



- **Location:** Southeast corner of Stonegate Rd and Alan Stephens Parkway, just west of Porter Rd and north of Hwy 238. The site is part of The Wells retail center.
- **Size:** 15.2 net acres, 16.1 gross acres
- **Utilities:** All to site
- **Price:** Submit offers
- **Comments:** Ideally located in the heart of the City of Maricopa at one of the main intersections in the city, this 15.2-acre site is part of The Wells retail center and offers an exceptional opportunity for a variety of commercial and mixed-use development concepts. The property benefits from a strong and growing commercial corridor anchored by Walmart, Banner Health, Walgreens, Big 5 and the new Home Depot immediately adjacent to the site, along with numerous other retailers, restaurants and service providers. Maricopa has a population of more than 75,000 and has been one of Arizona's fastest-growing communities. The site is also within close proximity to Chandler and its major employment base and is just minutes from City Hall and the Central Arizona College campus. Potential uses include retail, restaurants, medical, office, hotel, entertainment, residential, service commercial and other compatible mixed-use concepts.

Great Development Opportunity | Exclusively Available – Owner/Agent

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

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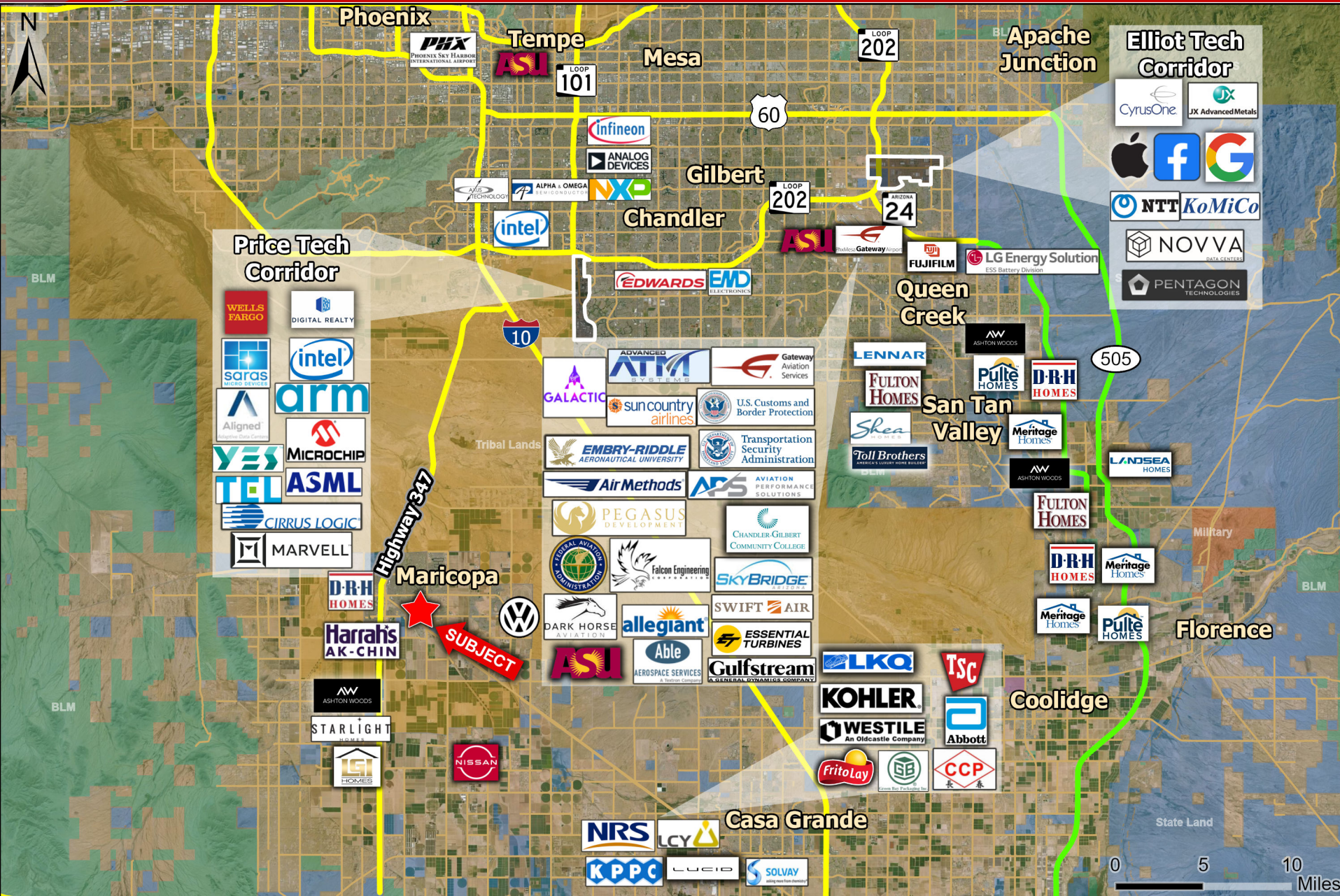
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NWC Porter Rd & Casa Grande Hwy • Maricopa, Arizona



LOT	PARCEL NUMBER	ACRES
1	LEASE PENDING	± 1.83
3	510-12-038	± 1.09
9	LEASE PENDING	± 1.22
12	510-12-047	± 1.22
16	510-12-051	± 15.35
A	PAD	± 1.67
B	PAD	± 1.50
C	PAD	± 1.50
D	PAD / Multi-Tenant	± 1.67
E	PAD / Multi-Tenant	± 1.80
F	PAD / Multi-Tenant	± 1.50

FRONTAGE PADS AVAILABLE!

LARGE PADS AVAILABLE FOR RETAIL / MIXED USE DEVELOPMENT

* On-site & off-site infrastructure complete

*Utilities provided to ALL pads

AVAILABLE
±1,572 SF

BoSa
DONUTS

1,824 S.F.

Banner
Physical Therapy
& Rehabilitation

3,000 S.F.

RETAIL

LOT 12