

EXECUTIVE SUMMARY

THE CROSSING In The Heart Of Maricopa / 23 AC Vacant Land With Development Plan For Mixed Use - Multi-Family, Office, School.

18700 N. SAINT GABRIEL WAY , MARICOPA, AZ



OFFERING SUMMARY

Offering Price: \$2.25 SF

Lot Size: 22.92 Acres

APN #: 512-42-7210, 7230, 7240, 7250, 7260 and part of 512-42-7220

Zoning: Commercial, Multi-family

PROPERTY HIGHLIGHTS

- THE CROSSING in the Heart of Maricopa, Planned Area Development/PAD P&C 11-01, Mixed Use – Commercial, Multi-family
- Development Plan can be Changed and Property can be Split.
- Best Use: Multi-family, (Apartment TH, Condos), Office, School, Medical, Senior Housing, Day Care Center.
- The Unemployment rate in Maricopa is 4.2% (Sep 2017) with job growth of 3.18%.
- Between 2000 and 2010, the city's population grew from 1,040 residents to 49,000, an increase of 41.00%.
- Close to the Harrah's Ak-Chin Casino and related Resort, including a multi-entertainment Cinema complex and a Golf Course.
- Close to Copper Sky Recreation Complex, 98 acres, offering endless opportunities for fitness, fun and leisure



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FOR MORE INFORMATION CONTACT:

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PROPERTY DESCRIPTION

THE CROSSING In The Heart Of Maricopa, 33 AC Vacant Land With Development Plan For Mixed Use - Multi-Family, Office, School. 18700 N. SAINT GABRIEL WAY , MARICOPA, AZ

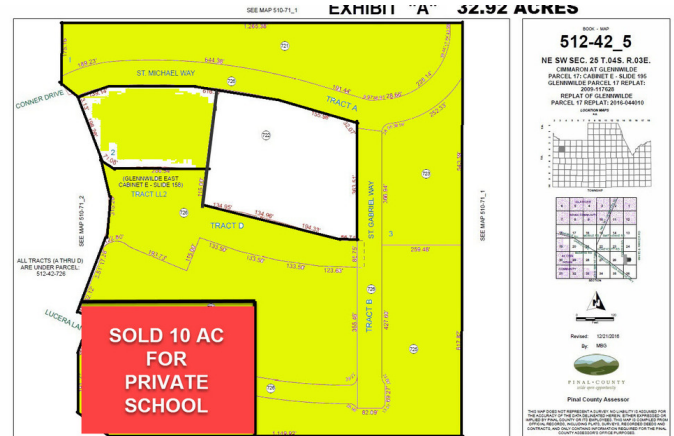
PROPERTY OVERVIEW

THE CROSSING in the Heart of Maricopa, Planned Area Development/PAD P&C 11-01 Maricopa. Maricopa, it is a city in the Gila River Valley in the State of Arizona. Plan for Mixed Use can be Changed and Property can be Split. Site is in the Heart of Maricopa, surrounded by new SFR subdivisions, across future Industrial Park. near schools, major shopping and medical. The City of Maricopa forms part of the Phoenix Metropolitan Area. The unemployment rate in Maricopa is 4.2% (Sep 2017) 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. The income per capita is \$25,222, which includes all adults and children, family median income:\$67,109,

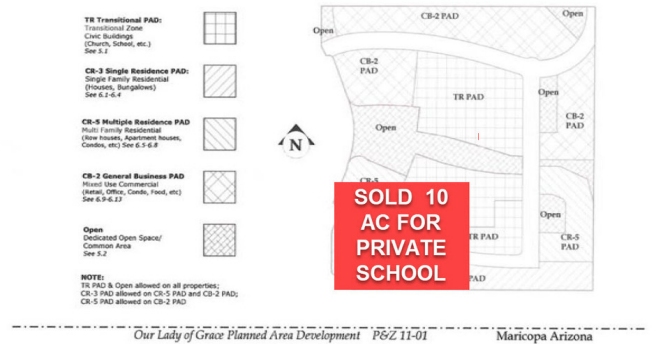
<http://www.bestplaces.net/economy/city/arizona/maricopa> . Maricopa was officially incorporated as a city on October 15, 2003, Between 2000 and 2010, the city's population grew from 1,040 residents to 49,000, an increase of 4100%. A part of the city is within the boundaries of the Ak-Chin Indian Community. 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. 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.

LOCATION OVERVIEW

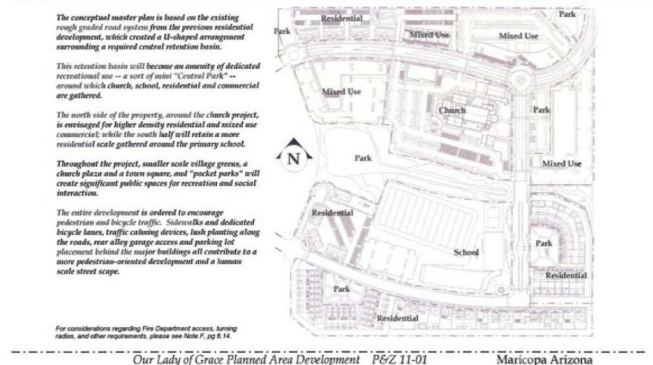
In the Heart of Maricopa.



Bubble Map Land Use and Zoning Plan 3.2



Conceptual Master Plan 3.3



HEADER



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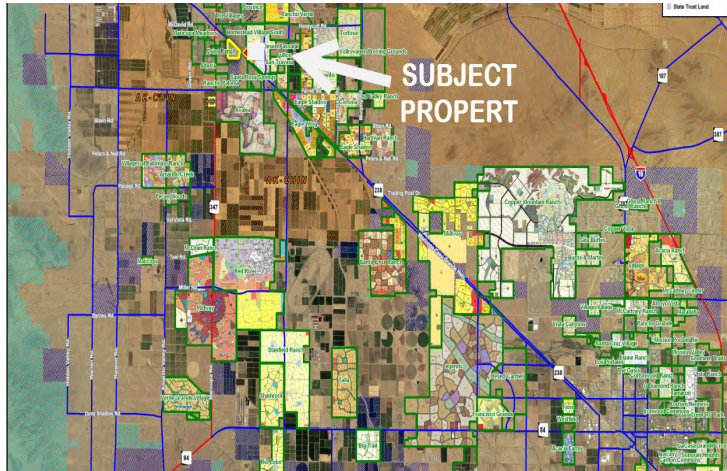
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ADDITIONAL PHOTOS

THE CROSSING In The Heart Of Maricopa, 33 AC Vacant Land With Development Plan For Mixed Use - Multi-Family, Office, School. 18700 N. SAINT GABRIEL WAY , MARICOPA, AZ



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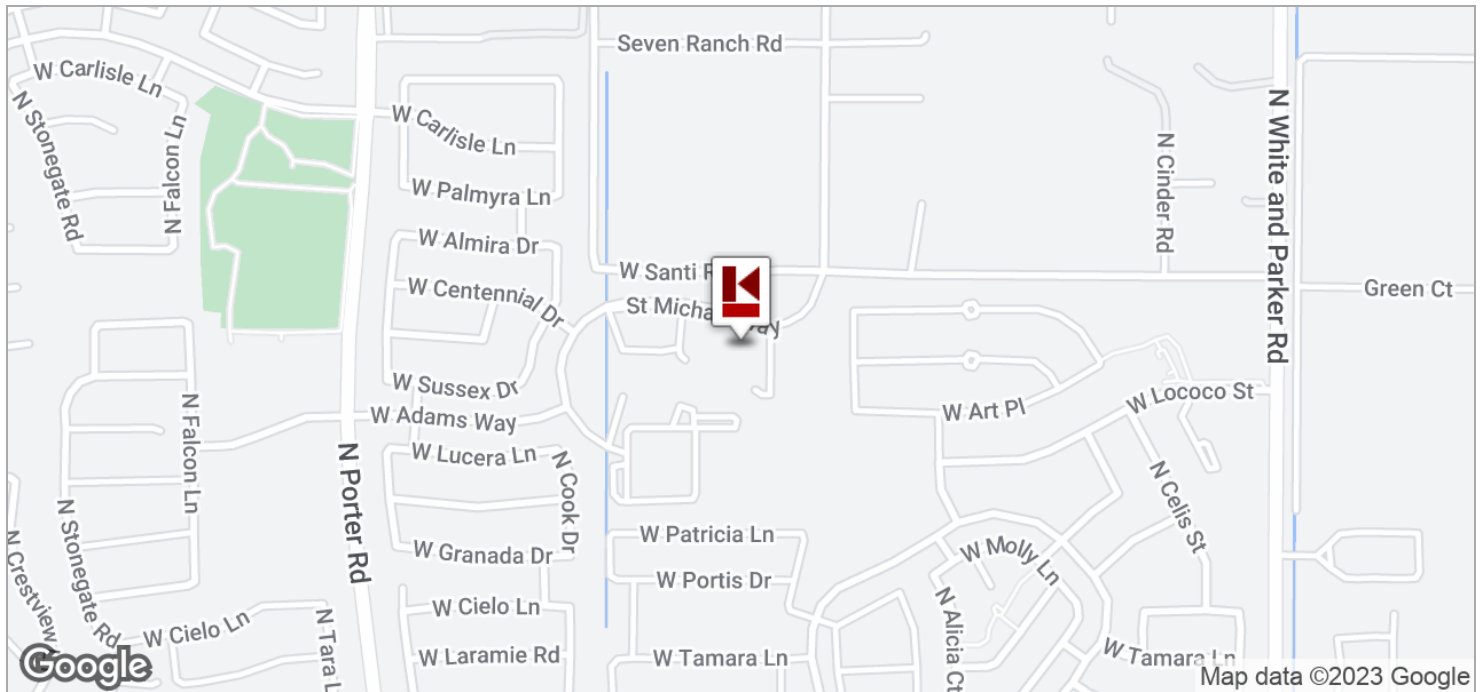
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LOCATION MAPS

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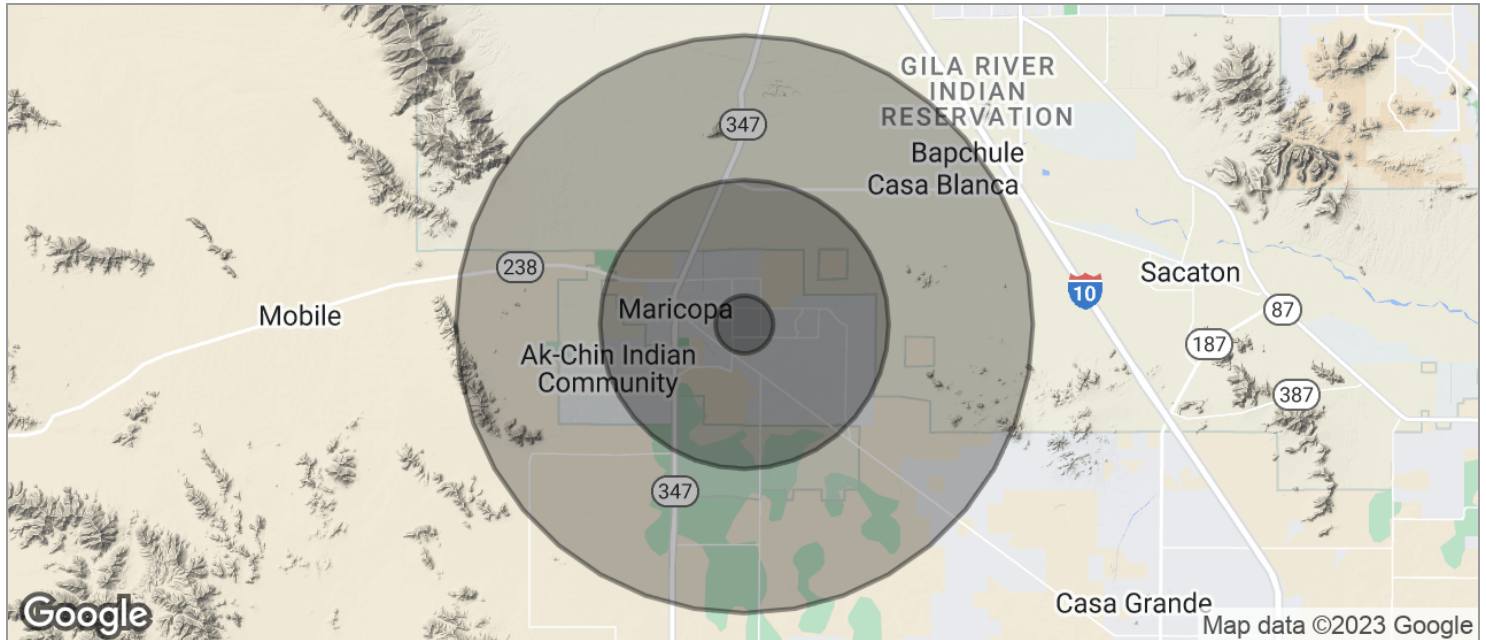
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,541	39,969	43,551
MEDIAN AGE	32.4	31.5	31.7
MEDIAN AGE (MALE)	31.3	31.6	31.9
MEDIAN AGE (FEMALE)	34.9	31.2	31.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	534	14,748	15,985
# OF PERSONS PER HH	2.9	2.7	2.7
AVERAGE HH INCOME	\$68,192	\$73,487	\$72,029
AVERAGE HOUSE VALUE		\$201,667	\$198,149

* Demographic data derived from 2020 ACS - US Census



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