

Maricopa Investment Property Commercial Land with Buildings For Sale

TRINITY CROSSING CENTER

16540 - 16990 North Porter Road • Maricopa, Arizona 85138
3 Existing Buildings / ±9 Acres of Land

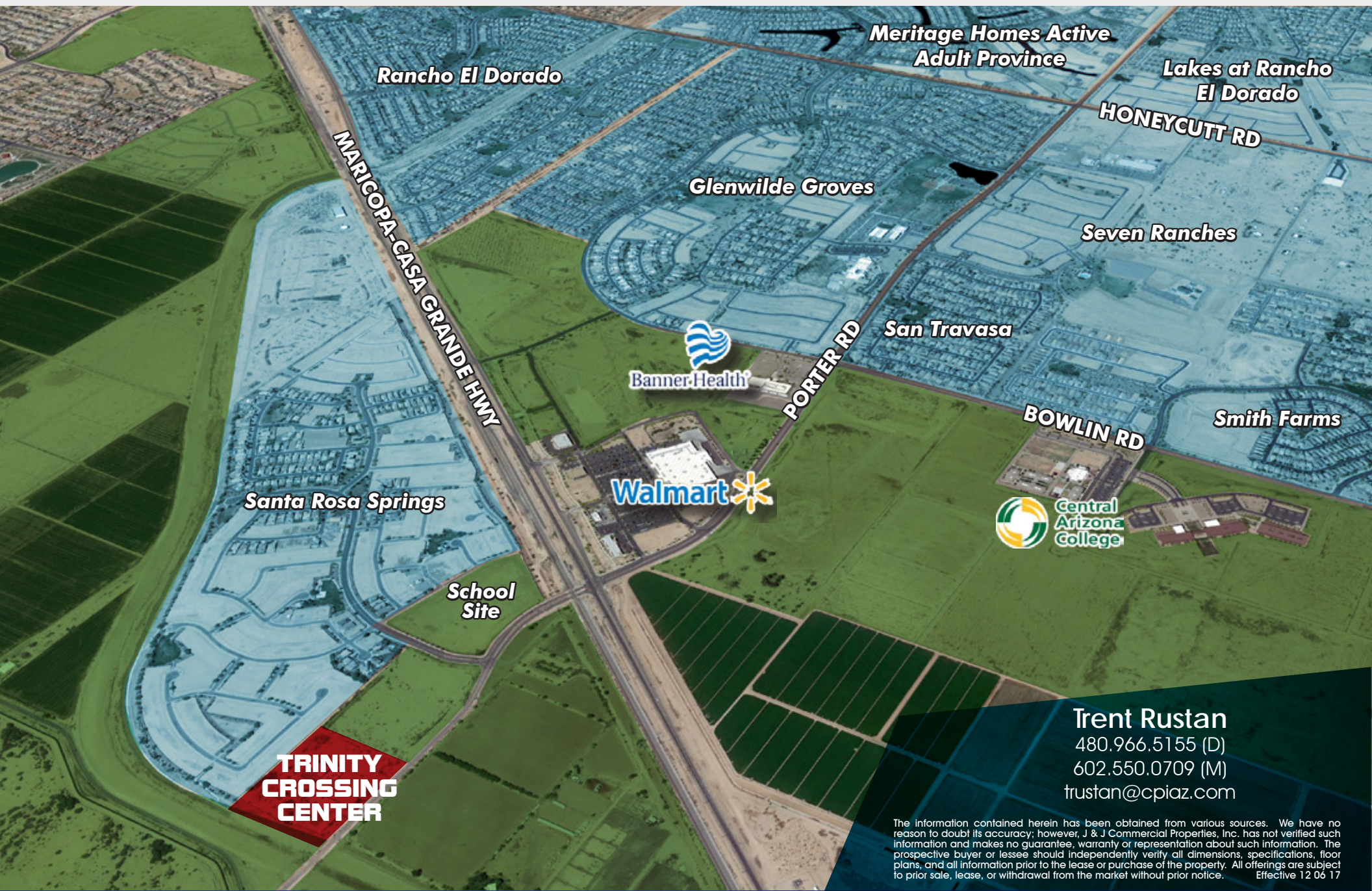


COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORPAC International

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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

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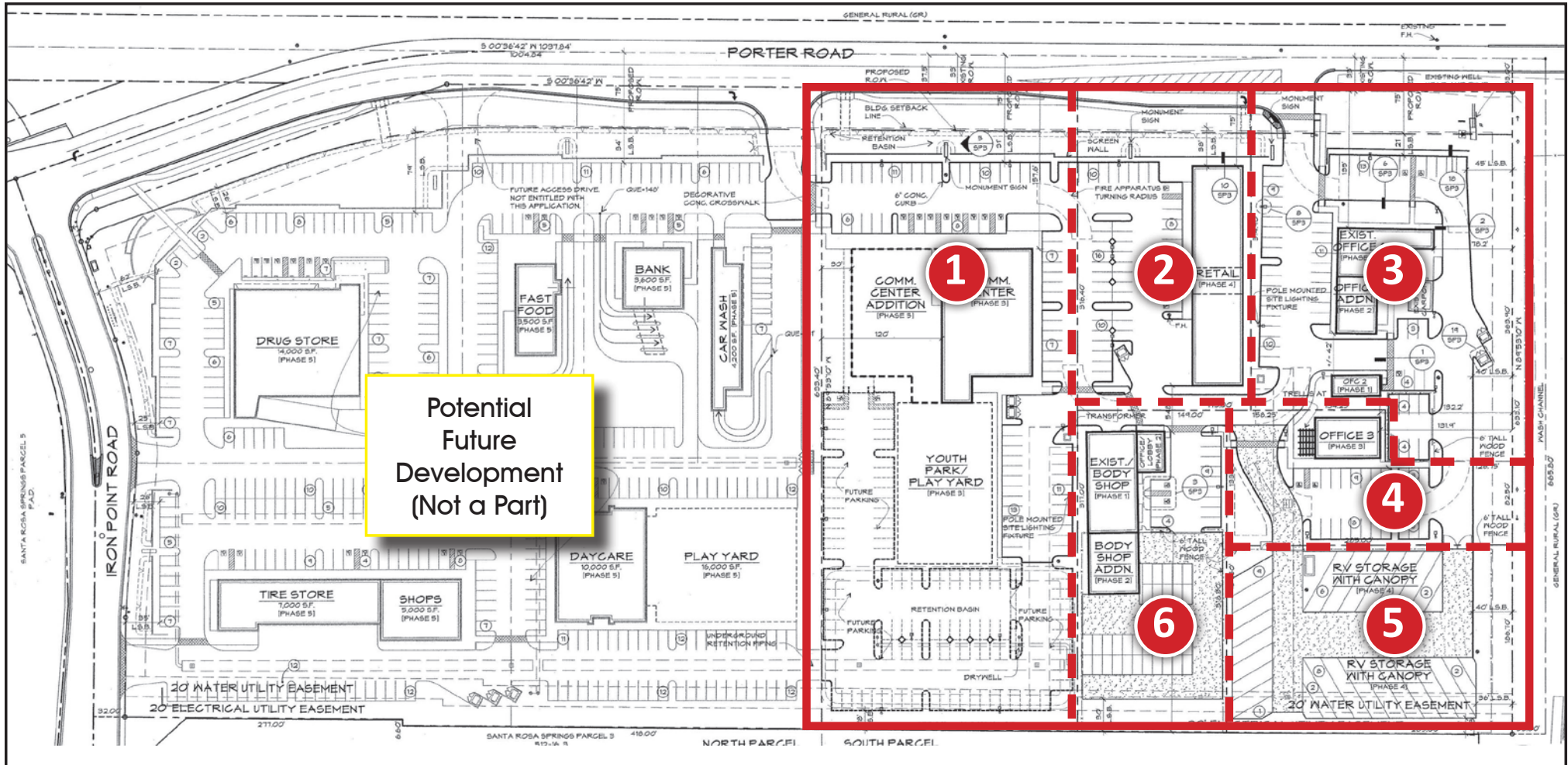
QUICK FACTS	HOUSING FACTS			
<p>TALENTED POPULATION:</p> <ul style="list-style-type: none"> 46% BACHELOR'S DEGREE OR HIGHER AVERAGE HOUSEHOLD INCOME OF APPROXIMATELY \$75,000 WITHIN 3 MILES 	<p>MEDIAN LIST PRICE:</p> <p>\$192,974</p>	<p>AVERAGE PRICE PER SF</p> <p>\$101</p>	<p>AVERAGE PRICE PER SF GROWTH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

GILA RIVER INDIAN COMMUNITY

Field Rd



- 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



Commercially Zoned Land w/ Improvements for Sale

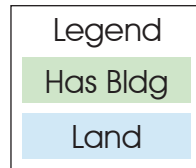
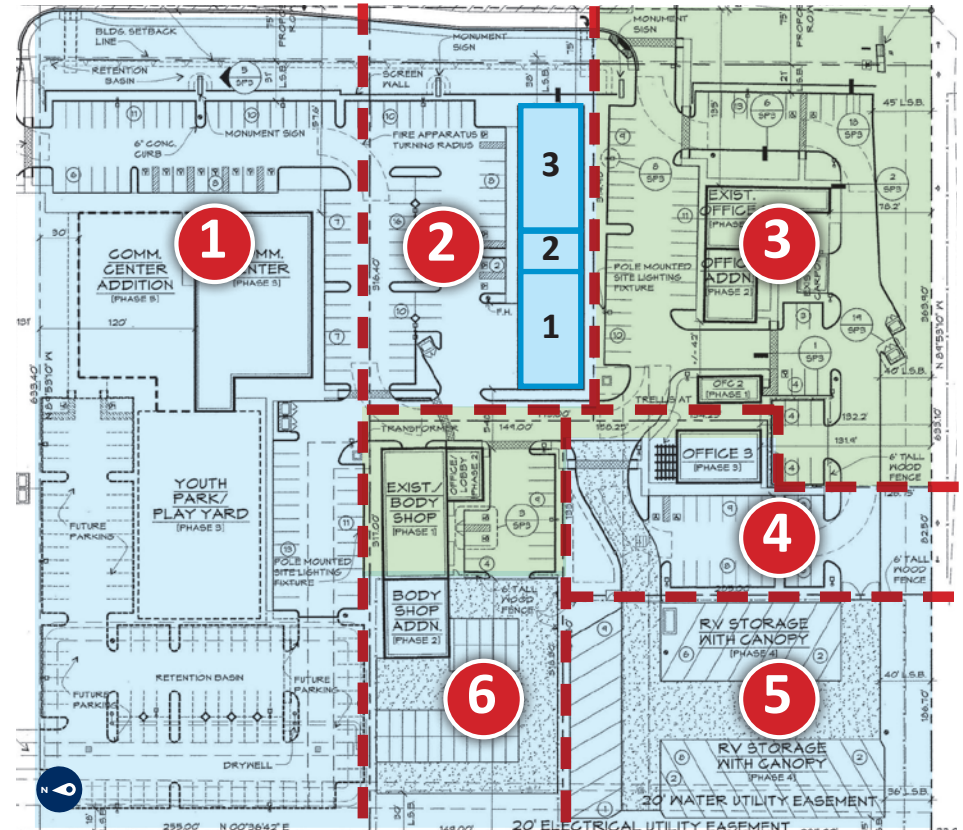
Trinity Crossing Center is a ± 9 Acre, mixed-use development that will offer a unique blend of retail, office and serviced-based commercial. Trinity Crossing is C-2 and I-1 zoned and offers excellent visibility and street access. It is a prime location in a rapidly expanding commercial corridor.

Parcel Breakout

(1)	127,500 SF	LAND (Planned 24,000 SF Bldg)
(2)	43,750 SF	LAND (Planned Automotive/Retail Center)
(3)	88,281 SF	BUILDING (EXISTING 3,500 SF Conference Center)
(4/5)	83,593 SF	LAND (Planned Office & RV Storage)
(6)	58,593 SF	BUILDING (EXISTING 7,000 SF Autobody Shop/Warehouse)

PROPERTY FEATURES:

1	127,500 SF LAND (24,000 SF Building Planned)		
2	43,750 SF LAND		
	Suite 1 (Planned) ± 5,500 SF (Divisible) 15' Clear Height	Suite 2 (Planned) ± 750 SF 15' Clear Height	Suite 3 (Planned) ± 4,525 SF 15' Clear Height Six (6) Auto Bays
3	88,281 SF LAND w/ 3,500 SF Bldg & 1,000 SF Bldg		
	Office #6 (Planned) ± 2,200 SF	Office #7 (Planned) ± 2,500 SF	
4/5	83,593 SF LAND (RV Storage Planned)		
6	58,593 SF LAND w/ 7,000 SF Bldg		



The Trinity Conference Center is a Multi-Use Building that offers suites from ±247 SF to 3,100 SF. All suites feature Porter Road access and close proximity to neighborhood amenities including Walmart, Banner Health Center and more...

- Zoning: CB-2
- Remodeled: 2009
- One (1) Block South of Maricopa-Casa Grande Hwy
- Rapidly Expanding Commercial Corridor

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