



CITY OF MARICOPA, ARIZONA

SOUTHWEST CORNER OF BOWLIN AND HARTMAN

ARIZONA
347

The University of Arizona
Maricopa Agricultural Center
Agriculture Research Station



Property
Looking Northwest



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



FOR MORE INFORMATION, CONTACT:
NATE NATHAN / nate@nathanlandaz.com
MAX NATHAN / max@nathanlandaz.com

CITY OF MARICOPA, ARIZONA

SWC BOWLIN AND HARTMAN

LOCATION

Located at the southwest corner of Bowlin Road and Hartman Road in the City of Maricopa (Pinal County), Arizona.

SIZE

15.13 Acres

ASSESSOR PARCEL NUMBER

502-03-026

ZONING

CB-2 (General Business Zone) | City of Maricopa

PRICE

Submit

TERMS

Cash

COMMENTS

The Seller is willing to sell the subject property excluding the one-acre corner subject to rezoning for single family for rent product. The Buyer and Seller shall mutually agree to the exact size of the corner during the investigation period. The property is located in the middle of the fastest growing area in Pinal County.

UTILITIES

Electricity: Electrical District No. 3

Telephone: CenturyLink or Orbitel Communications

Cable: CenturyLink or Orbitel Communications

Internet/Fiber Optic: CenturyLink or Orbitel Communications

Water: Global Water Resources

Sewer: Global Water Resources

SCHOOLS

Elementary: Santa Cruz Elementary School (K-6)

Junior High: Desert Wind Middle School (7-8)

High School: Maricopa High School (9-12)



CITY OF MARICOPA QUICK FACTS



POPULATION

2020 population: **54,000**
Population growth 2010 - 2020: **4%**
Median age of: **33**



GROWTH

The City of Maricopa has experienced what the city refers to as **hyper-growth** in recent years with people moving to Phoenix looking for affordable housing and open spaces. *Source: tripsavvy.com*



ANTICIPATED HOUSING DEVELOPMENTS

Bungalows on Bowlin - **Single family for rent**
McDavid Estates - **Single family** with mixed use
O' Jon Terrance Apartments - **Multifamily** housing

Source: maricopa-az.gov



RANKING

#2 best place to raise a family in Arizona.
Maricopa ranks **#6** for safest cities in Arizona.
For fastest growing cities, Maricopa ranks **#2**

Source: maricopa-az.gov



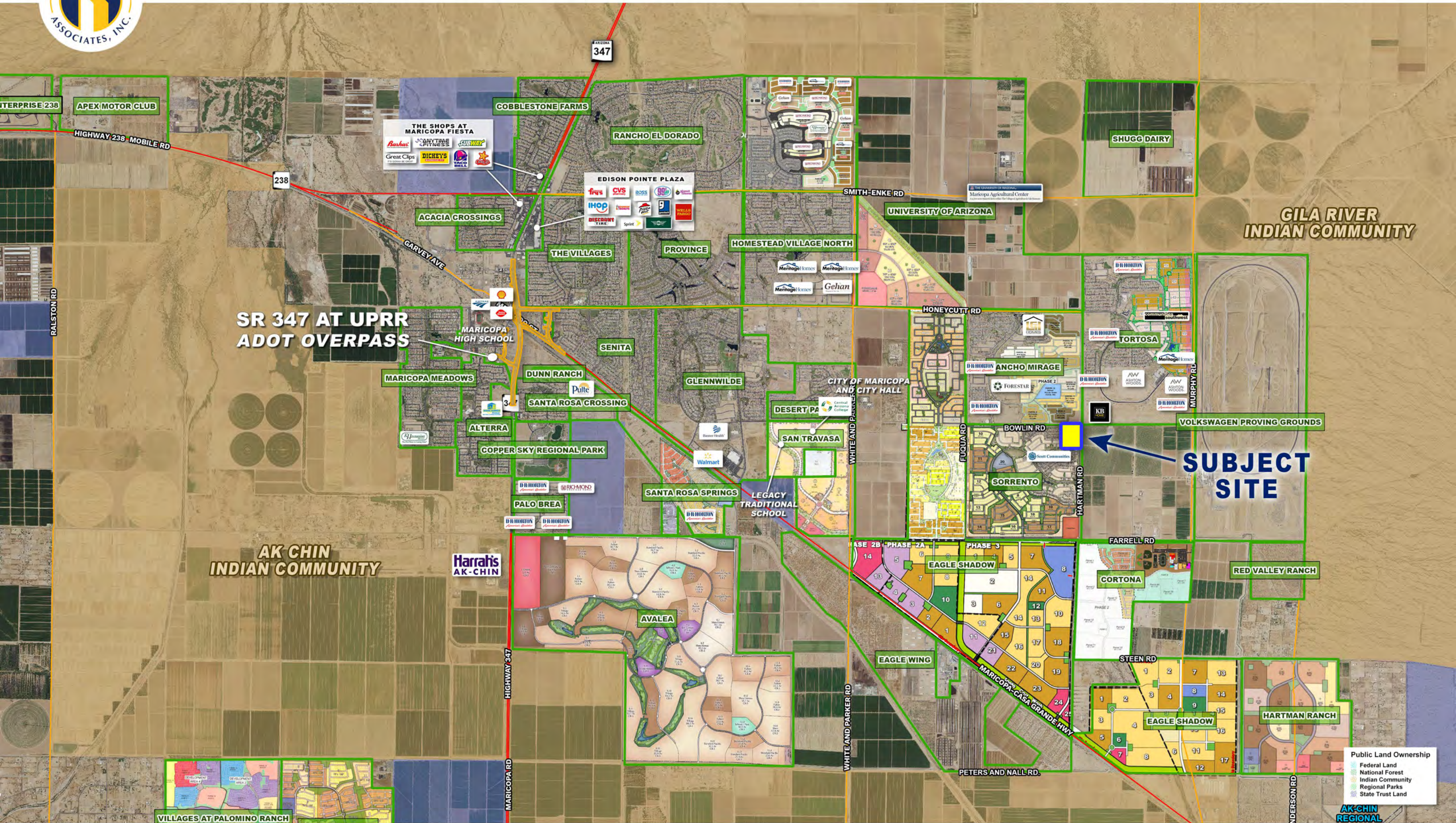
REASONS TO VISIT

Copper Sky Recreation Complex
Pacana Park
APEX Motor Club
Ak-Chin Southern Dunes Golf Course
Harrah's Ak-Chin Hotel & Casino



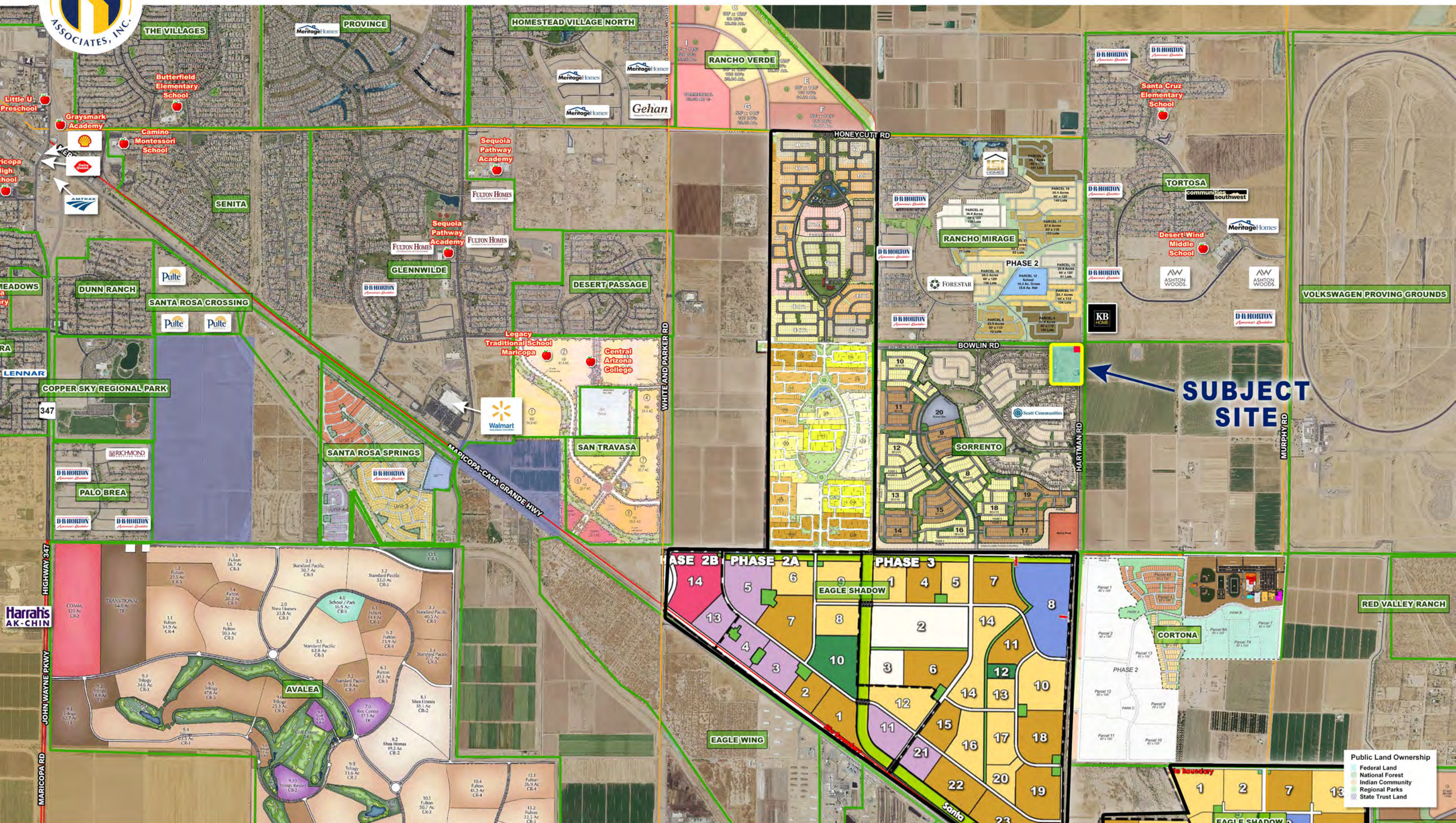
DEVELOPMENT PROJECTS

Exceptional Health Facility **2021**
Sonoran Creek Retail Center **2021**
Maricopa Library and Cultural Center **March 2021**
Maricopa-Casa Grande Highway Improvements **Complete**
John Wayne Parkway Self Storage **Under Construcion**
Copper Sky Mixed Use Project **2022**
Estrella Gin Business Park **to create approx. 700 new jobs**

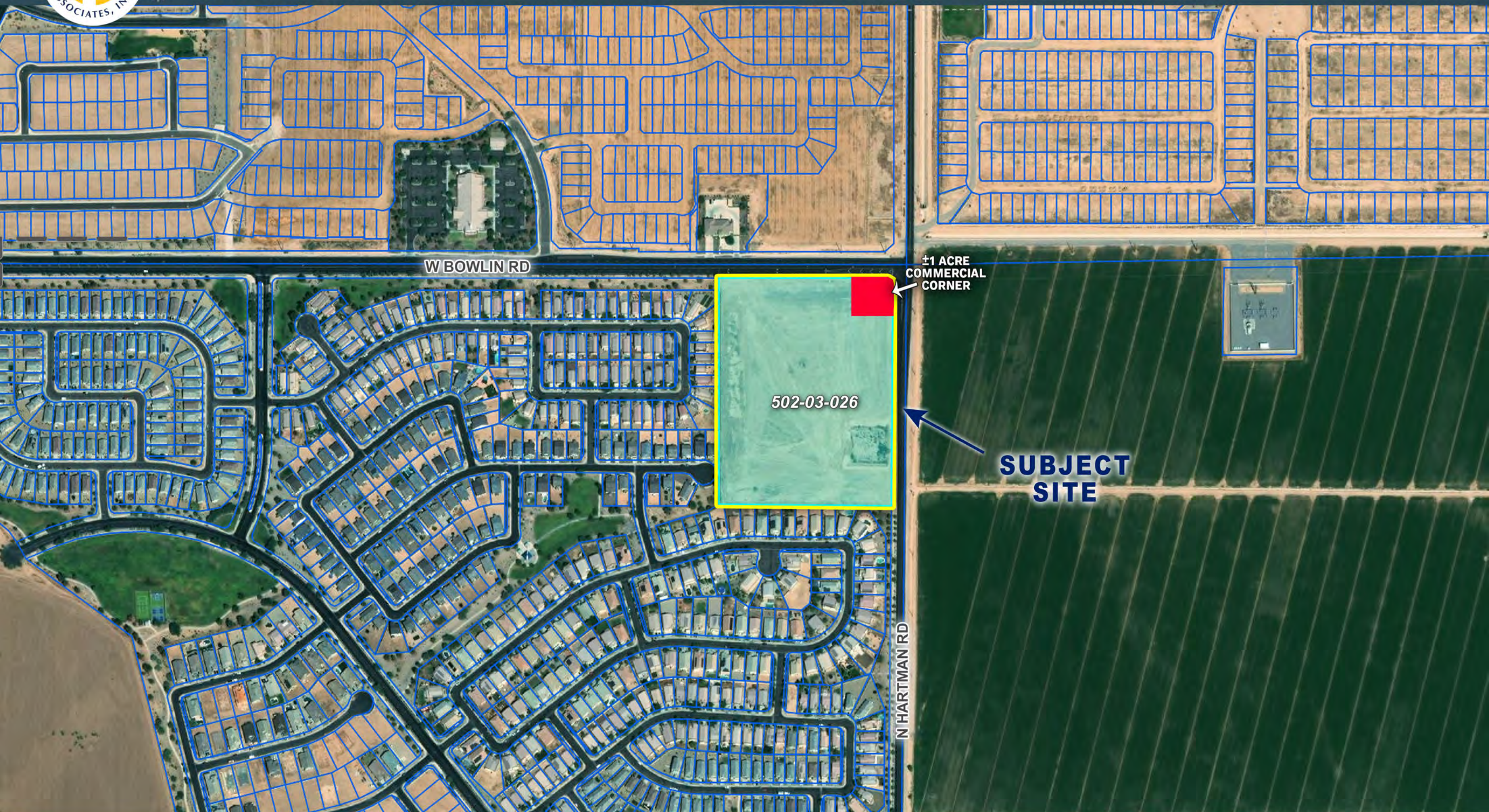




BOWLIN ROAD AND HARTMAN ROAD / CITY OF MARICOPA SUBMARKET



SUBJECT SITE



W BOWLIN RD

±1 ACRE
COMMERCIAL
CORNER

502-03-026

**SUBJECT
SITE**

N HARTMAN RD



Sorrento

Phasing Plan

SUBJECT SITE

±1 ACRE COMMERCIAL CORNER

SORRENTO - PHASES 2, 3 & 4 LAND USE CHART

PHASE 2				
PARCEL	LOT SIZE	YIELD	AREA	OPEN SPACE
9	45' X 115'	120	24.81 AC	3.03 AC
10	55' X 125'	112	33.38 AC	6.20 AC
11	45' X 115'	136	35.07 AC	11.12 AC
12	55' X 125'	87	27.89 AC	7.47 AC
20	SCHOOL	-	12.26 AC	-
PHASE 2 TOTAL		455	133.40 AC	27.82 AC

PHASE 3				
PARCEL	LOT SIZE	YIELD	AREA	OPEN SPACE
8	55' X 125'	94	25.59 AC	1.68 AC
18	55' X 125'	82	27.66 AC	8.42 AC
19	45' X 115'	119	30.96 AC	8.06 AC
PHASE 3 TOTAL		295	84.21 AC	18.16 AC

PHASE 4				
PARCEL	LOT SIZE	YIELD	AREA	OPEN SPACE
13	55' X 125'	114	27.50 AC	2.47 AC
14	45' X 115'	104	29.88 AC	11.23 AC
15	45' X 115'	120	26.37 AC	5.79 AC
16	55' X 125'	80	30.65 AC	8.53 AC
17	45' X 115'	121	33.61 AC	11.45 AC
PHASE 4 TOTAL		539	148.02 AC	39.47 AC

GRAND TOTAL	YIELD	AREA	OPEN SPACE
	1,289	365.64 AC	85.45 AC

LEGEND

45' x 115'

55' x 125'

Open Space

School

Future Commercial

FEMA/CLOMR Flood Control Channel

Phase Line

Concrete Trail

12' Compressed DG Trail and Service Road

0' 300' 600'

FUQUA ROAD (ALIGNMENT)

HARTMAN ROAD

