



**9.75ACRE**

ESTRELLA GIN BUSINESS PARK

206\*\* N Loma RD  
Maricopa, AZ 85139



**Shane Cook**

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**9.75Acre**

Estrella Gin Business Park

206\*\* N Loma RD  
Maricopa, AZ 85139



**9.75ACRE**

**ESTRELLA CIN BUSINESS PARK**

## PROPERTY INFORMATION

**Purchase Price**  
\$2,999,900.00

**Property Address**  
206\*\* N Loma RD  
Maricopa, AZ 85139

**Property Size**  
424,710 Sq. Ft.

**Land Size**  
9.75 Acres

### COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. .





**9.75ACRE**

**ESTRELLA GIN BUSINESS  
PARK**

**206\*\* N Loma RD  
Maricopa, AZ 85139**

Approx 9.75 acres at the Estrella Gin Business Park zoned Light Industrial with potential uses ranging from Retail and Office to Hotel and Light Industrial. The Phoenix Surf Park is scheduled to break ground in summer of 2024 , across Loma to the West. Over 900 acres of mixed use developments underway within a mile of the Estrella Gin Business Park and Phoenix Surf Park. Within a stones throw of the property there are around 900 multifamily or build to rent units planned with around 500 units already complete or under construction. The city itself continues to attract new retail, housing, and commercial developments on a regular basis. Owner/Agent

## 9.5 acres of Prime Development Land

Attention all developers and investors! Estrella Gin Business Park, LLC shares the availability of 9.5 acres of prime development land at the Estrella Gin Business Park. This is an incredible opportunity to be a part of the growing and thriving community of Maricopa, located just 35 miles south of Phoenix.

The Estrella Gin Business Park is a highly sought-after location for businesses, with its strategic location less than a mile off of SR 347, just south of W Smith Enke Rd, and access to a skilled workforce. And now, with the planned Phoenix Surf park just across N. Loma Road, this area is set to become even more desirable.

For those who may not be familiar with the Phoenix Surf park, it is a state-of-the-art surf park that will feature a 5-acre lagoon with waves up to 6 feet high. This will be the first surf park in Arizona and is expected to attract visitors from all over the state and beyond. Construction is set to begin in the summer of 2024, making now the perfect time to secure your spot in this prime location.

The 9.5 acres of land available at Estrella Gin Business Park is zoned for light industrial commercial use, making it ideal for a variety of businesses such as retail, restaurants, offices, and more. With the added attraction of the Phoenix Surf park, this land presents an incredible opportunity for businesses looking to capitalize on the influx of visitors that will come to the area.

But it's not just about business opportunities. The City of Maricopa is also a great place to live and raise a family. With its affordable housing, top-rated schools, and numerous community events and activities, it's no wonder that Maricopa has been named one of the best places to live in Arizona.

And with the planned development of the Phoenix Surf park, there will be even more recreational opportunities for residents to enjoy. Imagine being able to surf in the morning and then head to work just a few minutes away at the Estrella Gin Business Park. It's the perfect balance of work and play.

So, whether you're a developer looking for your next project or an investor seeking a prime location for your business, the 9.5 acres of land at Estrella Gin Business Park is an opportunity not to be missed. With the added bonus of the Phoenix Surf park, this area is set to become a hub of activity and growth in the coming years.

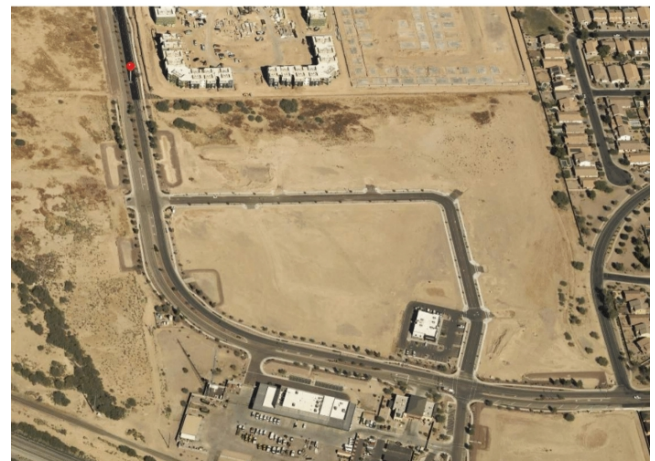
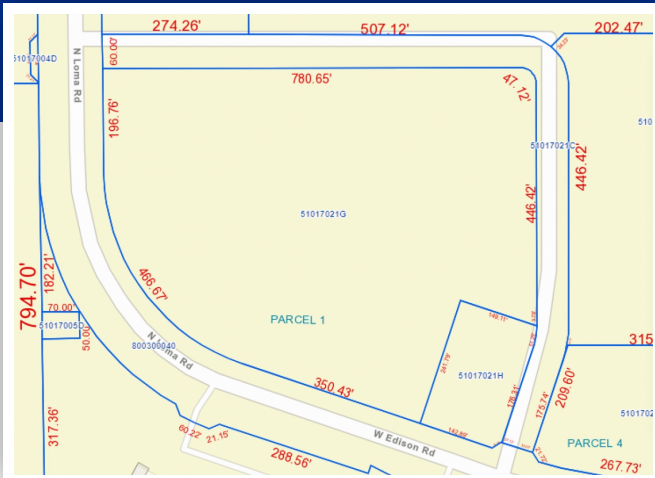
Don't wait too long to secure your spot in this prime location. Contact the City of Maricopa today to learn more about this exciting opportunity and how you can be a part of the development of this thriving community. The future is bright for Maricopa, and you don't want to miss out on being a part of it.

1. **Location:** Located within the bustling Estrella Gin Business Park in the City of Maricopa, this 9.5-acre parcel of land offers prime development opportunities.



2. **Surrounding Developments:** Situated just across N. Loma Road from the planned Phoenix Surf park, set to commence construction in the summer of 2024, the land benefits from proximity to this exciting recreational facility.
3. **Business Park Amenities:** Within the Estrella Gin Business Park, future developments include a Carefree RV Storage facility and a 47,200 sqft Flex Office building, adding value and functionality to the area. An existing 5988 sqft Office building housing the Maricopa Economic Development office enhances the park's appeal and infrastructure.
4. **Economic Activity:** Maricopa is experiencing rapid growth, with its population skyrocketing from around 2,000 residents in 2003 to over 70,000 today. The city is a hub of economic activity, attracting thousands of new residents annually according to U.S. Census figures.
5. **Development Potential:** With its strategic location, access to upcoming recreational and business amenities, and the city's booming economy, this 9.5-acre parcel presents an exceptional opportunity for investors and developers seeking to capitalize on Maricopa's growth trajectory.

## PROPERTY PHOTOS



# PROPERTY PHOTOS



## Up and Coming Families

45700-45830 W Edison Rd  
Drive time of 20 minutes



**TAPESTRY**  
SEGMENTATION  
[esri.com/tapestry](https://esri.com/tapestry)

### DOMINANT TAPESTRY SEGMENT



20,741 households are *Up and Coming Families*  
87.4% of households are in this segment

**Up and Coming Families:** *Sprouting Explorers* LifeMode

Up and Coming Families is a market in transition- residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. Their homes are new and their families are young...

[Learn more...](#)

### ABOUT THIS SEGMENT



Young families still feathering the nest and establishing their style. Most households have 2 or more workers.



Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by other opinions.



Carry debt from credit card balances to student loans and mortgages, but also maintain retirement plans and make charitable contributions.



Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports from golfing, weight lifting, to taking a jog or run and drinking coffee.



Rely on the Internet for entertainment, information, shopping, and banking.

### ABOUT THIS AREA

**Household Type:**  
Single Family

**Employment:**  
Prof; Svcs

**Median Age:**  
33.5

**Median Household Income:**\$89,128

**Education:**  
37.2% College degree (2+ years)



### KEY FACTS FOR THIS AREA

Click facts to 'Explore' for more details

72,751

Population

23,734

Households

3.06

Avg Size Household

115

Wealth Index

80

Housing Affordability

80

Diversity Index

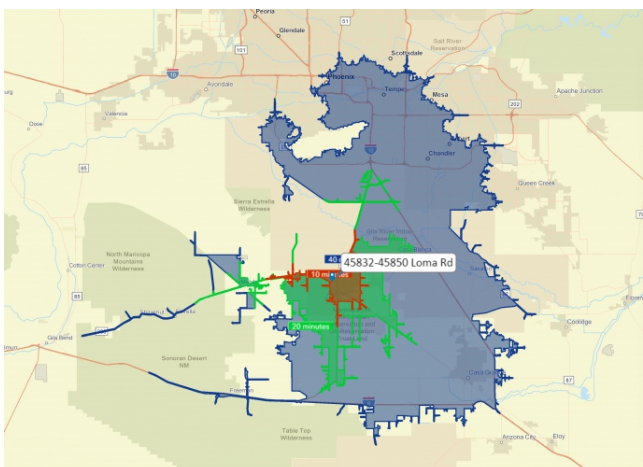
\$82,972

Median Home Value

1.41%

Forecasted Annual Growth Rate

# ESTRELLA GIN BUSINESS PARK



# PROPERTY PHOTOS



## Key Demographic Indicators

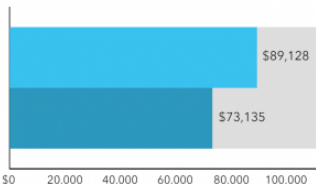
45700-45830 W Edison Rd

Drive time of 20 minutes



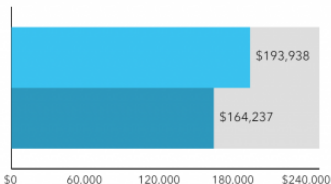
### INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.



Bars show comparison to

Arizona

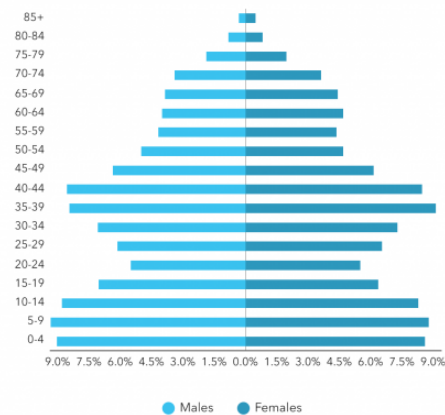


Bars show comparison to

Arizona

### AGE BY SEX

Median Age: 33.5



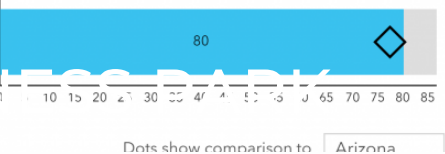
### AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



### DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to

Arizona



# PROPERTY PHOTOS



## Key Demographic Indicators

45700-45830 W Edison Rd

Drive time of 20 minutes

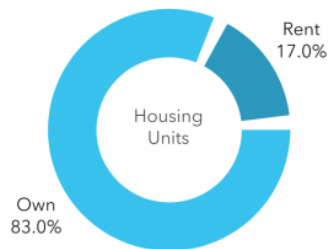


### HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).

  
\$1,114  
Avg Mortgage

  
\$2,220  
Avg Monthly Rent

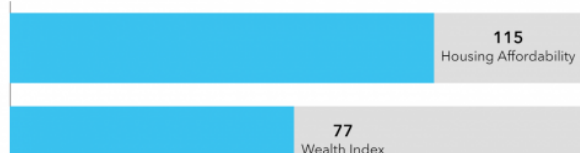


Typical Household Type: Single Family

Median Home Value: \$321,972

### ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



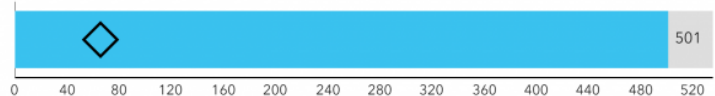
### LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2017-2021).

| Population by Language               | Age 5-17 | 18-64  | Age 65+ | Total  |
|--------------------------------------|----------|--------|---------|--------|
| English Only                         | 11,211   | 26,796 | 7,644   | 45,651 |
| Spanish                              | 1,710    | 6,855  | 699     | 9,264  |
| Spanish & English Well               | 1,621    | 6,123  | 486     | 8,230  |
| Spanish & English Not Well           | 89       | 488    | 141     | 718    |
| Indo-European                        | 58       | 429    | 217     | 704    |
| Indo-European & English Well         | 58       | 370    | 163     | 591    |
| Indo-European & English Not Well     | 0        | 37     | 17      | 54     |
| Asian-Pacific Island                 | 135      | 958    | 191     | 1,284  |
| Asian-Pacific Isl & English Well     | 135      | 888    | 172     | 1,195  |
| Asian-Pacific Isl & English Not Well | 0        | 70     | 10      | 80     |
| Other Language                       | 47       | 836    | 157     | 1,040  |
| Other Language & English Well        | 47       | 827    | 149     | 1,023  |
| Other Language & English Not Well    | 0        | 9      | 8       | 17     |

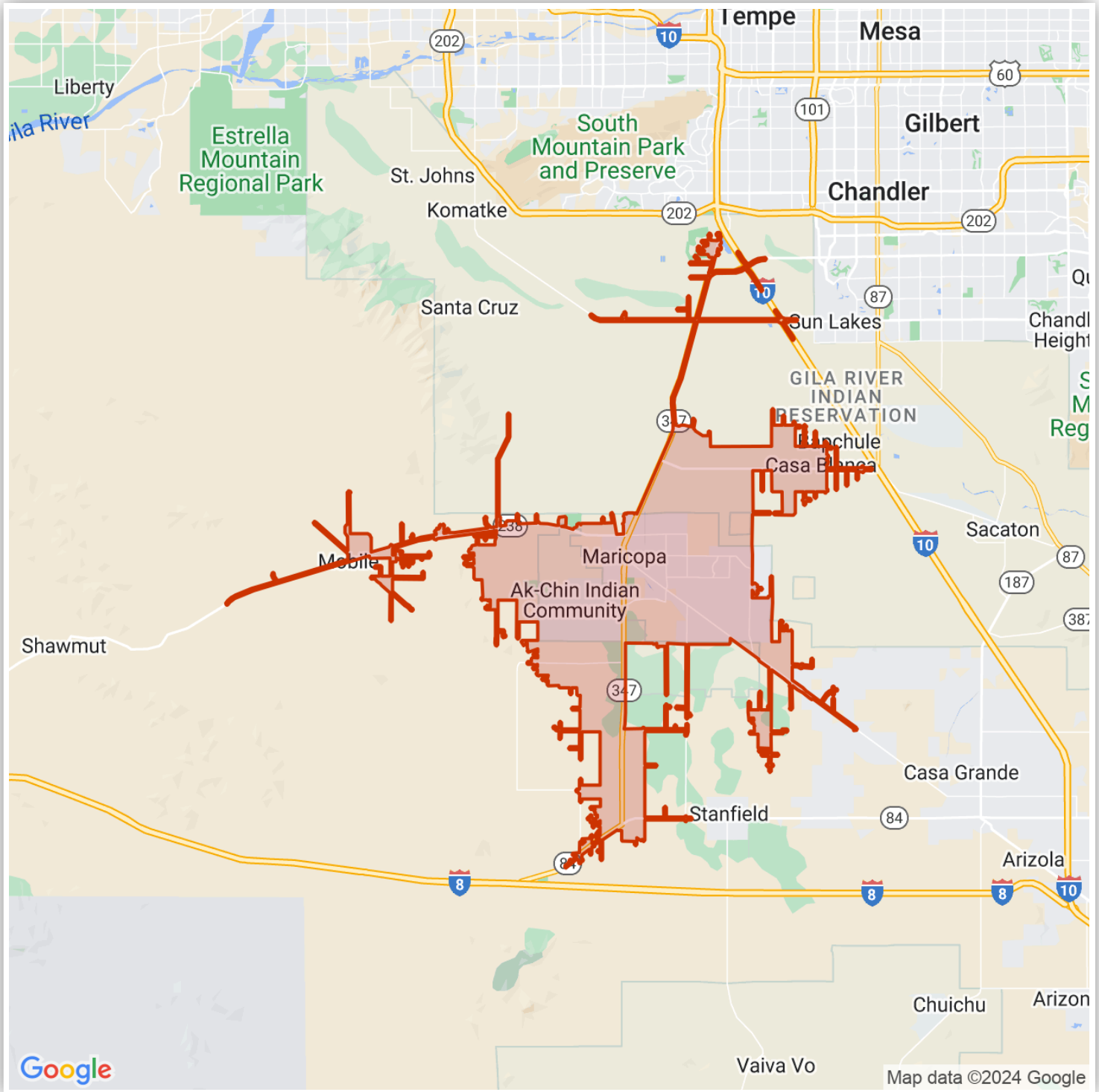
### POPULATION DENSITY

Average density (population per sq. mile) is displayed relative to the US or State average.



# 9.75ACRE ESTRELLA GIN BUSINESS PARK

LOCATION/STUDY AREA MAP (DRIVE TIME: 20 MINUTES)



## INFOGRAPHIC: KEY FACTS (DRIVE TIME: 20 MINUTES)

### KEY FACTS

64,742

Population



Average  
Household Size

33.4

Median Age

\$75,362

Median Household  
Income

### EDUCATION

10%

No High School  
Diploma



28%

High School  
Graduate



38%

Some College



24%

Bachelor's/Grad/Pr  
of Degree

### BUSINESS



592

Total Businesses



6,647

Total Employees

### EMPLOYMENT



64%

White Collar



23%

Blue Collar



13%

Services

5.0%

Unemployment  
Rate

### INCOME



\$75,362

Median Household  
Income



\$29,517

Per Capita Income



\$174,649

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (21.3%)

The smallest group: \$200,000+ (4.2%)

| Indicator             | Value | Difference |  |
|-----------------------|-------|------------|--|
| <\$15,000             | 5.7%  | -2.1%      |  |
| \$15,000 - \$24,999   | 4.6%  | -2.5%      |  |
| \$25,000 - \$34,999   | 5.8%  | -1.7%      |  |
| \$35,000 - \$49,999   | 12.2% | -0.1%      |  |
| \$50,000 - \$74,999   | 21.3% | +3.2%      |  |
| \$75,000 - \$99,999   | 16.9% | +3.1%      |  |
| \$100,000 - \$149,999 | 21.2% | +4.0%      |  |
| \$150,000 - \$199,999 | 8.0%  | +0.5%      |  |
| \$200,000+            | 4.2%  | -4.4%      |  |

Bars show deviation from  
04013 (Maricopa County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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## INFOGRAPHIC: COMMUNITY PROFILE (DRIVE TIME: 20 MINUTES)

# COMMUNITY PROFILE

64,742   1.5%   3.0   75.4   33.4   \$75,362   \$174,649   \$242,323   31%   59%   10%  
 Population   Pop   Average   Diversity   Median   Median HH   Median Net   Median Home   Under   Ages 18   Aged  
 Total   Growth   HH Size   Index   Age   Income   Worth   Value   18   to 65   66+



**13.2%**  
Service Workers

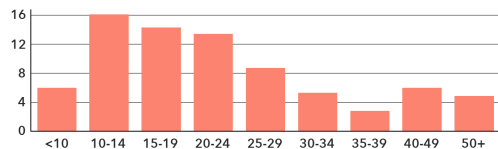


**23.0%**  
Blue Collar Workers

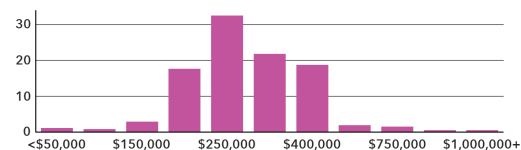


**63.8%**  
White Collar Worker

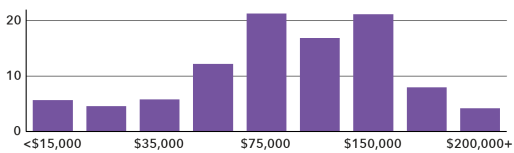
Mortgage as Percent of Salary



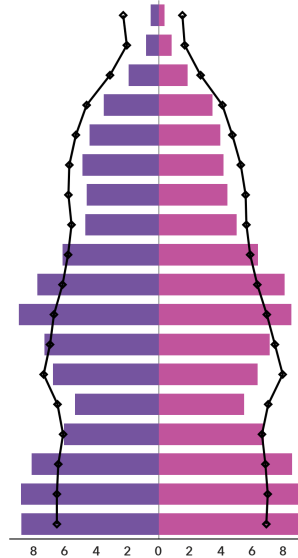
Home Value



Household Income

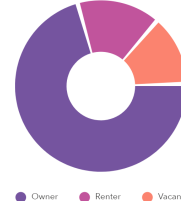


Age Profile: 5 Year Increments



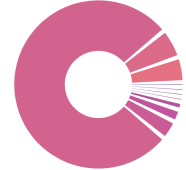
Dots show comparison to 04013 (Maricopa County)

Home Ownership



Owner Renter Vacant

Housing: Year Built



<1939 1940-49 1950-59  
 1960-69 1970-79 1980-89  
 1990-99 2000-09 2010-13  
 2014+

Educational Attainment



< 9th Grade No Diploma  
 HS Diploma GED  
 Some College Assoc Degree  
 Bach Degree Grad Degree

Commute Time: Minutes



< 5 5-9 10-14  
 15-19 20-24 25-29  
 30-34 35-39 40-44  
 45-59 60-89 90+

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



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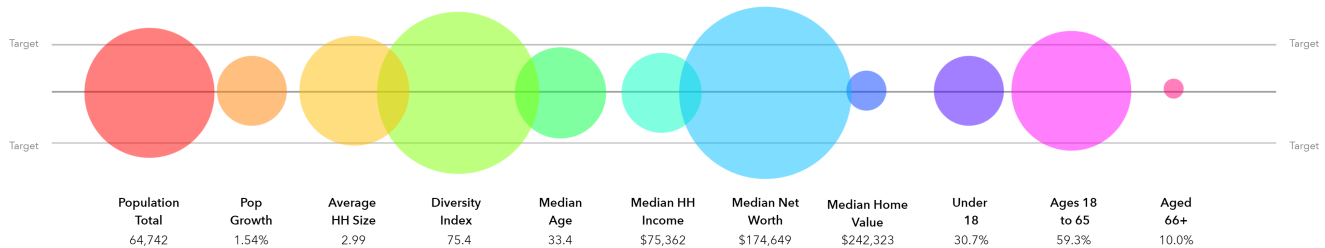
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## MARKET SUMMARY

206\*\* N Loma RD, Maricopa, AZ, 85139



No High School Diploma 10%



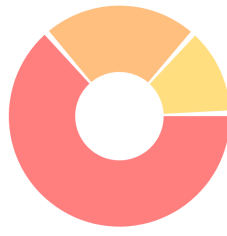
Bachelor's, Professional or Graduate Degree 24%

High School Graduate 28%



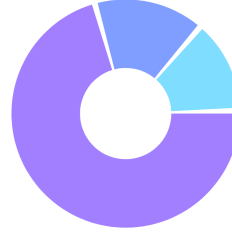
Some College 38%

Educational Attainment



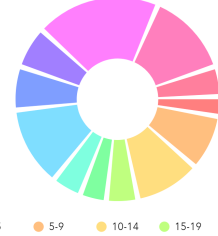
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



< 5 5-9 10-14 15-19 20-24  
25-29 30-34 35-39 40-44 45-59  
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2022.

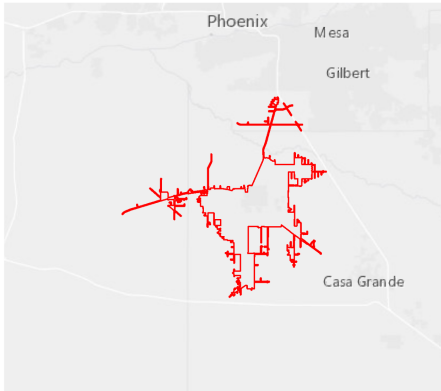


Business Analyst

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# INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 20 MINUTES)

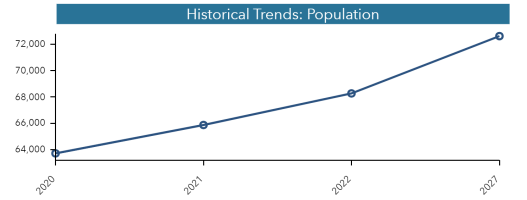


## POPULATION TRENDS AND KEY INDICATORS

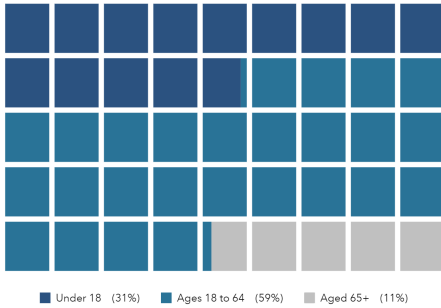
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|            |            |                    |            |                         |                   |              |                       |                 |
|------------|------------|--------------------|------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 68,268     | 22,147     | 3.08               | 33.3       | \$80,904                | \$236,740         | 79           | 158                   | 80              |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

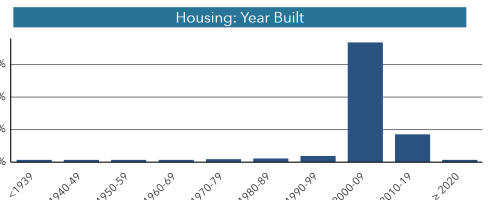
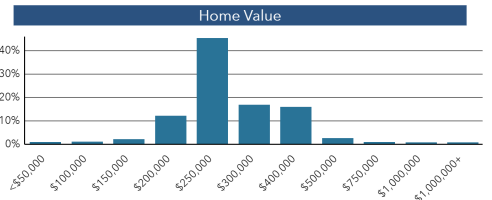
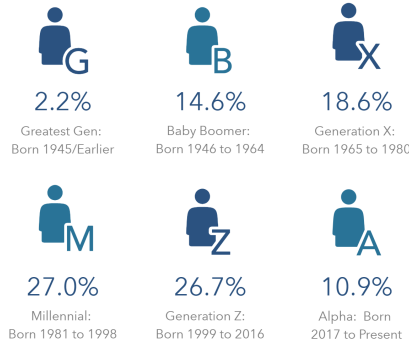
### MORTGAGE INDICATORS



### POPULATION BY AGE



### POPULATION BY GENERATION



**esri** THE SPACE OF WHERE  
Source: Esri, Esri-U.S. BLS, ACS  
Esri forecasts for 2022, 2027, 2022, 2017-2021  
© 2024 Esri

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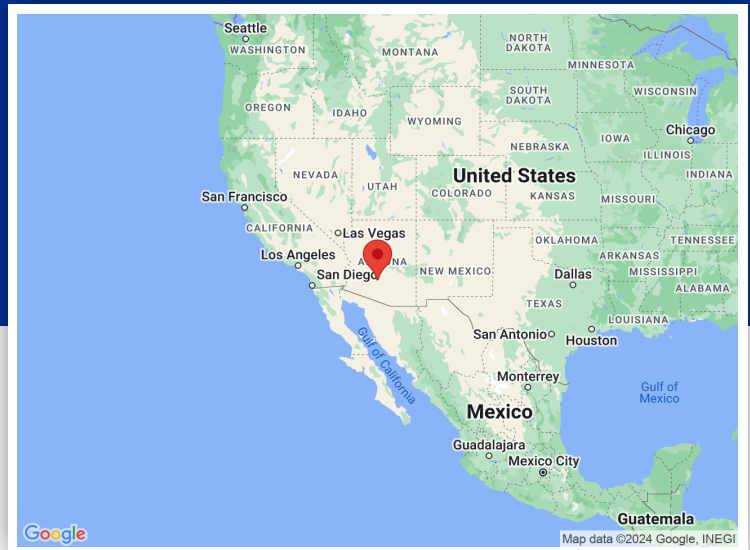
## AREA LOCATION MAP



**9.75ACRE**

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## AERIAL ANNOTATION MAP



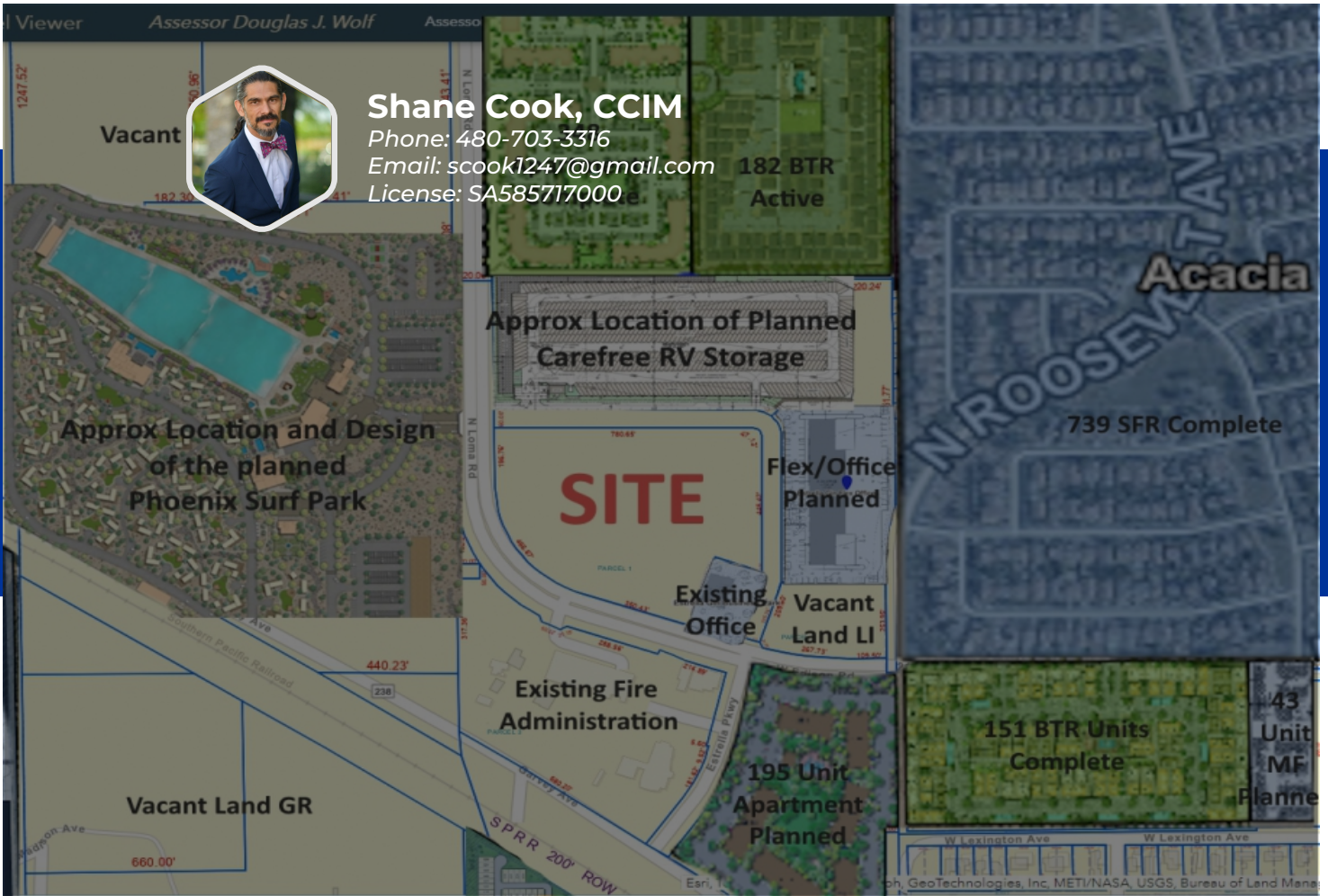
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