



- **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
- **Zoning:** RH – High Density Residential
- **Utilities:** All to site
- **Price:** Submit offers
- **Comments:** Ideally located in the heart of the City of Maricopa and part of The Wells retail center. The project is approved for 293 units (Final Site Plan approval - May 2023) with a unit mix of 3 bd/2 bth with the ability to amend the units into 2 bd/2 bth. Adjacent commercial uses include WalMart, Banner Health, Big 5, Walgreens, Jiffy Lube, McDonalds, Burger King, Tractor Supply Co, State Farm. Current population of the City of Maricopa is over 62,000 and has been one the fastest growing cities in Arizona. Maricopa is located within close proximity to the City of Chandler and related employment. Site is located within minutes from City Hall and Central Arizona College campus.

**Great Development Opportunity | Exclusively Available – Owner/Agent**





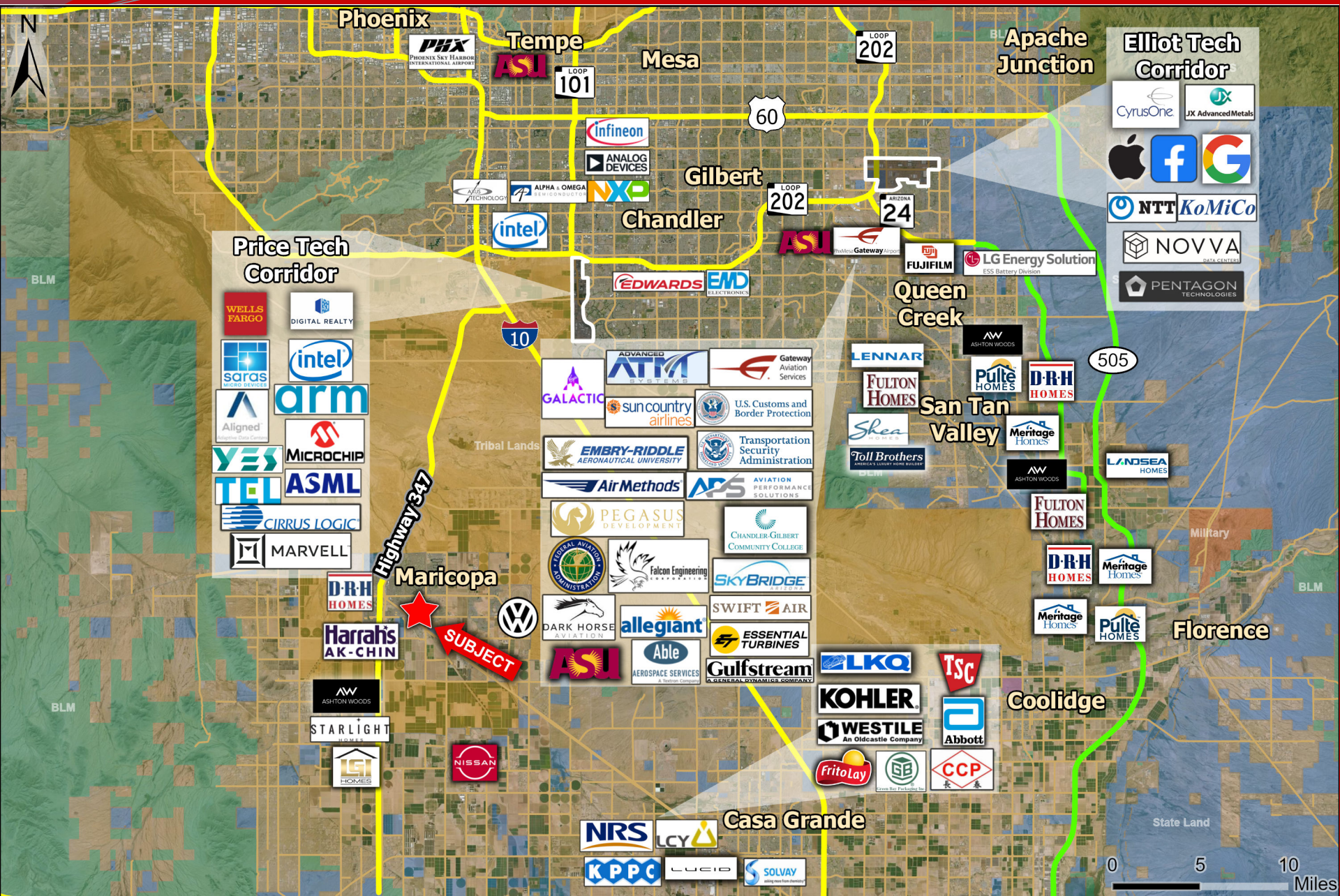














NWC Porter Rd & Casa Grande Hwy • Maricopa, Arizona



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**







REAR PATIO ELEVATION



FRONT GARAGE ELEVATION





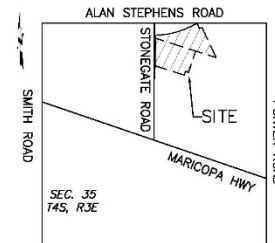
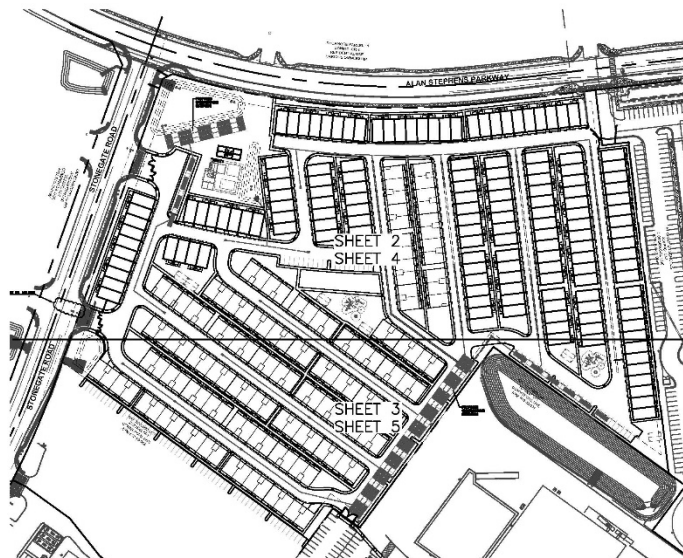
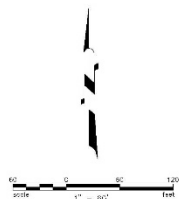
FRONT PATIO ENTRY ELEVATION



REAR GARAGE ELEVATION



**PRELIMINARY SITE AND UTILITY PLAN  
FOR  
VILLAS AT STONEGATE**  
A PORTION OF SECTION 35 TOWNSHIP 4 SOUTH, RANGE 3 EAST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF MARICOPA



FARREL ROAD

**VICINITY MAP**  
N.T.S.

**OWNER**

BFH GROUP  
3707 EAST SOUTHERN AVENUE  
MESA, ARIZONA, 85206  
PHONE: 480.734.1446  
CONTACT: DAVID M. BOHN

**APPLICANT**

FIG DEVELOPMENT  
295 W. CENTER STREET  
PHOENIX, UT 84601  
PHONE: 801.372.2077  
CONTACT: GARRETT SEELY

**SITE SUMMARY**

GROSS SITE AREA: 701,130 S.F. (16.10 ACRES)  
NET SITE AREA: 662,241 S.F. (15.20 ACRES)  
EXISTING ZONING: C-1 PUD OVERLAY  
PROPOSED ZONING: RH  
PROPOSED NO. UNITS: 318  
ALLOWABLE DENSITY: 20.0 DU/AC (RH OPTION)  
= 318 DU / 16.10 AC  
= 19.75 DU/AC  
ALLOWABLE LOT COVERAGE: 50%  
PROPOSED BULK COVERAGE = 275,913 SF = 39.4%  
REQUIRED OPEN SPACE = 140,226 SF = 20%  
PROPOSED OPEN SPACE = 186,154 SF = 26.6% MIN  
UNIT PRODUCT MIX: 143 TOWNHOMES = 36'x24'  
2.5 SPACES PER 3 BEDROOM UNIT  
2.0 SPACES PER 2 BEDROOM UNIT  
PARKING PROVIDED: = 636 GARAGE STALLS + 82 OPEN STALLS  
= 718 TOTAL PROVIDED  
= 2.26 STALLS PER UNIT

**SHEET INDEX**

COVER SHEET.....1  
PRELIMINARY SITE PLAN.....2-3  
PRELIMINARY UTILITY PLAN.....4-5  
VEHICULAR AND PEDESTRIAN  
CIRCULATION EXHIBIT.....6  
OPEN SPACE EXHIBIT.....7

**PROJECT DESCRIPTION**

A PROPOSED MULTI FAMILY RESIDENTIAL DEVELOPMENT  
CONSISTING OF 318 TOWNHOME-STYLE UNITS.

**SERVICE PROVIDERS**

WATER	CITY OF MARICOPA
SEWER	CITY OF MARICOPA
POLICE	CITY OF MARICOPA
FIRE	CITY OF MARICOPA

**LEGAL DESCRIPTION**

PARCEL 1.  
LOT 18A OF MINOR LAND DIVISION OF LOT 18 OF A REPLAT OF  
LOTS 18 AND 20 OF MARICOPA POWER CENTER THE WELLS,  
ACCORDING TO SURVEY OF RECORD AT FEE NO 2020-030333,  
RECORDS OF PINAL COUNTY.

PARCEL 2.  
LOT 17 OF MARICOPA POWER CENTER THE WELLS, ACCORDING TO  
THE PLAT RECORDED IN CUMMET N. SLEE DSS. IN THE OFFICIAL  
RECORDS OF PINAL COUNTY ARIZONA.

**BASIS OF BEARING**

THE MONUMENT LINE OF STONEGATE ROAD BETWEEN A FOUND 3" BRASS CAP FLUSH AT THE INTERSECTION OF STONEGATE ROAD AND ALAN STEPHENS PARKWAY AND A FOUND 3" BRASS CAP FLUSH LOCATED IN THE NORTH-EAST QUARTER OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING N17°21'12"E. (ASSUMED BEARING)

BFH Group  
3707 EAST SOUTHERN AVENUE  
MESA, ARIZONA, 85206  
PHONE: 480.734.1446

COVER SHEET  
VILLAS AT STONEGATE  
CITY OF MARICOPA, AZ



NOT APPROVED FOR CONSTRUCTION  
JOB NO.  
202110090  
SHEET NO.  
1  
1 OF 7



Maricopa, AZ 85138	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2022)	9,760		56,570		64,391	
Projected Population (2027)	10,858		62,502		71,585	
Census Population (2020)	8,998		52,061		59,214	
Census Population (2010)	5,149		37,717		44,615	
Projected Annual Growth (2022-2027)	1,098	2.3%	5,932	2.1%	7,194	2.2%
Historical Annual Growth (2020-2022)	762	-	4,509	4.3%	5,177	4.4%
Historical Annual Growth (2010-2020)	3,848	7.5%	14,343	3.8%	14,599	3.3%
Estimated Population Density (2022)	3,108	psm	2,002	psm	820	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2022)	3,138		18,459		20,894	
Projected Households (2027)	3,799		22,132		25,212	
Census Households (2020)	2,900		17,015		19,242	
Census Households (2010)	1,682		12,472		14,677	
Projected Annual Growth (2022-2027)	661	4.2%	3,673	4.0%	4,318	4.1%
Historical Annual Change (2010-2022)	1,455	7.2%	5,986	4.0%	6,217	3.5%
Average Household Income						
Estimated Average Household Income (2022)	\$64,201		\$68,468		\$69,321	
Projected Average Household Income (2027)	\$61,205		\$67,759		\$67,916	
Census Average Household Income (2010)	\$61,268		\$67,493		\$66,455	
Census Average Household Income (2000)	\$35,345		\$37,944		\$37,726	
Projected Annual Change (2022-2027)	-\$2,996	-0.9%	-\$709	-0.2%	-\$1,406	-0.4%
Historical Annual Change (2000-2022)	\$28,856	3.7%	\$30,525	3.7%	\$31,596	3.8%



