

STONEGATE CENTER

±54.4 PRIME ACRES FOR SALE

LOCATED ON THE NORTH SIDE OF THE MARICOPA HIGHWAY; I-238, WEST OF PORTER ROAD IN THE CITY OF MARICOPA, ARIZONA. THE PARCELS ARE ZONED CR-S, CL-1, PAD OVERLAY AND ARE IDEAL FOR RETAIL & LIGHT INDUSTRIAL DEVELOPMENTS.



Union Pacific Railroad

Maricopa Hwy



±54.4 ACRES AVAILABLE

Stonegate Rd

SOLD PARCEL
(FUTURE SELF
STORAGE)

Allen Stephens Pkwy



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CPPIAC International

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Property Features

SALE PRICE: \$8,293,824 (\$3.50 PSF)

- ±54.4 Acres / ±2,369,664 SF
- Parcels: 510-12-019A, 510-24-001C, 001F, 001P
- Zoning: CR-S, CL-1, PAD Overlay
- Located at Maricopa Highway 238 & Stonegate Road
- Water & Sewer: Global Water Resources
- Electrical Services: Electrical District #3
- Telephone: Qwest
- 1.5 Miles SE of Future I-347 Highway / Union Pacific Railroad Crossing Overpass
- Situated Near Retail, Residential Developments, Entertainment Venues, Medical Facilities, Amtrak, and more

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Conceptual site plan (Not to Scale)



STONEGATE CENTER



Demographics	1 Mi	3 Mi	5 Mi
2019 Total Population:	7,237	45,022	53,384
2019 Total Households:	2,316	14,999	17,604
Median Household Inc:	\$72,844	\$70,392	\$69,342
Average Age:	32.80	35.30	35.10

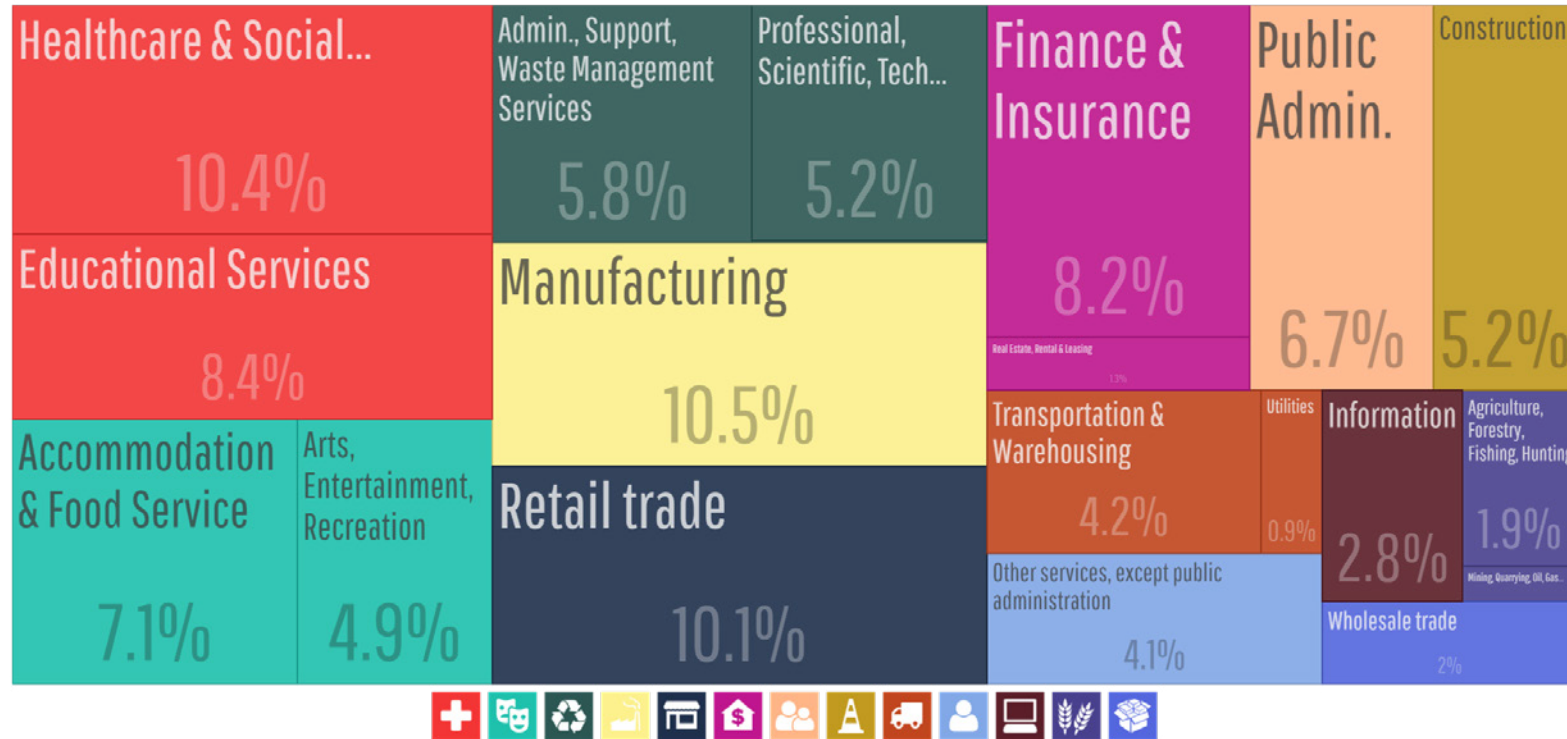
CoStar 2019





Employment by Industries in Maricopa, Az

The closest comparable data for the census place of Maricopa, AZ is from the public use microdata area of Maricopa, Casa Grande & Eloy (Southeast) Cities PUMA, AZ.



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Maricopa at a Glance

- The City's population is 51,977, according to 2018 U.S. Census Bureau.
- The average household income in Maricopa is \$68,888 (among the highest in the state of Arizona).
- Maricopa encompasses approximately 43 square miles, with a planning area of 233 square miles.
- Maricopa is Arizona's 88th municipality, incorporated on October 15, 2003.
- Maricopa offers residents and businesses the experience of a small-town atmosphere within the Phoenix metropolitan areas.
- Approximately 88% of adult residents have some post-high school education and 47% hold a bachelor's degree or graduate degree.

Data sources: U.S. Census Bureau, datausa.io, arcgis.com