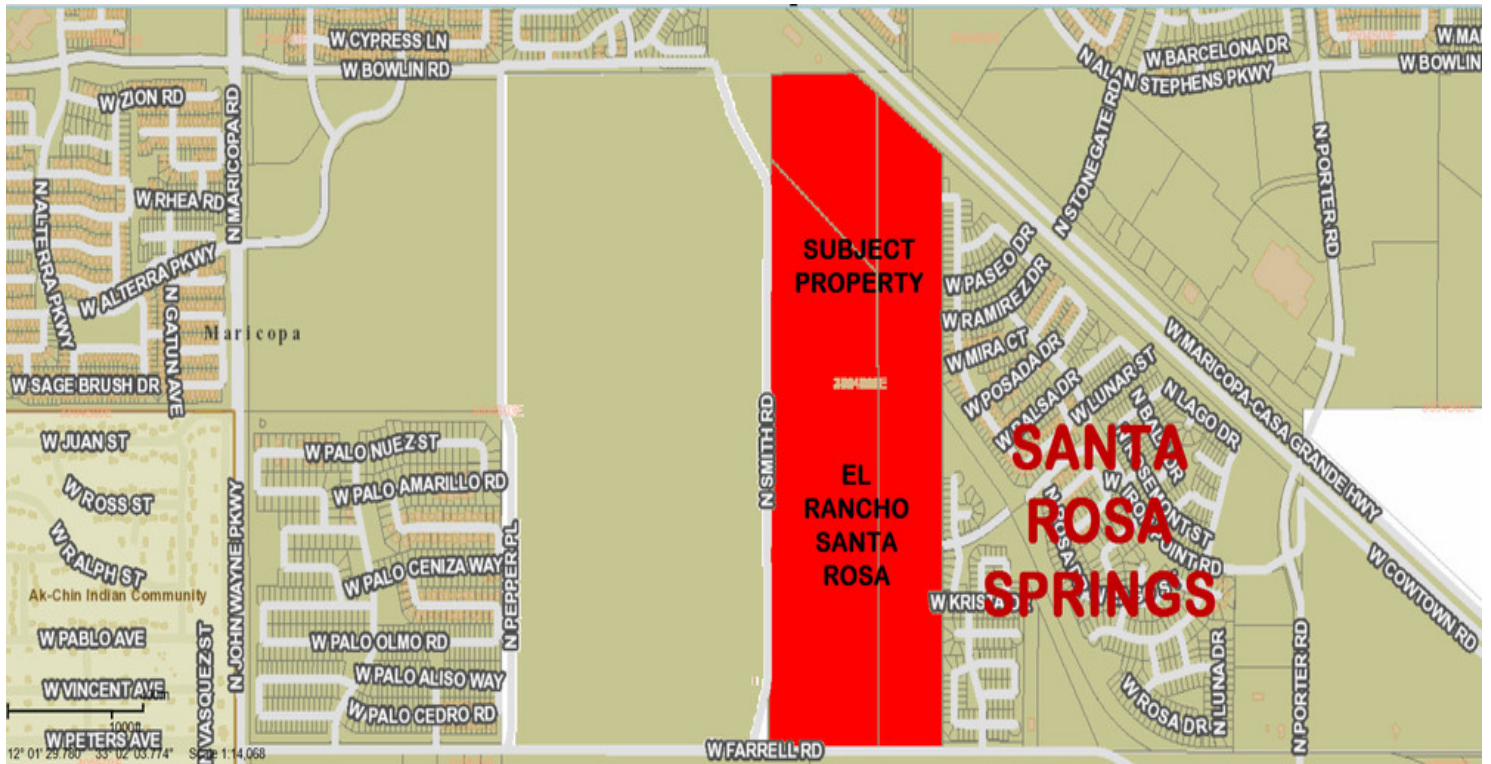


43054 W. FARRELL RD., MARICOPA, AZ



OFFERING SUMMARY

Offering Price:	\$16,000,000
	\$79,071 / acre
	\$22,099 Lot

Lot Size: 202.4 Acres

APN #: 510-12-017B, 017C
and 017E

Market: Phoenix Metro

PROPERTY HIGHLIGHTS

- The City of Maricopa forms part of the Phoenix metropolitan area.
- \$16,000,000.00 or \$79,071 per acre or \$22,099 per lot.
- Preliminary Plat Approval: 724 Lots
- 334 Lots - 45 X 115
- 144 Lots - 50 X 115
- 237 Lots - 60 X 115
- 9 Lots - 63 X 115
- Topography: Flat (rectangular).
- Preliminary Plat approval and in Process of receiving Final Plat Approval.
- Site is near new schools, major shopping and medical.
- Site is close to Copper Sky Recreation Complex.
- ~~Close to Harrah's Ak-Chin Casino Resort.~~



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FOR MORE INFORMATION CONTACT:

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PROPERTY DESCRIPTION

El Rancho Santa Rosa - 202.4 AC - 724 Lots

43054 W. FARRELL RD., MARICOPA, AZ



LOCATION OVERVIEW

One mile east of N. John Wayne Pkwy. on Farrell Rd. Maricopa, it is a city in the Gila River Valley in the State of Arizona. The City of Maricopa forms part of the Phoenix metropolitan area.

PROPERTY OVERVIEW

Maricopa, it is a city in the Gila River Valley in the State of Arizona. The City of Maricopa forms part of the Phoenix metropolitan area. Entitlements: Preliminary Plat approval and in Process of receiving Final Plat Approval. Site is near new schools, major shopping and medical. The unemployment rate in Maricopa, Arizona, is 5.30%, with job growth of 3.18%. Future job growth over the next ten years is predicted to be 41.06%. The median household income is \$65,214. Maricopa was officially incorporated as a city on October 15, 2003, Between 2000 and 2010, the city's population grew from 1,040 residents to 49,000, an increase of 4100%. A part of the city is within the boundaries of the Ak-Chin Indian Community. The small, federally recognized tribe has developed Harrah's Ak-Chin Casino and related resort, a multi-entertainment cinema complex, and operates a golf course; all are open to the public and draw attendees from Maricopa as well as the greater Phoenix area. Site is very close to Copper Sky Recreation Complex, 98 acres, offering endless opportunities for fitness, fun and leisure. The park includes: A five-acre fishing lake stocked with bass, rainbow trout, catfish, bluegill and white Amur, A special event amphitheater surrounded by 9 acres of lawn, Two interactive playgrounds, Six shaded Ramada with BBQ grills and picnic tables, plus one 5000 sq. ft. group Ramada, A dog park with separate areas for active and timid dogs, Eight multi-purpose sports fields (four are lighted fields), Three lighted softball fields, One full-size lighted baseball field, Two enclosed batting cages with pitching mounds, Two lighted tennis courts, A lighted skate plaza, Two lighted basketball courts, Two lighted sand volleyball courts, Two regulation horseshoe pits.



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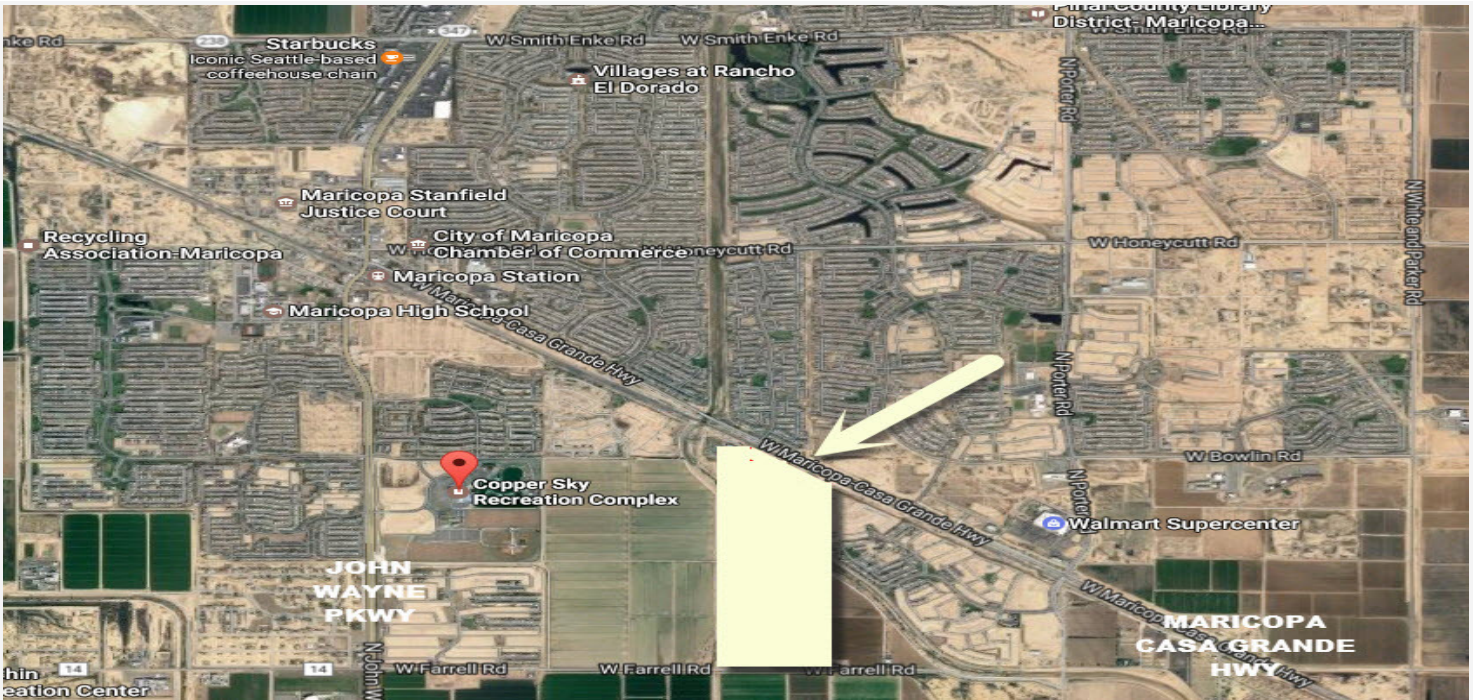
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ADDITIONAL PHOTOS

El Rancho Santa Rosa - 202.4 AC - 724 Lots

43054 W. FARRELL RD., MARICOPA, AZ



KASTEN LONG
COMMERCIAL GROUP
KLCommercialGroup.com

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El Rancho Santa Rosa - 202.4 AC - 724 Lots

**EL RANCHO
SANTA ROSA**

ENTRANCE 2 →

ENTRANCE 1 →

**SANTA ROSA
SPRINGS**

W Parker St
W Biscayne Blvd
W Willow St
W Biscayne Blvd
W Willow St
W Biscayne Blvd
W Willow St

**ENTRANCE FROM SANTA ROSA SPRINGS TO
EL RANCHO SANTA ROSA
(SUBJECT PROPERTY)**

A wide-angle photograph of a paved road leading towards a distant horizon under a cloudy sky. The road is flanked by low walls and sparse vegetation. A stop sign is visible on the left side of the road.

**ENTRANCE 2 FROM SANTA ROSA SPRINGS
TO EL RANCHO SANTA ROSA (SUBJECT PROPERTY)**

FROM NW

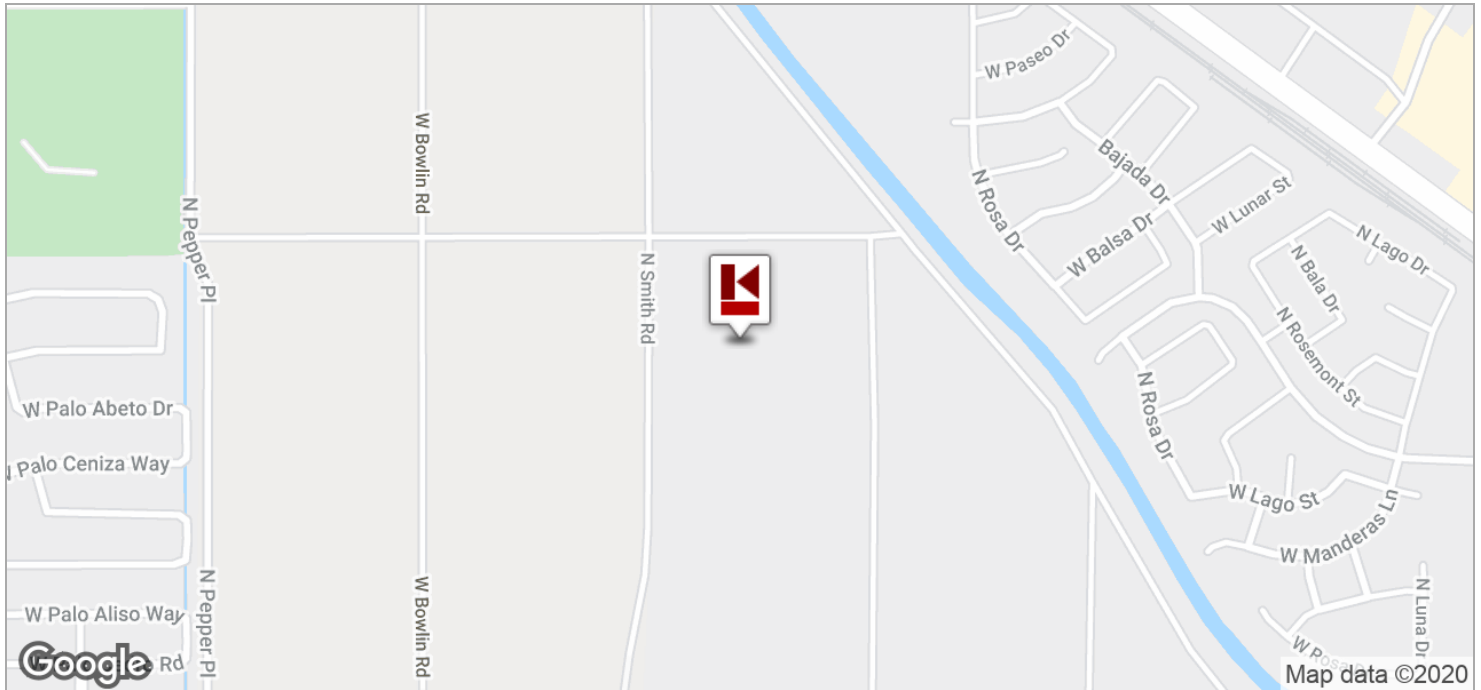
A wide-angle photograph of a dry, cracked, and dusty landscape. In the foreground, two deep, parallel tire tracks run from the bottom left towards the center of the frame. The ground is a light brown, sandy color with visible cracks and small clumps of dry vegetation. In the distance, a line of small, low-rise buildings, possibly a small town or village, is visible on the horizon. The sky is a clear blue with scattered, wispy white clouds. The overall scene suggests a hot, arid environment.

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