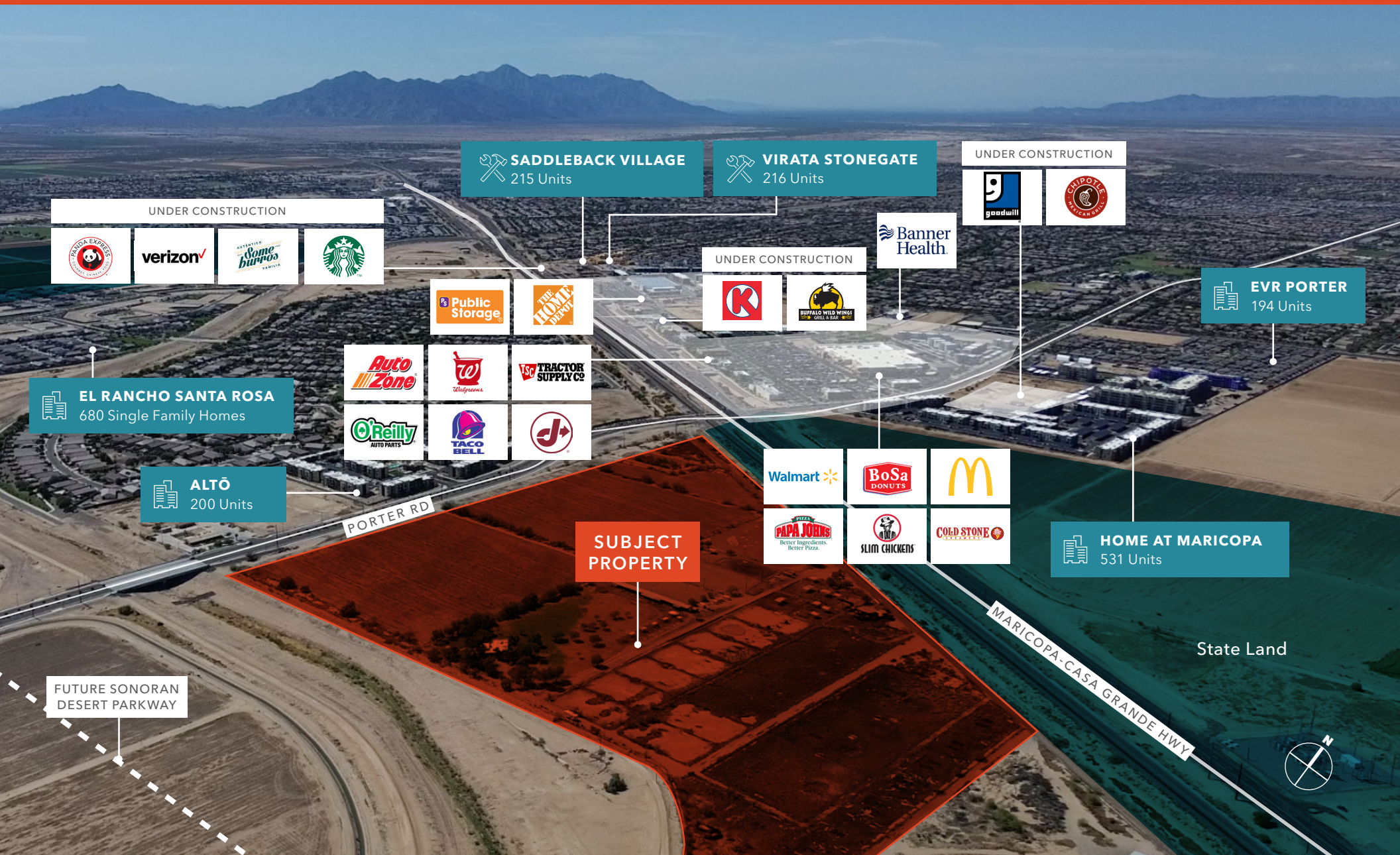


80 ACRES FOR SALE

MARICOPA-CASA GRANDE HWY AND PORTER SEC, MARICOPA, AZ



SADDLEBACK VILLAGE
215 Units

VIRATA STONEGATE
216 Units

UNDER CONSTRUCTION

UNDER CONSTRUCTION



UNDER CONSTRUCTION



EVR PORTER
194 Units

EL RANCHO SANTA ROSA
680 Single Family Homes



ALTŌ
200 Units

PORTER RD

SUBJECT PROPERTY



HOME AT MARICOPA
531 Units

FUTURE SONORAN
DESERT PARKWAY

MARICOPA-CASA GRANDE HWY

State Land





PROPERTY HIGHLIGHTS

±80 Acres

Direct access off Porter Road

Near Copper Sky Regional Park and Ak-Chin Entertainment Complex

Sonoran Desert Parkway recently completed and adjacent to site

Water: Global; Sewer: Global

Utilities to the site

City open to rezoning to commercial uses

APN's: 510-30-0040, 510-49-0040

Taxes \$9,744 (2025)

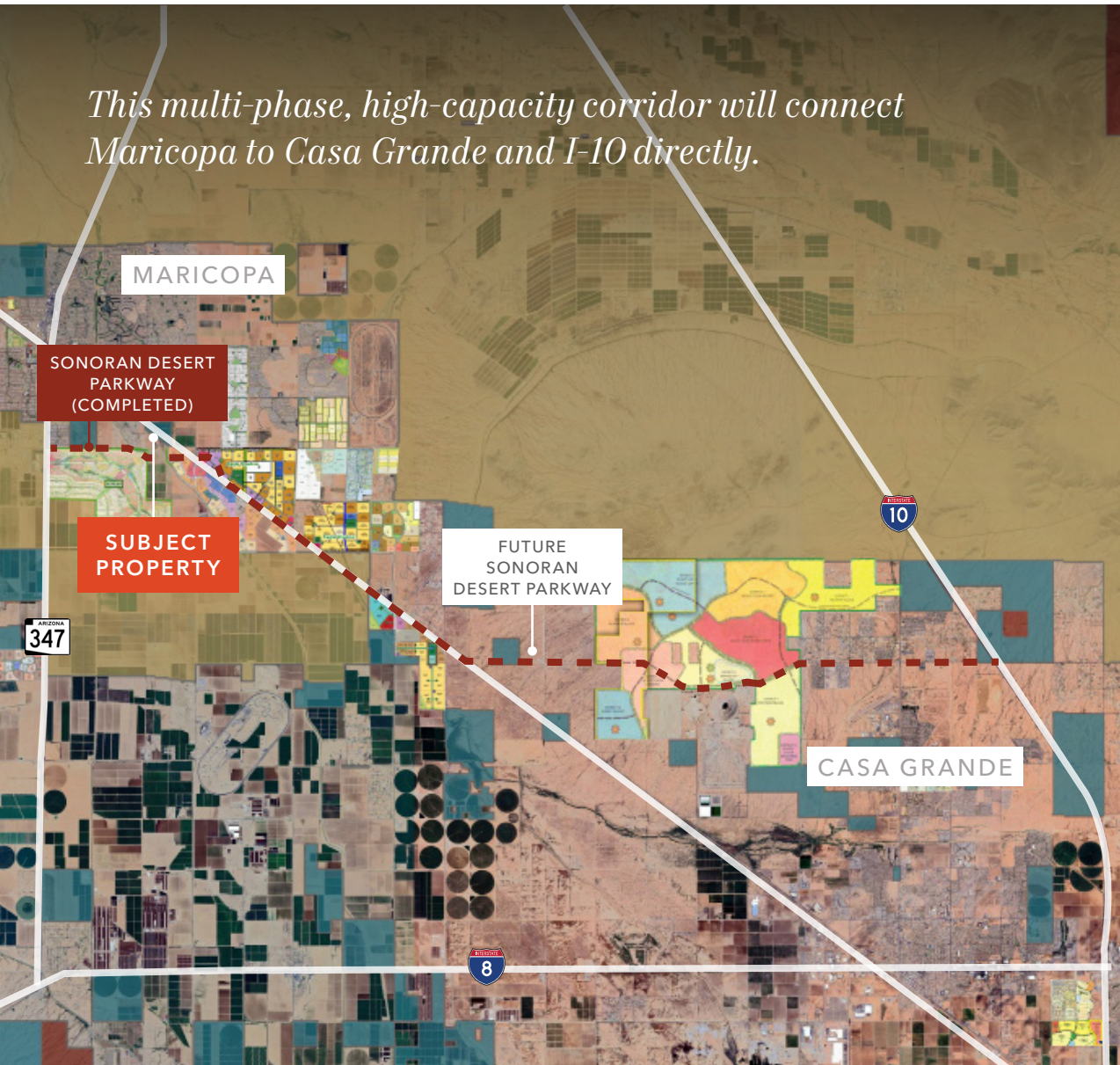
Sale Price: \$9,500,000 (\$118,750/AC)

→ [VIEW DRONE FOOTAGE](#)

MARICOPA-CASA GRANDE HWY AND PORTER SEC



This multi-phase, high-capacity corridor will connect Maricopa to Casa Grande and I-10 directly.



SONORAN DESERT PARKWAY PLAN

The long-awaited Sonoran Desert Parkway officially opened in Fall 2023. This is the initial phase of the larger Sonoran Desert Parkway plan.

This multi-phase, high-capacity corridor will connect Maricopa to Casa Grande and I-10 directly.

The four-lane freeway currently connects John Wayne Parkway to Porter Road and will eventually extend to I-10 as an alternative route for residents living in Maricopa to the east.

Both Maricopa and Casa Grande are among the fastest-growing in the nation, and this project addresses the need for an efficient east-west transportation facility between the two communities.

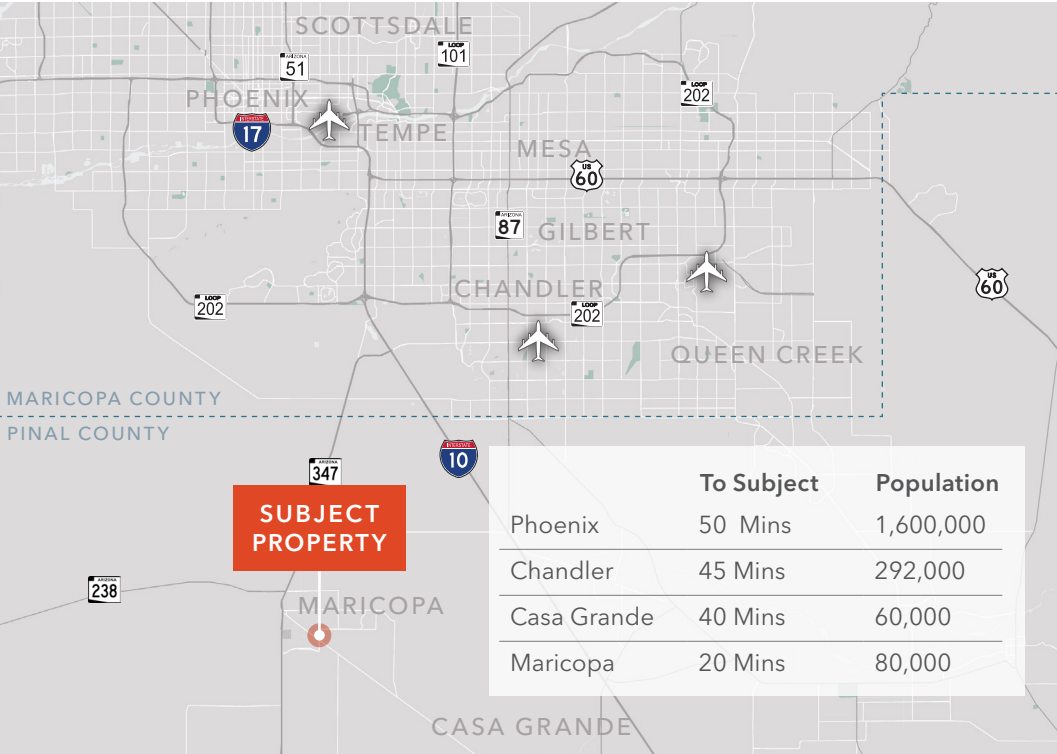
The City of Maricopa was solely responsible for financing the \$30 million project without debt or tax levies.

Exclusively listed by

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CITY OF MARICOPA SUMMARY

Nestled at the foot of the Sonoran Desert National Monument, Maricopa is a growing city south of Phoenix that still retains a small-town feel. Incorporated in 2003, it has rapidly become a desirable bedroom community within the Greater Phoenix area. From just over 1,000 residents in 2000, Maricopa has expanded to nearly 80,000, making it one of the fastest growing cities in the U.S., according to the U.S. Census Bureau. With ongoing development in housing, retail, and services, including more than 10 master planned communities, Maricopa is well-positioned for continued growth through thoughtful planning and streamlined permitting.



POPULATION

2010	2020	2025	2030
43,487	58,125	77,002	88,221



EDUCATION (2025)

High School Diploma	Some College	Associate's Degree	Bachelor's Degree
26.4%	25.4%	13.4%	15.9%



HOUSING (2025)

Total 2025	Owner Occupied	Renter Occupied	Total Vacant
28,358	86.7%	13.3%	9.7%



INCOME (2025)

Average Household	Per Capita Income	Median Household
\$107,988	\$35,907	\$94,539



EMPLOYMENT BY INDUSTRY (2025)

Services	Retail Trade	Finance, Insurance	Manufacturing
46.2%	13.0%	7.2%	9.5%

Data Source: ©2026, Esri