

# Maricopa-Casa Grande Hwy & Porter Rd SEC

Maricopa, AZ



FOR SALE

±80 Acres on Maricopa-Casa Grande Highway and Porter Road in the City of Maricopa

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## Features

<b>LOCATION</b>	Maricopa-Casa Grande Hwy & Porter Rd SEC, Maricopa, AZ
<b>LAND</b>	±80 acres
<b>PRICE</b>	\$4,000,000 (\$50,000/AC)
<b>ZONING</b>	General Rural
<b>PARCEL</b>	510-12-018E, 510-30-0040, 510-49-0040
<b>GENERAL PLAN</b>	Commercial (City of Maricopa) The Commercial land use category provides for commercial nodes on individual parcels. Neighborhood and community scale uses are to incorporate pedestrian and neighborhood needs. Larger parcels, over 40 acres, anticipate regional retail development.
<b>UTILITIES</b>	Water: Global; Sewer: Global

### PROPERTY HIGHLIGHTS

- Utilities to the site
- Near Copper Sky Park and Ak-Chin Entertainment Complex
- Direct access off Porter Road and Maricopa/Casa Grande Hwy
- Walmart Supercenter is directly north of site



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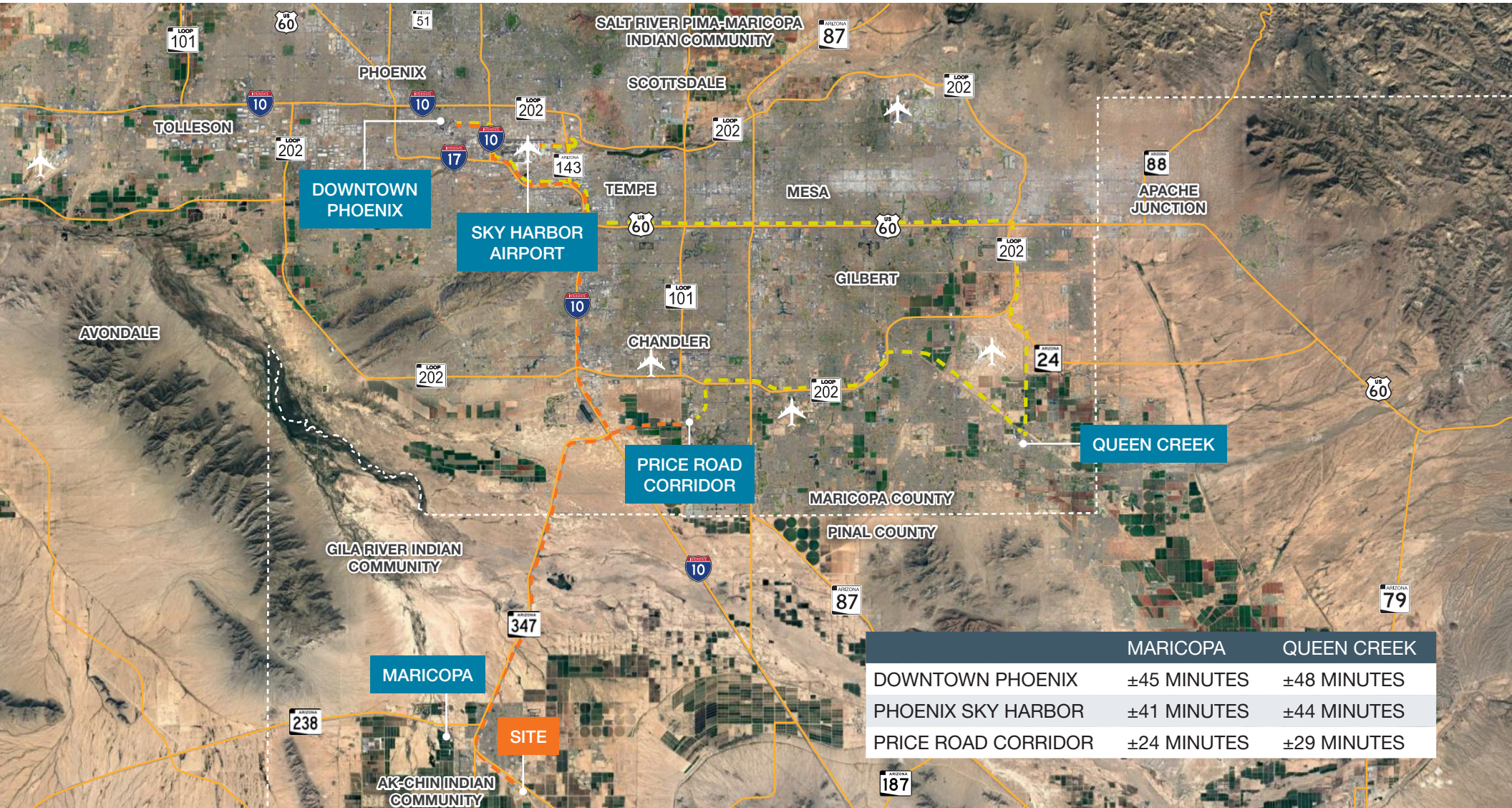
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## MARICOPA VS QUEEN CREEK TRAVEL TIMES



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## DEMOGRAPHICS



2018 POPULATION

51,262



HOUSEHOLD UNITS 2018

20,574



HOUSEHOLD GROWTH RATE

2.44%/YR



MEDIAN AGE

33



AVG HOUSEHOLD INCOME

\$80,801



## MARICOPA OVERVIEW

**Home. Town. Arizona.** Nestled at the foot of the Sonoran Desert National Monument, Maricopa is a remarkable town south of Phoenix that still has the small town feel. Incorporated in 2003, Maricopa quickly grown into one of the most desirable bedroom communities of the Greater Phoenix Metropolitan Area.

**Room to grow.** Starting at slightly over 1,000 residents in 2000, Maricopa has quickly ballooned to nearly 50,000 residents, making it one of the fastest cities in the U.S., per the U.S. Census Bureau. With neighborhood services, dining, and retail under construction, the precedent for embracing economic development has been set. To meet demand for housing, Maricopa has 10+ master planned communities currently under construction. Thoughtful planning and expedited permitting pave the way for more future growth in Maricopa.

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