

EXCLUSIVE LISTING | NEC WHITE AND PARKER ROAD & FARRELL ROAD

Future Multifamily Units

293
Townhomes

EVR
EVERYONE'S RESIDENCE

**194 Horizontal
Apartments**

**The
Englewood
Group**

536 Traditional Apartments Under Construction

COPA PLATS
425 Traditional Apartments
Under Construction



**Central
Arizona
College**

State
Trust

El Dorado
Holdings, Inc.

Subject

CONTACT FOR MORE INFORMATION

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Land Advisors®
ORGANIZATION

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SUMMARY



LOCATION

This Property is located at the NEC White Parker Road & Farrell Road in Maricopa, Arizona.



PRICE

Submit (All or Part)



SIZE

Medium Density Site - ±24.26 Acres
High Density Site - ±16.29 Acres
Commercial Site - ±19.35
Total - ±59.96 Acres



ZONING

Medium Density Site - RM (Multiple Unit Residential)
High Density Site - HR (High Density Residential)
Commercial Site - GC (General Commercial)
[Click here to access the zoning narrative](#)



DENSITY

Up to 12 du/ac for Medium Density Residential
Up to 24 du/ac for High Density Residential



COMMERCIAL PORTION

The frontage along White and Parker Road is planned for commercial use including a three story mini storage facility, an office center, and retail.



UTILITIES

Water - Global Water Resources
Sewer - Global Water Resources
Power - Electrical District 3
Gas - Southwest Gas Company



SCHOOLS

Maricopa Unified School District
Saddleback Elementary School (K-5)
Maricopa Wells Middle School (6-8)
Maricopa High School (9-12)



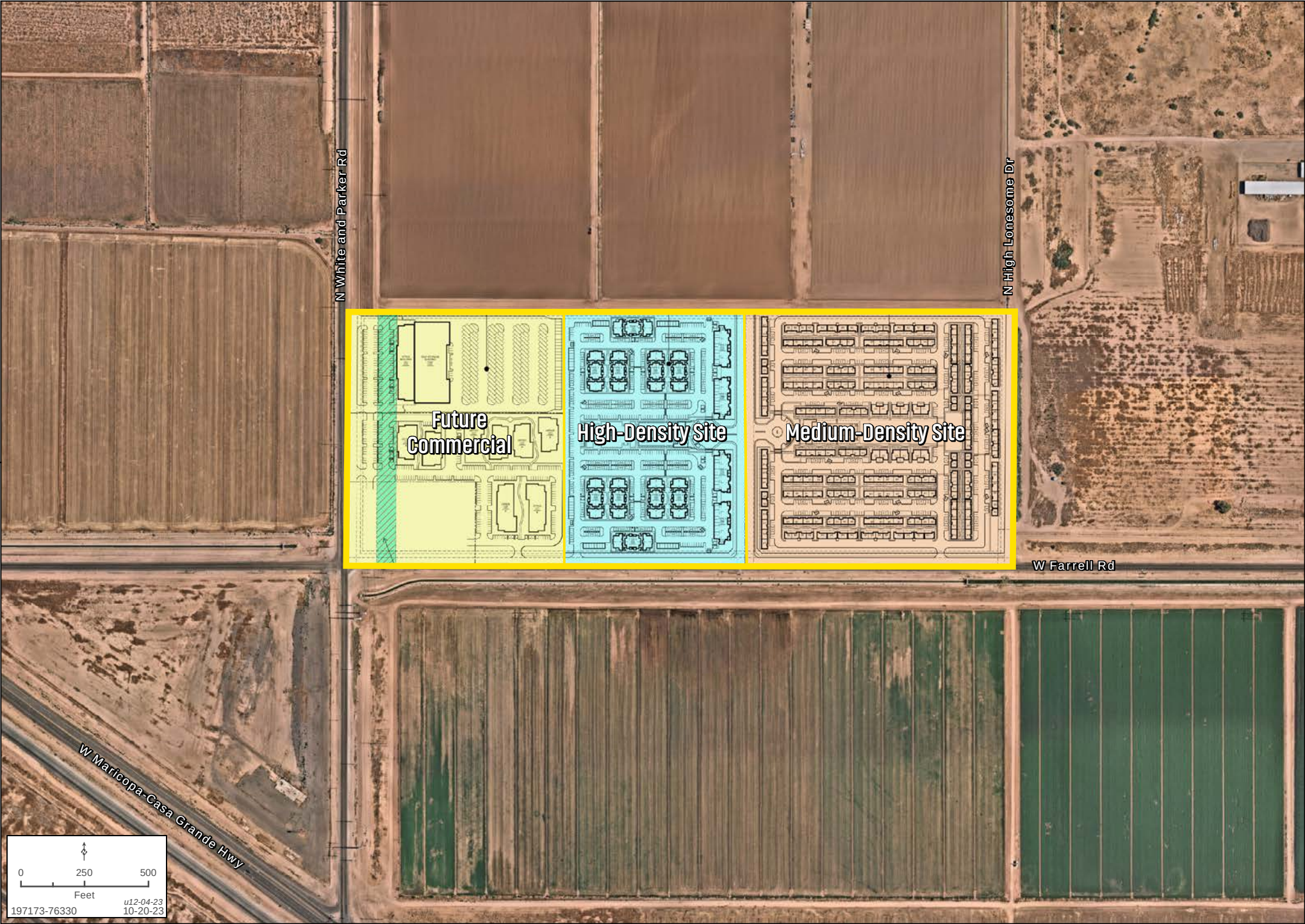
DEVELOPMENT REQUIREMENTS

	District			Additional Regulations
	RM	RH	GC	
Lot and Density Standards				
Minimum Lot Area (s/f) (minimum)	7,000	7,000	10,000	Refer to City of Maricopa Zoning Code
Minimum Lot Width (ft.)(minimum)	60	60	50	Refer to City of Maricopa Zoning Code
Maximum Density (Units/net acre)	12	24	100	
Maximum Lot Coverage	50%	50%	n/a	
Building Standards				
Maximum Building Height (ft.)	36	42	40	
Setbacks				
Front	20	20	20	
Interior Side	5	5	0	
Street Side	20	20	20	
Rear	20	20	30	
Building Separation	A minimum of 10 feet between buildings			
Architectual Articulation	Refer to City of Maricopa Zoning Code			
Building Entrances	Refer to City of Maricopa Zoning Code			
Location of Parking	Refer to City of Maricopa Zoning Code			
Other Standards				
Open Space	20 % of site (for more details refer to the City of Maricopa Zoning Code)			
Private Outdoor Living Area (sf/per unit)				
Ground Floor Units	120	120	n/a	Refer to City of Maricopa Zoning Code
Second Floor Units	80	80	n/a	
Third Floor Units	48	40	n/a	
Pedestrian Access	Refer to City of Maricopa Zoning Code			
Private Storage Areas	Refer to City of Maricopa Zoning Code			
Additional Standards -				
Accessory Structures	Refer to City of Maricopa Zoning Code			
Exceptions to Height Limits	Refer to City of Maricopa Zoning Code			
Fences and Walls	Refer to City of Maricopa Zoning Code			
Landscaping	Refer to City of Maricopa Zoning Code			
Lighting	Refer to City of Maricopa Zoning Code			
Off-Street Parking and Loading	Refer to City of Maricopa Zoning Code			
Projections into Required Setbacks	Refer to City of Maricopa Zoning Code			
Screening	Refer to City of Maricopa Zoning Code			
Signs	Refer to City of Maricopa Zoning Code			
Swimming Pools	Refer to City of Maricopa Zoning Code			
Visibility to Driveways	Refer to City of Maricopa Zoning Code			
Link to City of Maricopa's zoning code: https://maricopa.municipal.codes/MCC				



DETAIL | CONCEPTUAL SITE PLAN MAP

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RENT COMPARABLES



MAP #	PROPERTY	YEAR BUILT	UNITS	UNIT SIZE AVG. SF	OCCUPANCY	MARKET RENT/UNIT	MARKET RENT/SF	OWNER
1	Avant at Fashion Center	2017	335	892	95.5%	\$1,909	\$1.92	Starlight Investments
2	Vive	2014	194	972	93.3%	\$1,804	\$1.86	Olympus Property
3	The Core Chandler	2019	220	972	93.6%	\$1,903	\$1.96	Oaktree Capital
4	Almeria at Ocotillo	2014	389	1010	86.6%	\$1,615	\$1.59	Sentinel Real Estate Corp
5	Arista at Ocotillo	2019	211	913	91.9%	\$2,023	\$2.07	Oregon Pacific Investment & Development Co.
6	Alta Chandler at the Park	2023	291	1009	-	\$2,271	\$2.25	Wood Partners
7	Casitas at San Marcos	2014	257	1001	95.0%	\$2,140	\$2.14	Privately Owned
8	Marquis at Chandler	2020	340	953	94.0%	\$1,807	\$1.90	CWS Capital Partners
9	Monument Luxury Apartments	2014	163	853	93.0%	\$1,607	\$1.88	Saes-Regis Group
10	Zaterra	2022	392	1043	-	\$1,947	\$1.87	PCCP LLC
11	Liv Awhatukee	2015	402	998	93.5%	\$1,792	\$1.80	Liv Communities LLC

COMPARABLE RENTS MAP

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AMENITIES MAP

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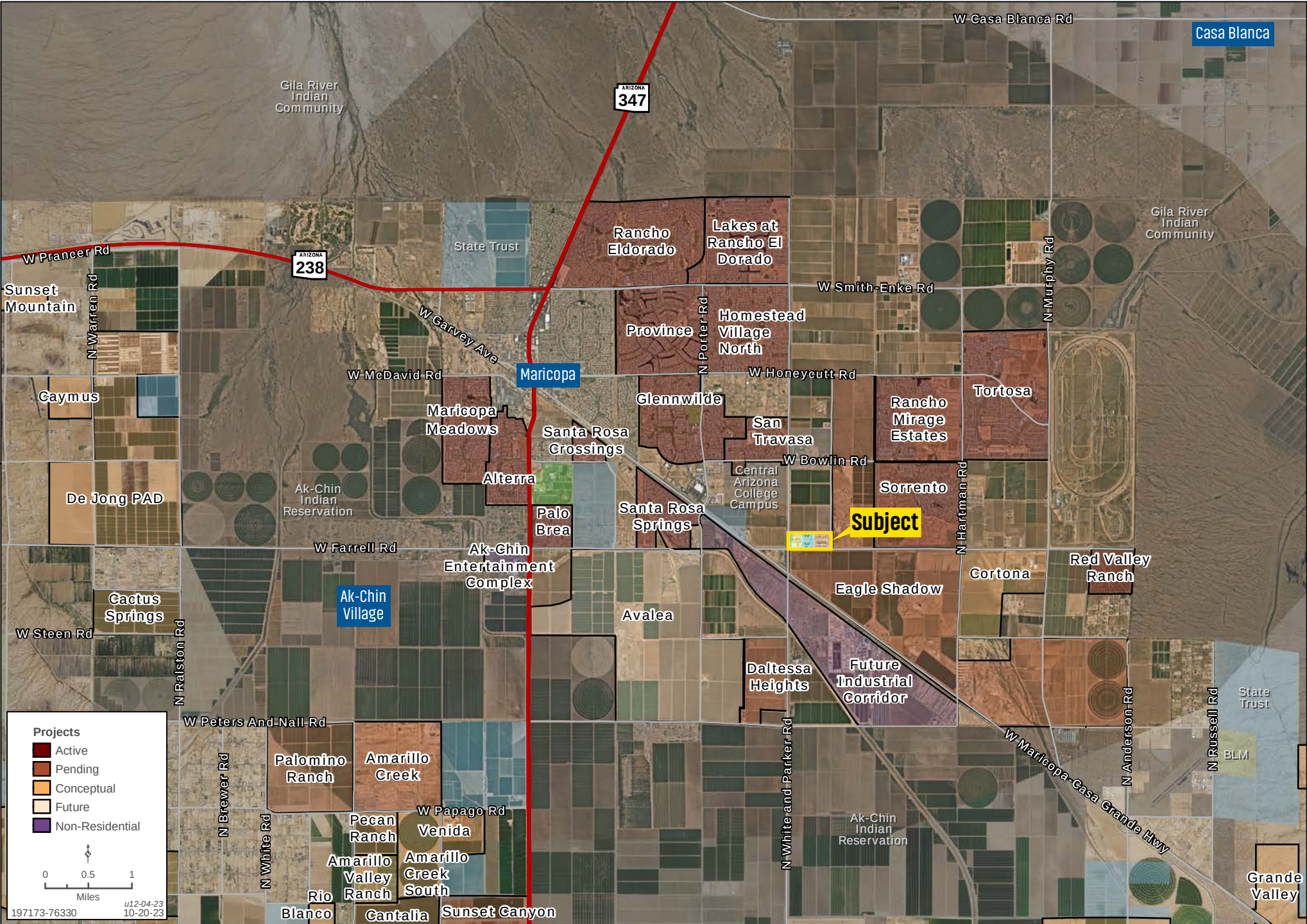
BUILDERS MAP

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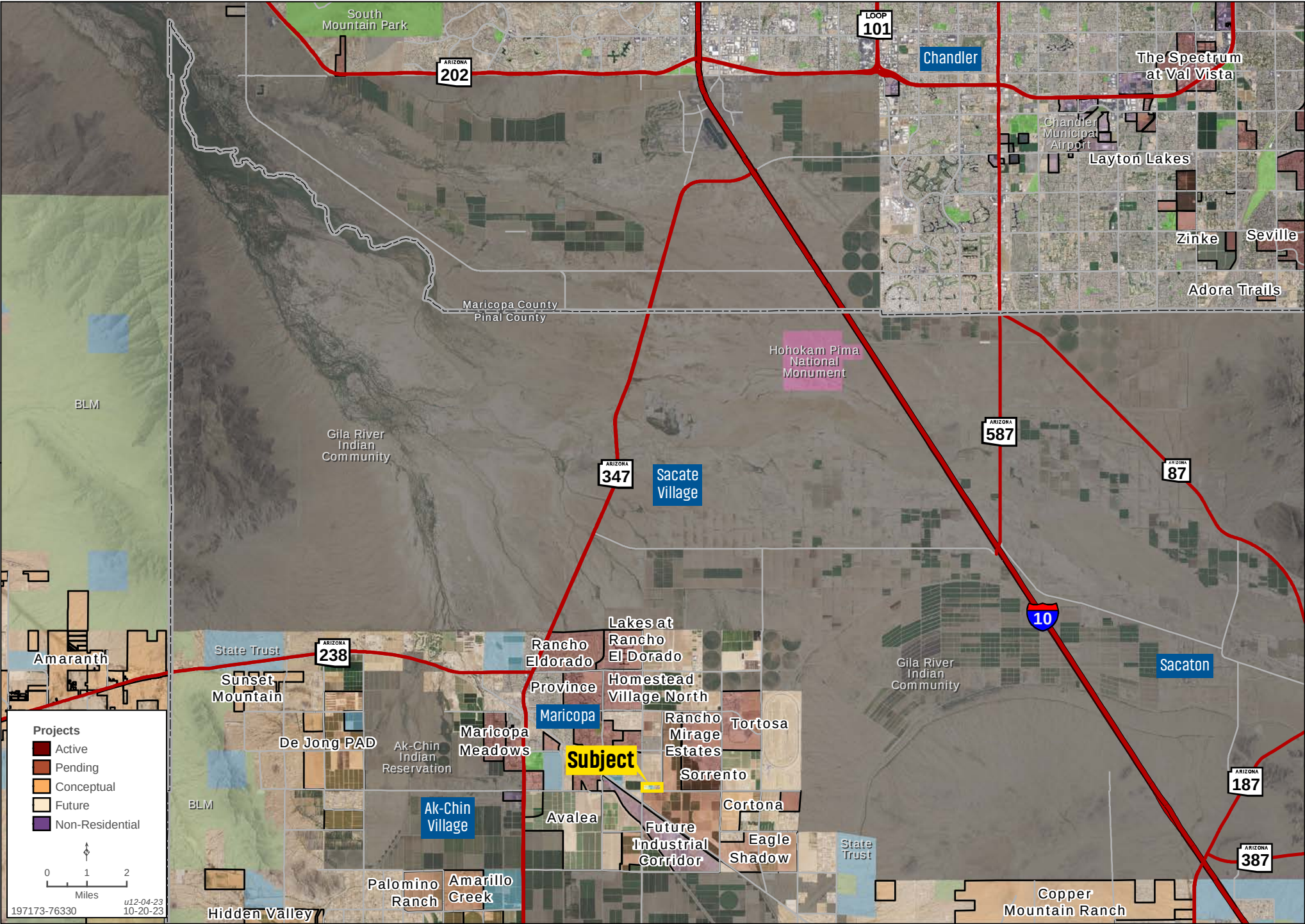
DEVELOPMENT MAP

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REGIONAL MAP

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