

±10 ACRES FOR SALE

MCDavid RD & GREEN RD NEC, MARICOPA, AZ





PROPERTY HIGHLIGHTS

±10 Acres

APN: 510-17-0070

Zoning: GR

General Plan Designation: Commercial

Utilities: Global Water and Sewer
Service Area

Sale Price: \$895,000 (\$89,500/AC)

Exclusively listed by

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PROPOSED GREEN RD OVERPASS

Planned railroad overpass west of subject property

"Green Road Loop" is planned to continue north past railroad tracks and loop back to SR 347

The Green Road Loop is anticipated to serve over 11,000 vehicles daily upon completion

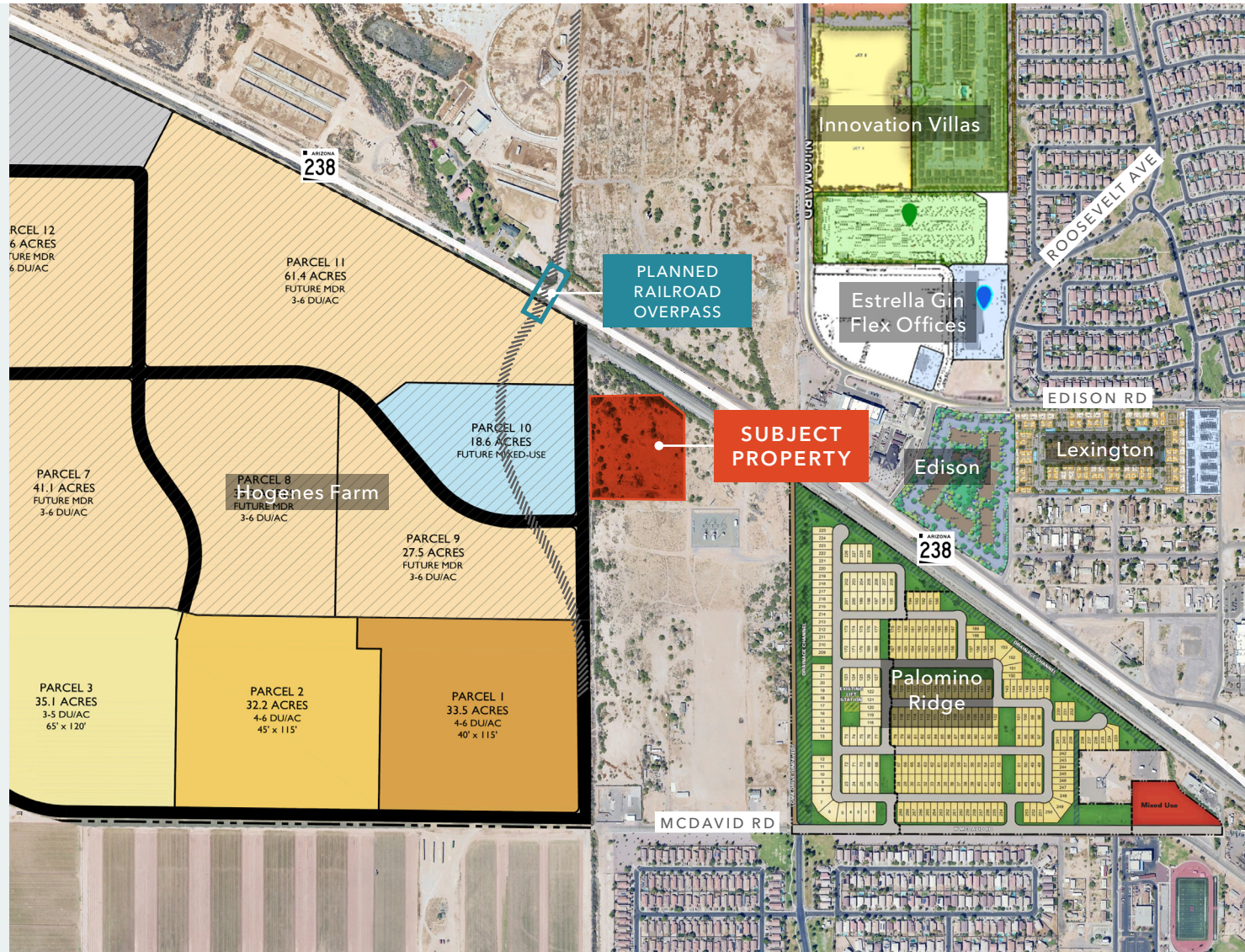
Source: inmaricopa.com

47,971+

VEHICLES PER DAY ON SR 347

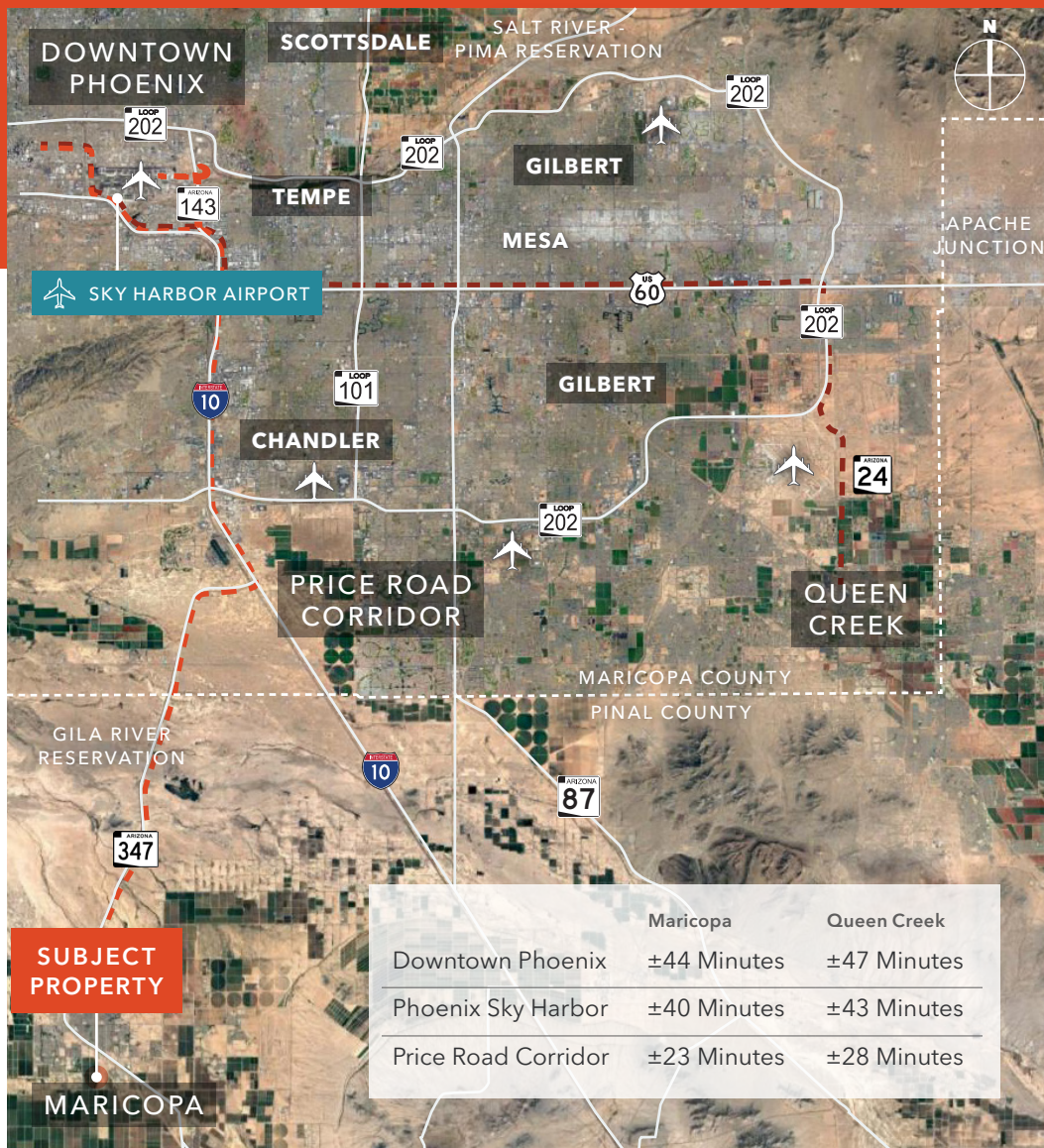
30 MIN

DRIVE TO CHANDLER



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Nestled at the foot of the Sonoran Desert, Maricopa offers small-town charm with big growth, making Home Town Arizona a rising community in Greater Phoenix.



**81,103
POPULATION**



**39.5%
POP GROWTH**



**\$356,300
MEDIAN HOME
VALUE**



**\$97,753
AVG HH
INCOME**



**39.4
MEDIAN AGE**



**1.5% COLLEGE
EDUCATION
OR HIGHER**

Nestled at the foot of the Sonoran Desert National Monument, Maricopa is a remarkable town south of Phoenix that still has the small town feel. Incorporated in 2003, Maricopa quickly grown into one of the most desirable bedroom communities of the Greater Phoenix Metropolitan Area. Room to grow. Starting at slightly over 1,000 residents in 2000, Maricopa has quickly ballooned to over 80,000 residents, making it one of the fastest cities in the U.S., per the U.S. Census Bureau. With neighborhood services, dining, and retail under construction, the precedent for embracing economic development has been set. To meet demand for housing, Maricopa has 10+ master planned communities currently under construction. Thoughtful planning and expedited permitting pave the way for more future growth in Maricopa.