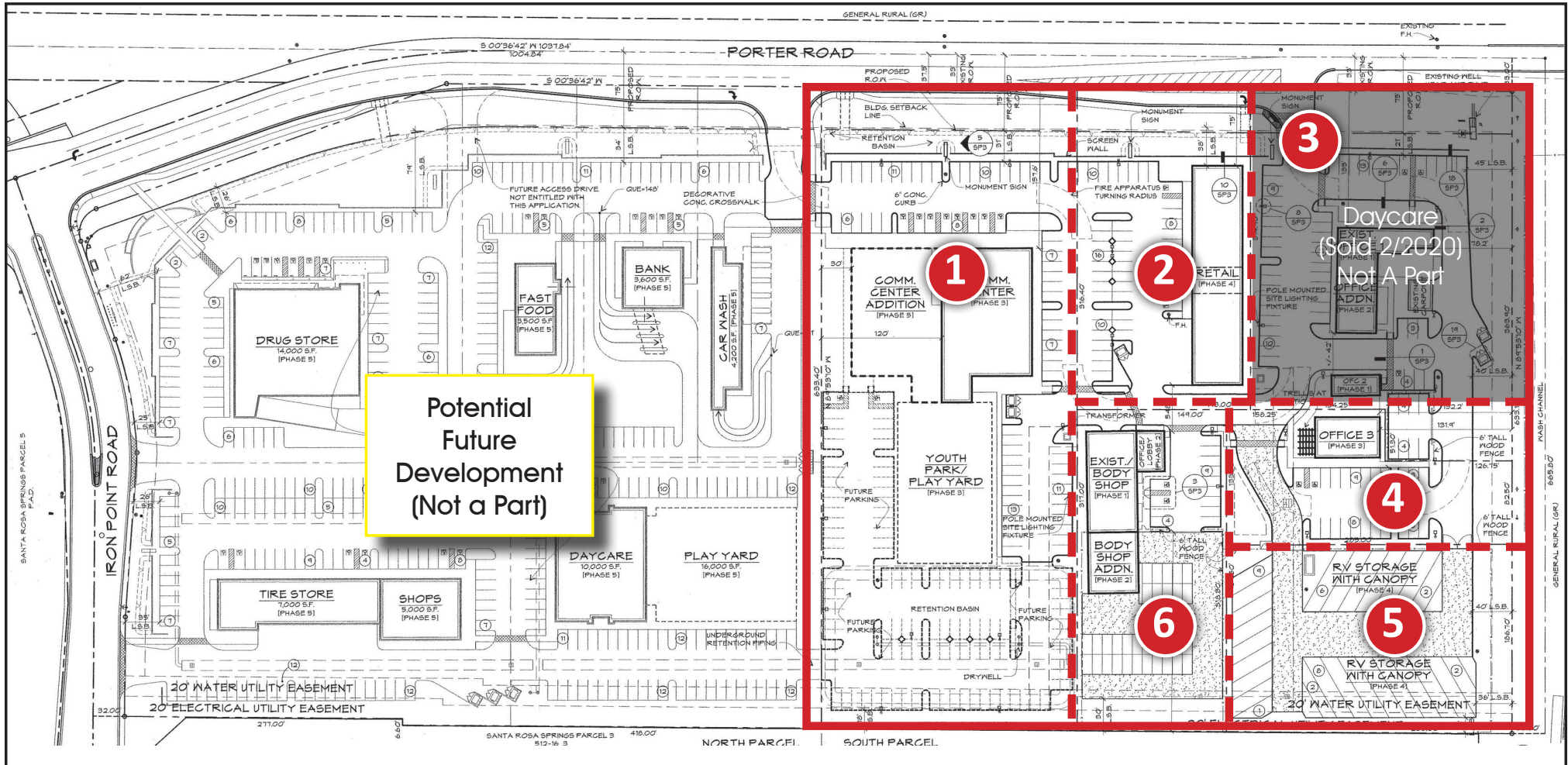
**ACTIVE BUILDERS**

# TRINITY CROSSING CENTER



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## Commercially Zoned Land w/ Improvements for Sale

Trinity Crossing Center is a ± 8 Acre, mixed-use development that will offer a unique blend of retail, office and serviced-based commercial. Trinity Crossing is C-2 and I-1 zoned and offers excellent visibility and street access. It is a prime location in a rapidly expanding commercial corridor.

## Parcel Breakout

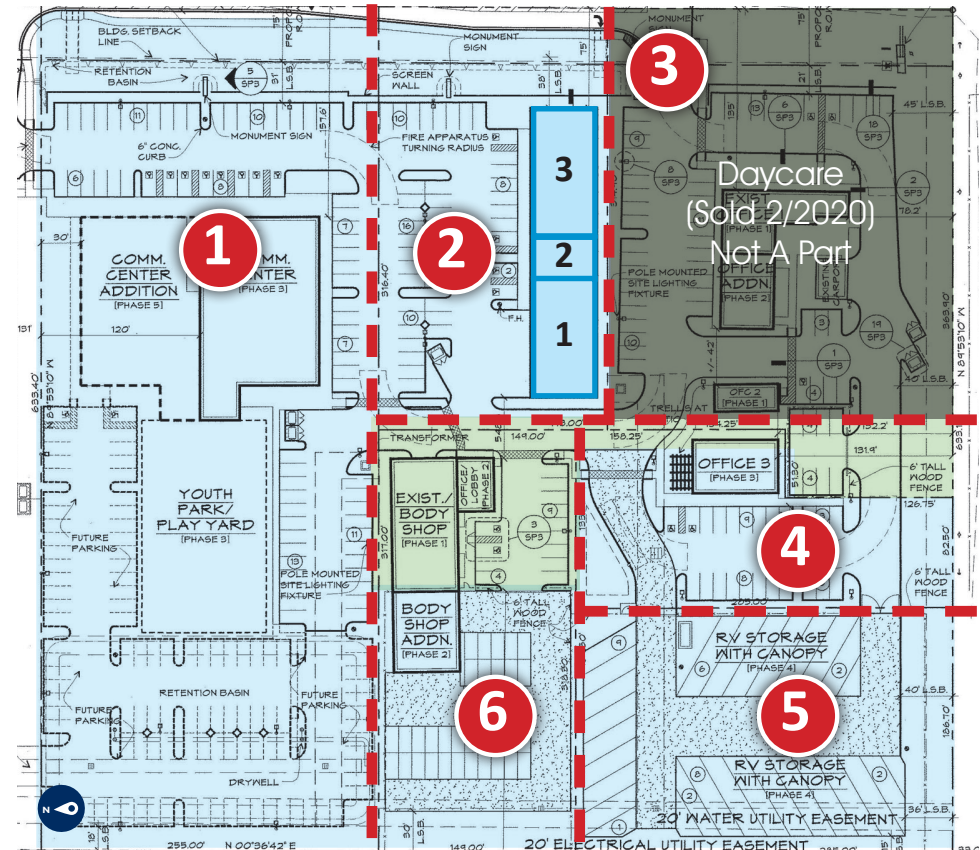
(1)	127,500 SF	LAND (Planned 24,000 SF Bldg)
(2)	43,750 SF	LAND (Planned Automotive/Retail Center)
(3)	-	SOLD TO DAYCARE 2/2020
(4/5)	83,593 SF	LAND (Planned Office & RV Storage)
(6)	58,593 SF	BUILDING (EXISTING 7,000 SF Autobody Shop/Warehouse)

# TRINITY CROSSING CENTER

## PROPERTY FEATURES:

<b>1</b>	<b>127,500 SF LAND (24,000 SF Building Planned)</b>		
<b>2</b>	<b>43,750 SF LAND</b>		
	<b>Suite 1 (Planned)</b> ± 5,500 SF (Divisible) 15' Clear Height	<b>Suite 2 (Planned)</b> ± 750 SF 15' Clear Height	<b>Suite 3 (Planned)</b> ± 4,525 SF 15' Clear Height Six (6) Auto Bays
<b>4/5</b>	<b>83,593 SF LAND (RV Storage Planned)</b>		
<b>6</b>	<b>58,593 SF LAND w/ 7,000 SF Bldg</b>		

Legend	
<span style="background-color: #c8e6c9; border: 1px solid black; padding: 2px;"> </span>	Has Bldg
<span style="background-color: #e1f5fe; border: 1px solid black; padding: 2px;"> </span>	Land



# TRINITY CROSSING CENTER



58,593 SF Parcel  
7,000 SF Autobody Shop/Warehouse

6

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