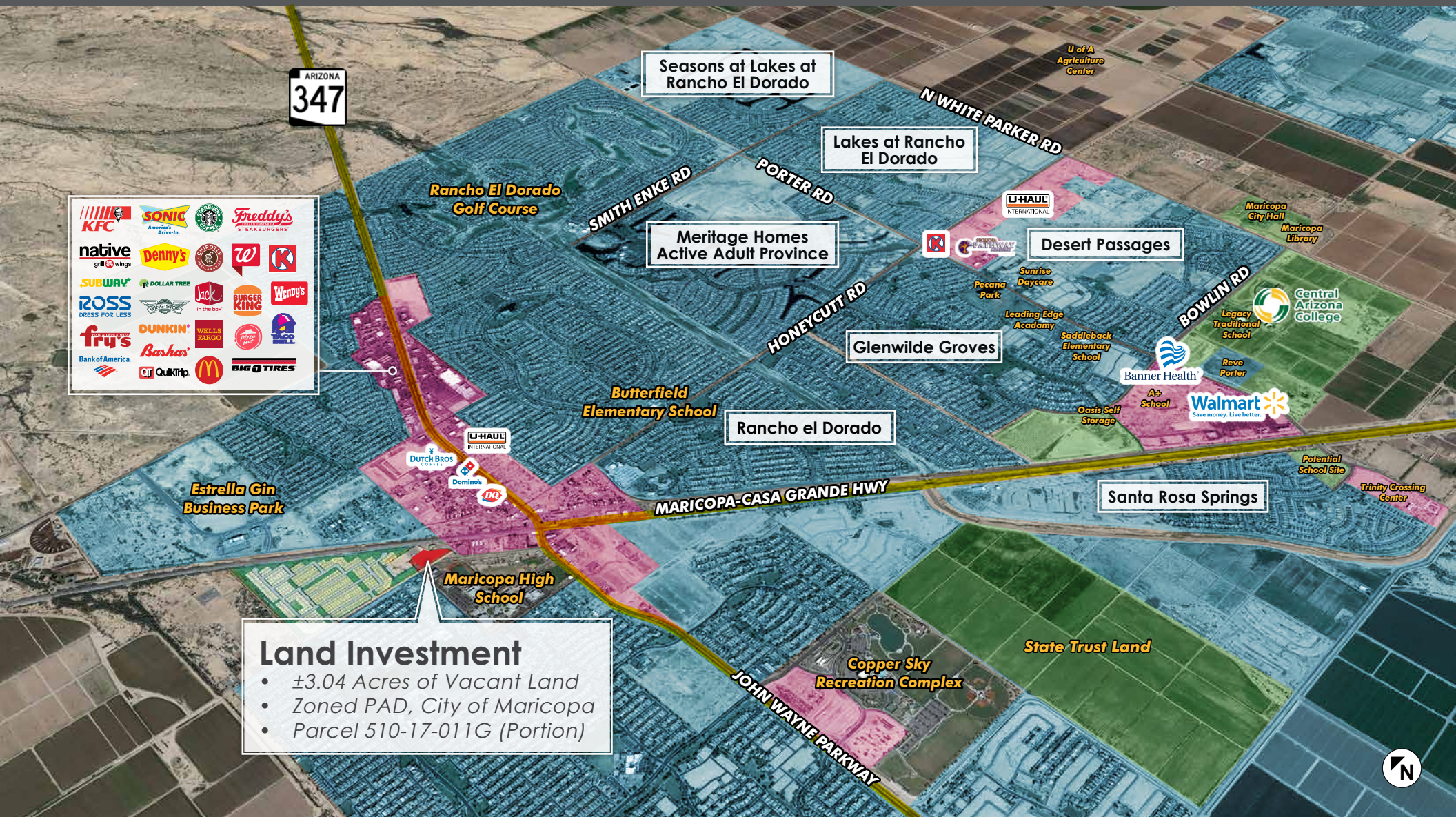


MCDavid COMMERCIAL LAND INVESTMENT

W MCDAVID RD • MARICOPA, AZ

±3.04 ACRES
SALE PRICE: \$750,000



Land Investment

- ±3.04 Acres of Vacant Land
- Zoned PAD, City of Maricopa
- Parcel 510-17-011G (Portion)

Exclusively
Listed By:

Trent Rustan

D: 480.966.5155 • M: 602.550.0709
trustan@cpiplaz.com

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.



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Locally Owned. Globally Connected. CPI International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiplaz.com

MCDAVID COMMERCIAL LAND INVESTMENT

W MCDAVID RD • MARICOPA, AZ








McDavid Estates

Land Use Plan

Exhibit B

Conceptual Site Data Table	
Single Family Development Area	±63.06 AC
Commercial / Industrial Area	±3.04 AC
Total Site Area	66.10 AC

Lot Mix Table	
Single Family 40' x 115'	176 Lots
Single Family 45' x 115'	93 Lots
Total Yield	269 Lots
Site Residential Density	4.27 DU/AC
Total Open Space (25%)	±16.91 AC

Legend	
	40' x 115'
	45' x 115'
	Mixed Use
	Existing Lift Station
	Drainage Channel
	OS & Parks
	Project Boundary

THE INFORMATION PORTRAYED
IN THIS CONCEPTUAL ARTIST'S
RENDERING IS SUBJECT TO CHANGE.


0' 60' 120' 240'

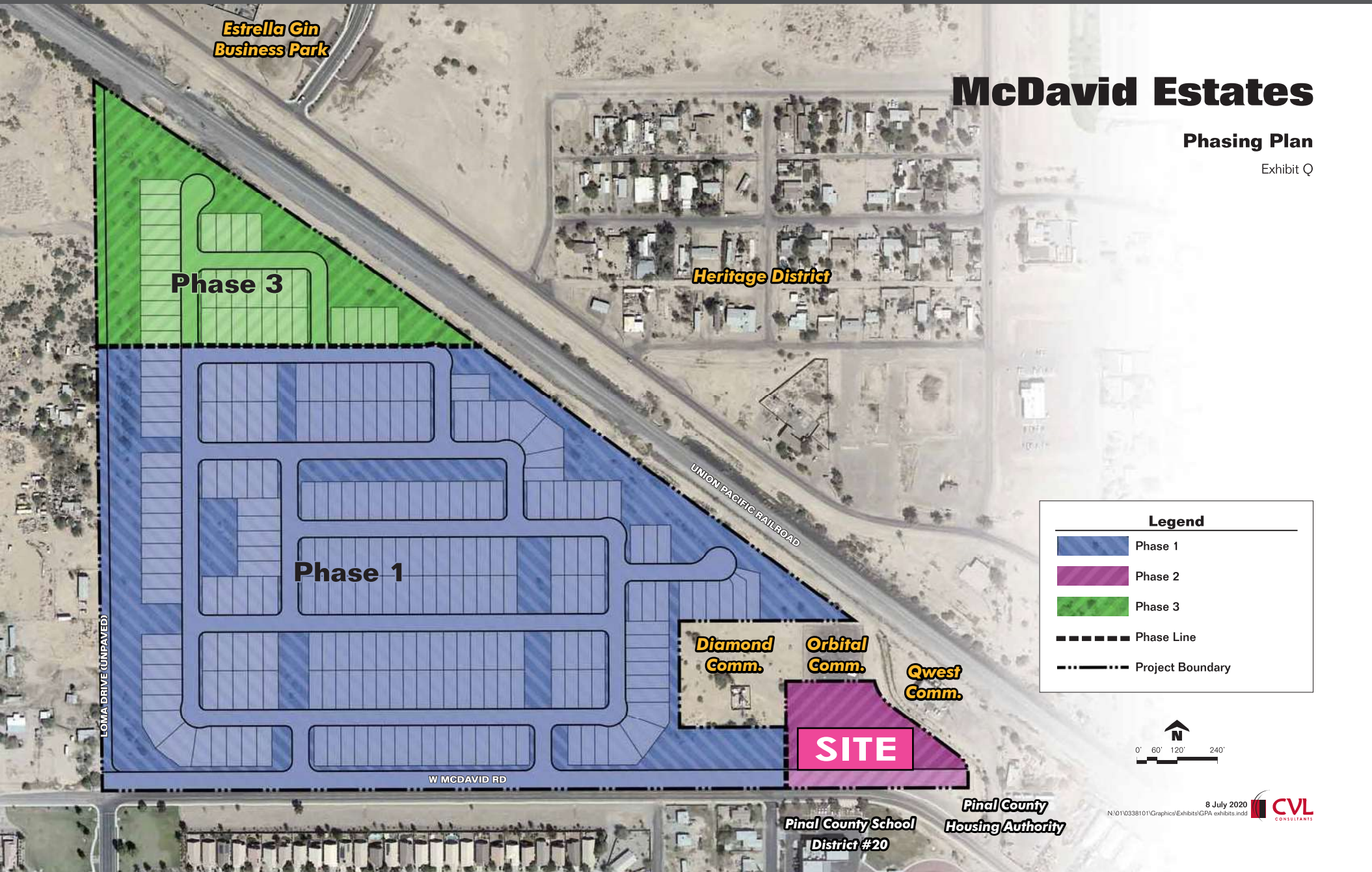


Pinal County School
District #20

Pinal County
Housing Authority

MCDAVID COMMERCIAL LAND INVESTMENT

W MCDAVID RD • MARICOPA, AZ



McDavid Estates

Open Space Master Plan

Exhibit M

Pocket Park, Park, and Open Space Buffer

PRIMARY TREES

¹ Cercidium praecox	Palo Brea
Dalbergia sissoo	Sissoo Tree
Pistacia chinensis	Chinese Pistache
Prosopis chilensis	Chilean Hybrid Mesquite
Ulmus Parvifolia	Evergreen Elm

ACCENT TREES

¹ Acacia farnesiana	Sweet Acacia
Caesalpinia cactalaco	Cascalote "Smoothie"
Pinus elderica	Mondel Pine

SHRUBS

Caesalpinia pulcherrima	Red Bird of Paradise
Dalea frutescens	Sierra Negra Dalea
¹ "Sierra Negra"	
Dodonea viscosa	Hop Bush "purple"
Leucophyllum frutescens	Texas Ranger "Green Cloud"
Leucophyllum langmaniae	Lynn's Legacy Sage
¹ Lynn's Legacy	
Muhlenbergia rigens	Deer Grass
Tecoma stans angustata	Arizona Yellow Bells
Nerium oleander	"Petite Pink" Oleander

ACCENTS / CACTUS / VINES

¹ Agave ssp.	Agave Species
¹ Bougainvillea "B Karst"	B Karst Bougainvillea
Daylirion acrotiche	Green Spoon
Hesperaloe parviflora	Red Yucca
Muhlenbergia capillaris	Regal Mist Deer Grass
Podramea ricasoliana	Pink Trumpet Vine
Yucca rigida	Blue Yucca

GROUND COVERS

Acacia redolens	Desert Carpet Acacia
Lantana montevidensis	Purple Trailing Lantana
Lantana sp. "New Gold"	New Gold Lantana

Arterial Streetscape

PRIMARY TREES

¹ Cercidium floridum	Blue Palo Verde
Prosopis chilensis	Chilean Hybrid Mesquite
¹ Olneya tesota	Desert Ironwood
¹ Pithecellobium flexicallae	Texas Ebony

ACCENT TREES

Chilopsis linearis	Desert Willow
--------------------	---------------

SHRUBS

Calliandra californica	Baja Fairy Duster
Calliandra eriphylla	Pink Fairy Duster
Dalea frutescens	Sierra Negra Dalea
¹ "Sierra Negra"	
Encelia farinosa	Brittle Bush
Justicia californica	Chuparosa
Leucophyllum langmaniae	Lynn's Legacy Sage
¹ Lynn's Legacy	
Muhlenbergia rigens	Deer Grass
Simmondsia chinensis	Jajoba
Sphaeralcea ambigua	Desert Globe Mallow
Tecoma stans angustata	Arizona Yellow Bells

ACCENTS / CACTUS / VINES

Agave geminiflora	Twin Flowered Agave
¹ Agave deserti	Desert Agave
¹ Carnegiea gigantea	Saguaro
Daylirion wheeleri	Desert Spoon
¹ Fouquieria splendens	Ocotillo
Hesperaloe parviflora	Red Yucca
Hesperaloe parviflora	Yellow Yucca
Muhlenbergia capillaris	Regal Mist Deer Grass
Pedilanthus macrocarpus	Slipper Plant

GROUND COVERS

Baileya multiradiata	Desert Marigold
Dalea greggii	Trailing Indigo Bush
Lantana montevidensis	Purple Trailing Lantana
Lantana sp. "New Gold"	New Gold Lantana
Palaestrophe cooperi	Paper Flower
Verbena gooddingii	Desert Verbena

Open Space / Buffer

- Trail
- Seating Nodes
- 15'-20' Buffer from Railroad (Large canopy trees will be used to reduce noise nuisance from the railroad.)

Park

- Playground
- Exercise Station
- Shade Ramada
- Turf Play Area
- Seating Node
- Picnic Tables
- BBQ Grill

Pocket Park

- Turf
- Naturally Shaded Benches & Picnic Table

Arterial Streetscape


SITE



W MCDAVID RD • MARICOPA, AZ



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
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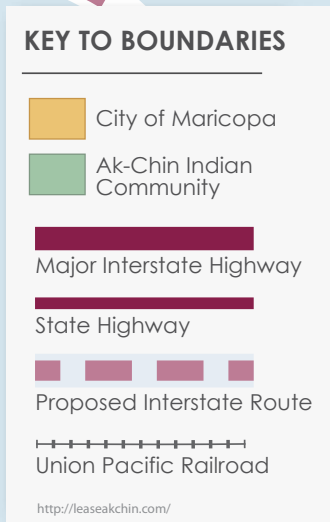


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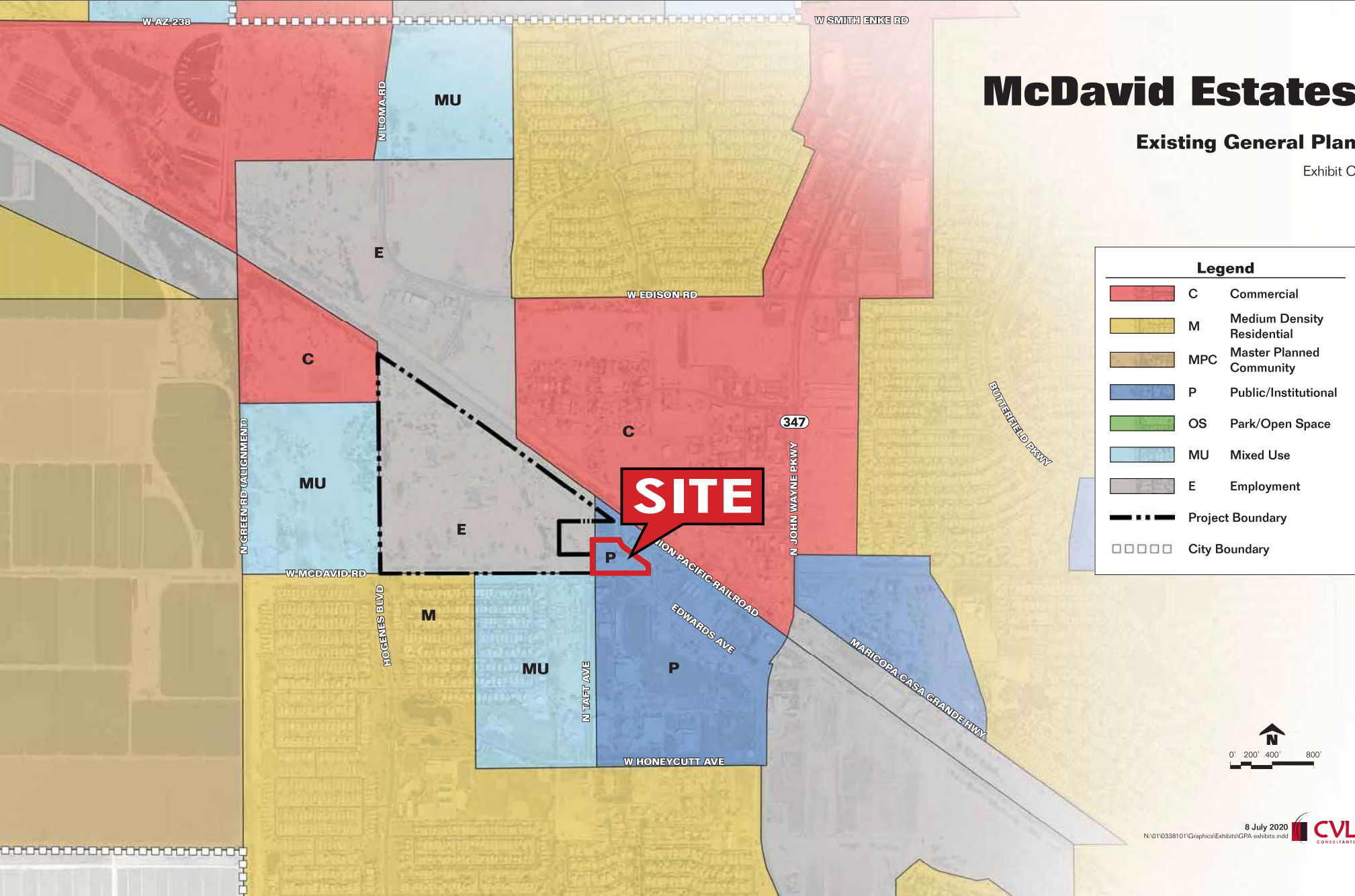
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MCDAVID COMMERCIAL LAND INVESTMENT

W MCDAVID RD • MARICOPA, AZ



MCDavid COMMERCIAL LAND INVESTMENT

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Zoned: PAD



Mixed-Use

Planned Development

Land Proposition

- Proposed two phases of single-family residential development consisting of a typical lot mix of 40'x115' and /or 45'x115' lots.
- A separate phase is planned for a mixed use parcel to offer flexibility and diversity to the area.

Demographics*

Demographics	3 Mi	5 Mi
Population	41,298	53,172
Households	13,943	17,992
Median HH Income	\$77,106	\$76,971

Traffic Counts*

Street Location	Traffic Count
AZ 347 Highway	±52,432

*Source: CoStar 2020

Trent Rustan
480.966.5155 (D)
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10.19.21

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.



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