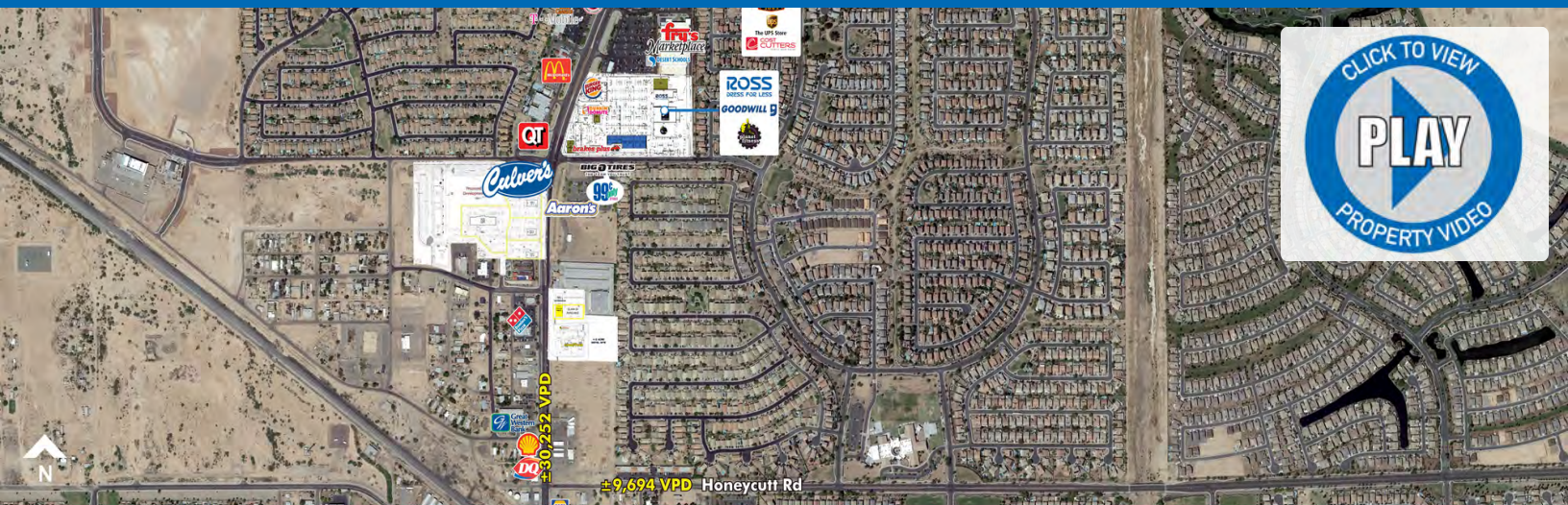


# ±2 ACRE HOTEL SITE & PAD AVAILABLE

NEC John Wayne Pkwy & Honeycutt Rd | Maricopa, AZ



**CALL TODAY TO JOIN OVER 20 NATIONAL BRANDS NOW OPEN OR UNDER CONSTRUCTION ALONG JOHN WAYNE PKWY.**

## PROPERTY OVERVIEW

±2 acre proposed hotel site for sale and pad available on busy John Wayne Parkway. Trade area is experiencing tremendous activity, including the widening of John Wayne Pkwy and improved access. Banner Hospital just opened a 40,000 SF facility. New Central AZ College and Legacy Traditional Schools are now open. Maricopa City Services relocation is also under construction (56,000 SF).

## DEMOGRAPHICS

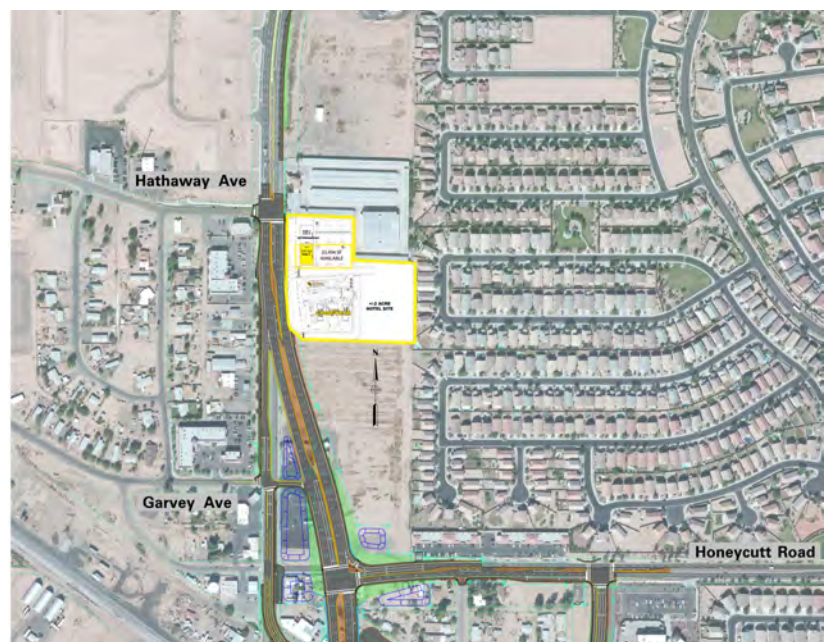
	3 Miles	5 Miles	10 Miles
2018 Population	45,936	48,753	57,450
2023 Population	49,625	52,976	62,204
2018 Median HH Income	\$68,228	\$68,139	\$66,400

\*ESRI 2018 Estimates

## TRAFFIC COUNTS

N: ±27,535 VPD (NB & SB)	E: ±9,694 VPD (EB & WB)
S: ±30,252 VPD (NB & SB)	W: ±266 VPD (EB & WB)

\*ADOT 2010, 2017, 2018



WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

## Contact

Lance Umble  
602.734.7206

lumble@pcaemail.com

Nick DeDona  
602.734.7208

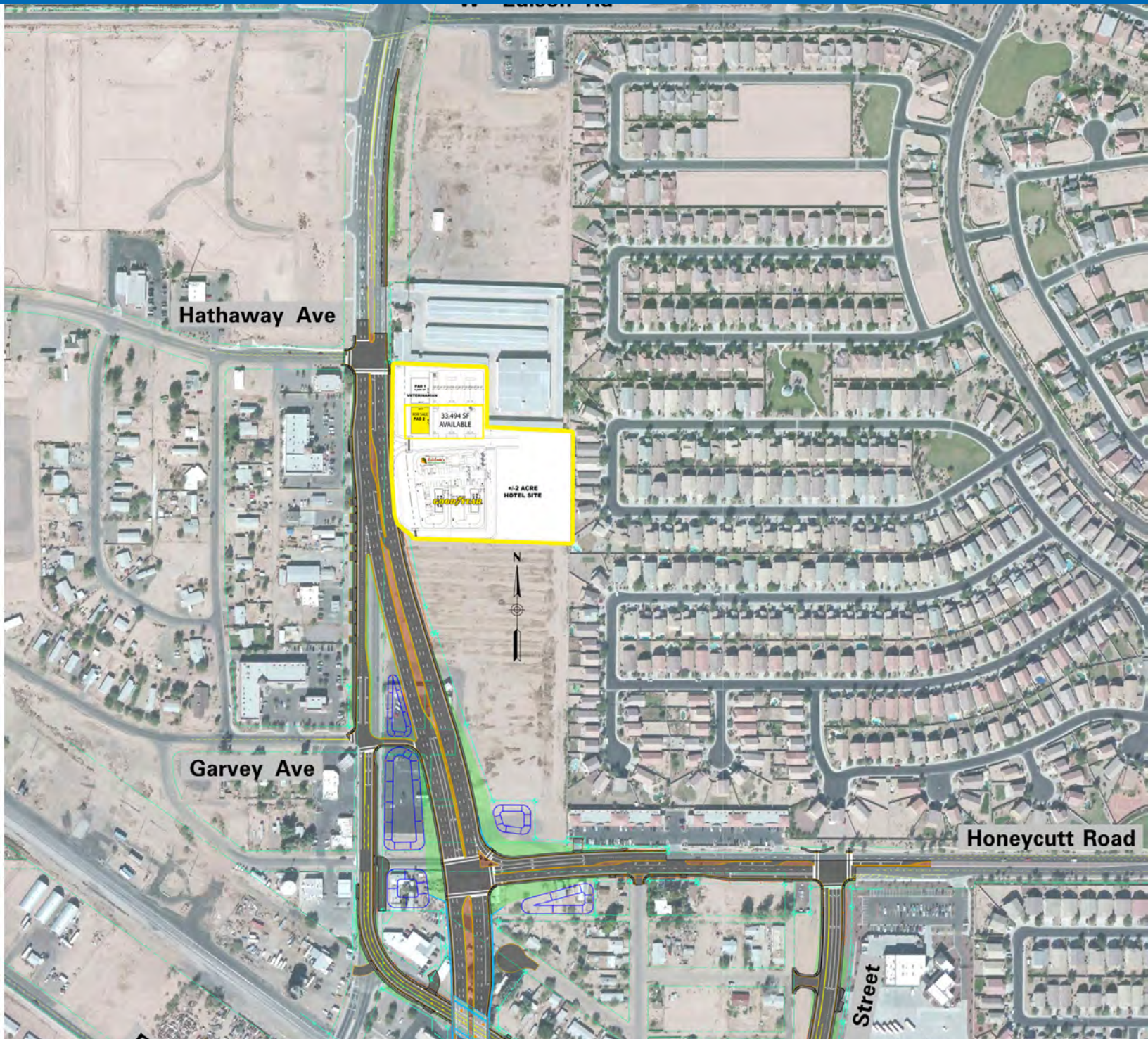
ndedona@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. 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.



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602.734.7206

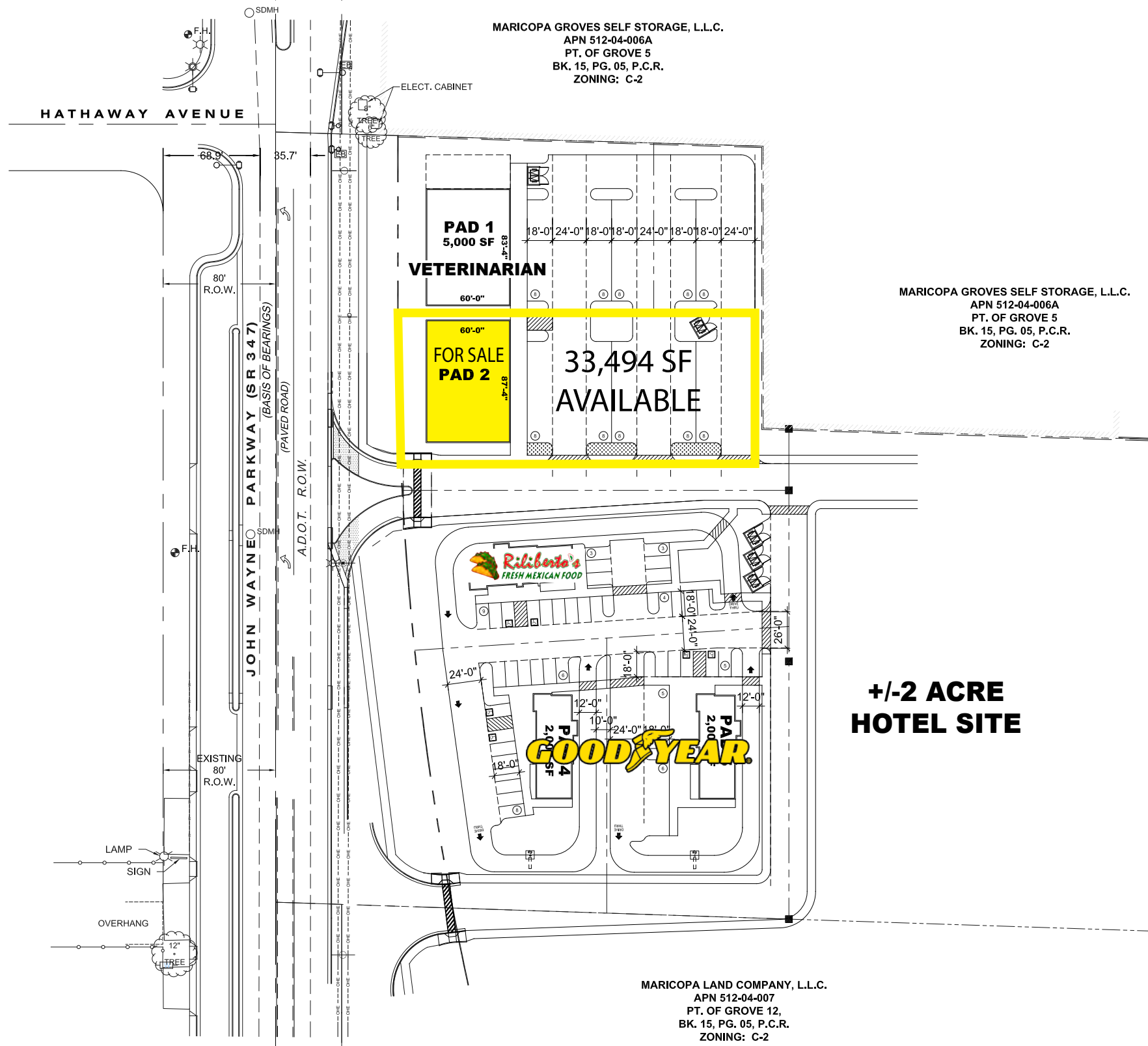
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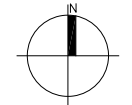




**PROJECT DATA**

<b>BUILDING AREA:</b>	21,480 G.L.A.
PAD 1	5,000 S.F.
PAD 2	10,480 S.F.
PAD 3	2,000 S.F.
PAD 4	2,000 S.F.
PAD 5	2,000 S.F.
<b>PARKING REQUIRED:</b>	90 SPACES
PAD 1	20 SPACES
PAD 2	22 SPACES
PAD 3	16 SPACES
PAD 4	16 SPACES
PAD 5	16 SPACES
<b>TOTAL PARKING PROVIDED:</b>	129 SPACES

**SITE PLAN**  
SCALE: 1" = 40'-0"



# SCHEME 6

S.E.C. of HATHAWAY AVE. & JOHN WAYNE PARKWAY  
MARICOPA, ARIZONA

**Matrix Equities, Inc.**  
14646 N. KIERLAND BLVD., SUITE 250  
SCOTTSDALE, ARIZONA 85254

09.15.2017  
PROJECT 17066.00

**VERTICAL**  
DESIGN STUDIOS  
4650 E. Cotton Center Boulevard  
Phoenix, AZ 85040

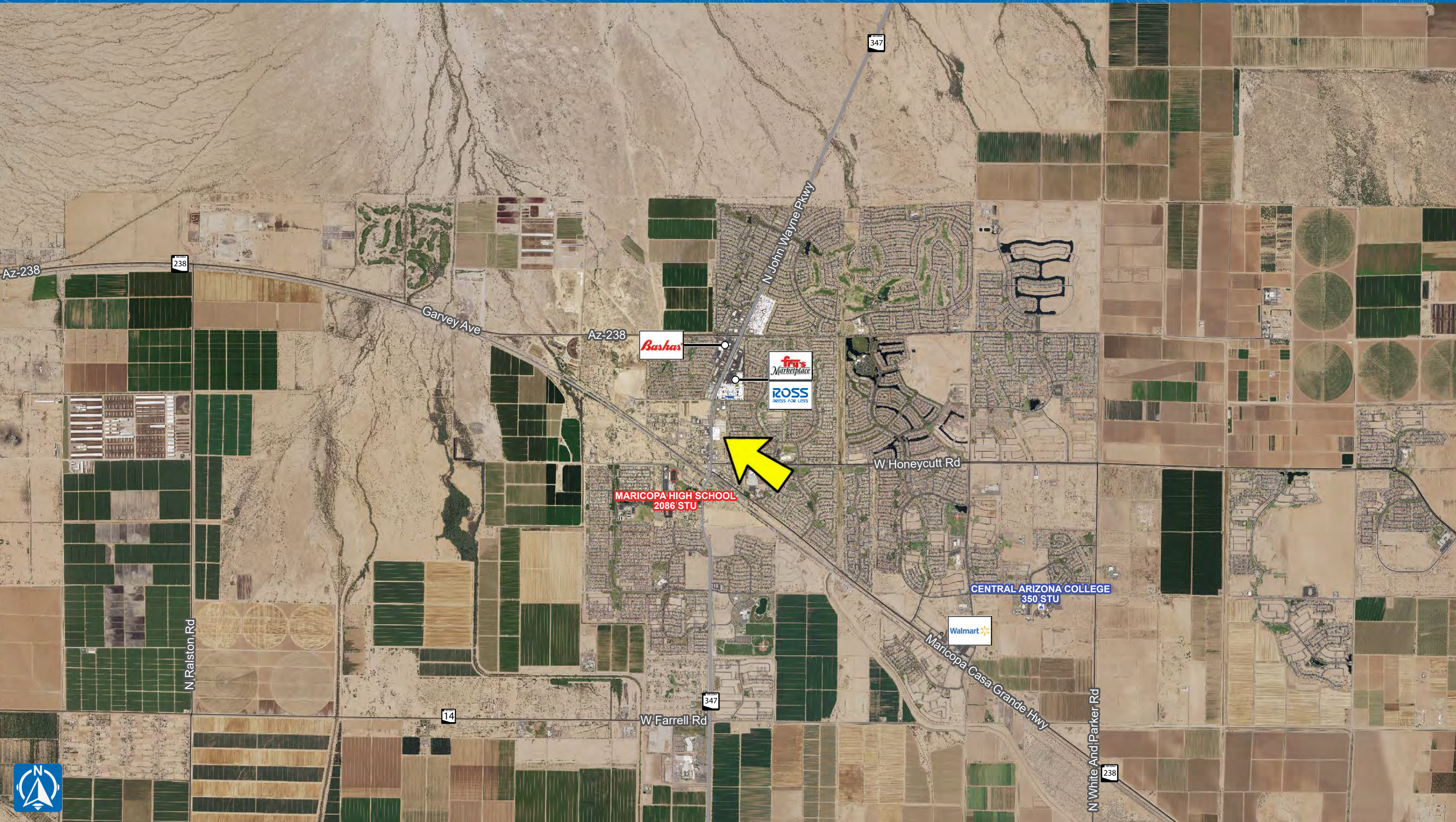
# John Wayne Pkwy & Honeycutt Rd

## MARICOPA, AZ



# John Wayne Pkwy & Honeycutt Rd

## MARICOPA, AZ





# One Page Summary

John Wayne Pkwy & Honeycutt Rd, Maricopa  
 -112.048023805 33.0579810340001  
 Rings: 3, 5, 10 mile radii

Prepared By Business Analyst Desktop  
 Latitude: 33.057981  
 Longitude: -112.048024

	3 miles	5 miles	10 miles
<b>Population Summary</b>			
2000 Total Population	1,920	2,274	6,621
2010 Total Population	39,296	41,166	49,280
2018 Total Population	45,936	48,753	57,450
2018 Group Quarters	5	11	16
2023 Total Population	49,625	52,976	62,204
2018-2023 Annual Rate	1.56%	1.68%	1.60%
2018 Total Daytime Population	30,889	33,236	38,961
Workers	6,046	6,959	8,052
Residents	24,843	26,277	30,909
<b>Household Summary</b>			
2000 Households	538	650	1,943
2000 Average Household Size	3.57	3.48	3.36
2010 Households	12,911	13,530	16,159
2010 Average Household Size	3.04	3.04	3.05
2018 Households	15,168	16,109	18,958
2018 Average Household Size	3.03	3.03	3.03
2023 Households	16,417	17,534	20,562
2023 Average Household Size	3.02	3.02	3.02
2018-2023 Annual Rate	1.60%	1.71%	1.64%
2010 Families	10,074	10,544	12,455
2010 Average Family Size	3.39	3.39	3.42
2018 Families	11,723	12,430	14,472
2018 Average Family Size	3.40	3.40	3.43
2023 Families	12,657	13,494	15,658
2023 Average Family Size	3.41	3.41	3.43
2018-2023 Annual Rate	1.54%	1.66%	1.59%
<b>Housing Unit Summary</b>			
2018 Housing Units	18,384	19,454	22,908
Owner Occupied Housing Units	64.5%	65.0%	64.5%
Renter Occupied Housing Units	18.0%	17.8%	18.2%
Vacant Housing Units	17.5%	17.2%	17.2%
<b>Median Household Income</b>			
2018	\$68,228	\$68,139	\$66,400
2023	\$77,231	\$77,215	\$76,275
<b>Median Home Value</b>			
2018	\$179,693	\$177,692	\$172,817
2023	\$221,730	\$216,846	\$211,540
<b>Average Income Value</b>			
Average Household Income	\$79,693	\$79,583	\$78,219
<b>Per Capita Income</b>			
2018	\$26,340	\$26,297	\$25,826
2023	\$30,963	\$30,922	\$30,488
<b>Median Age</b>			
2018	32.9	32.8	33.0
<b>2018 Population 25+ by Educational Attainment</b>			
Total	28,050	29,702	35,208
Less than 9th Grade	2.4%	2.4%	3.1%
9th - 12th Grade, No Diploma	5.5%	5.7%	6.9%
High School Graduate	21.6%	21.7%	21.5%
GED/Alternative Credential	4.7%	4.6%	4.7%
Some College, No Degree	28.5%	28.4%	28.8%
Associate Degree	11.1%	11.2%	10.7%
Bachelor's Degree	17.8%	17.9%	16.9%
Graduate/Professional Degree	8.4%	8.2%	7.5%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2018 and 2023