

# Prime Maricopa Development Site



Adjacent Office  
Development  
Also Available for  
Sale

3 Acres

W Smith-Enke Rd (13,027 VPD)

N Porter Rd  
(7,641 VPD)

**For Sale**

NEC Smith-Enke Rd & Desert Greens Dr  
Maricopa, Arizona 85138

**NAI Horizon**

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[naihorizon.com](http://naihorizon.com)

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# NEC Smith Enke & Desert Greens

## Property & Location Highlights

- ±3 Acres (132,248 SF) of CB-2 Zoned Land
- Adjacent to office condo development (also available for development ready purchase)
- Surrounded by dense single family residential
- Priced to sell (\$4.54/SF)
- Previously approved for a Montessori school
- Prime Maricopa development site
- 721 residential permits pulled and 1,187 planned subdivisions within a 1 mile radius



Sale Price: \$600,000

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## Retailer Aerial



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# NEC Smith Enke & Desert Greens

## Maricopa Demographics

### Population

Total Population	51,262
Population in Households	51,258
Population in Families	44,303
Population in Group Qtrs	4
Population Density	1,080
Diversity Index	70
Average Age (1 & 3 Miles)	33.4 & 32

### Housing

Total Housing Units	20,574 (100%)
Owner Occupied HU	13,623 (66.2%)
Renter Occupied HU	3,394 (16.5%)
Vacant Housing Units	3,557 (17.3%)
Median Home Value	\$175,335
Average Home Value	\$192,138

### Income

Median Household Income	\$69,501
Average Household Income	\$80,801
Per Capita Income	\$26,827

### Households

Total Households	17,017
Average Household Size	3.01
Family Households	13,035
Average Family Size	3



Maricopa became Arizona's 88th municipality when it was incorporated in October 2003. Over the last decade, it has become Arizona's fastest growing community, transforming from a quiet town of under 5,000 residents to a bustling city of more than 50,000.

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