



Office of Economic Opportunity 2024/2025

6/17/2025

Unlock the full potential of the
City of Maricopa to create a
thriving and durable community

Focus 2

Job Creation & Business Development

Maricopa's well-educated workforce and environment for economic growth make our community attractive to employers and gives them a platform to grow from. Bringing quality jobs to the city will improve economic opportunities for residents and lift up the entire community.

Action 2.1

To attract high-paying jobs and encourage economic growth within the City of Maricopa, we will pursue the development of a Maricopa Business Park that will serve as a home to top employers.



Action 2.2

To continuously develop an educated workforce and keep Maricopa at the forefront of economic innovation, we will cultivate strategic partnerships with local schools, higher education institutions and small businesses to foster collaboration, support startups and drive technological advancements.

Live, Work, Stay and Play



5-Year Strategic Plan RFP



Maricopa Annual Leakage



\$1.29 B
Total



\$121 M
Food & Drink



\$34.7 M
Clothing &
Accessories



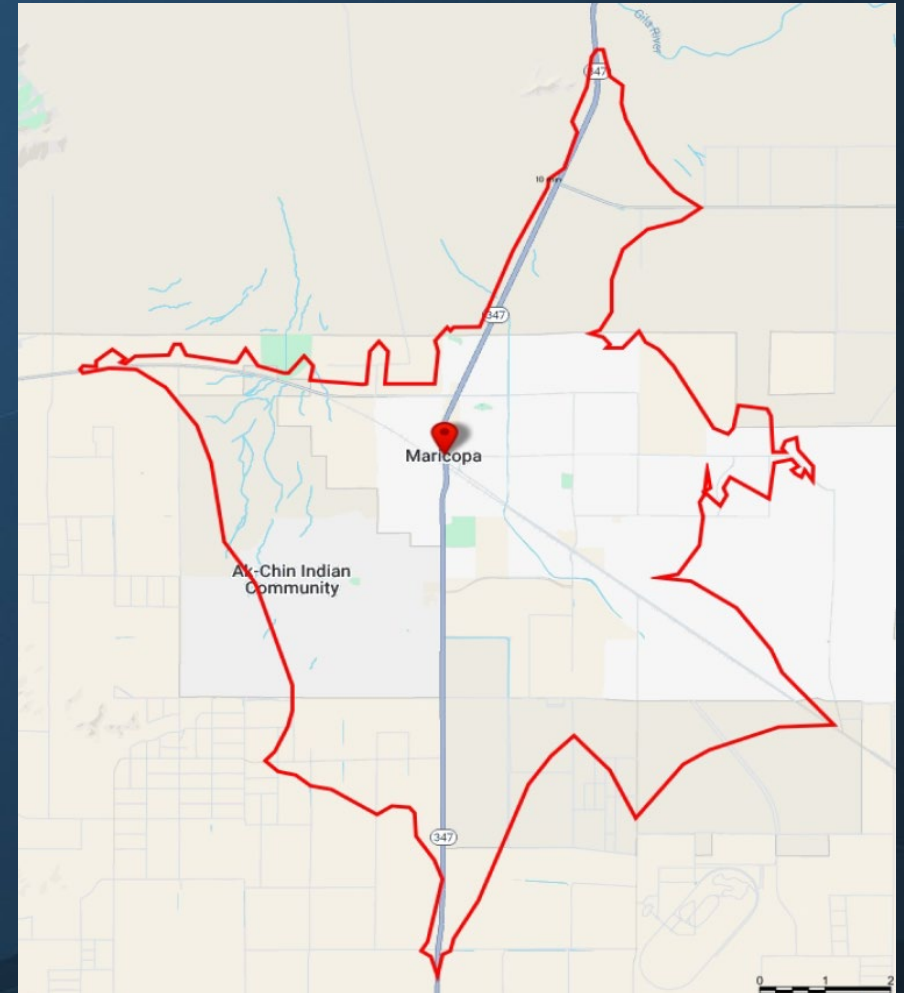
\$280.1 M
Motor Vehicles &
Parts Dealers



\$25.4 M
Furniture & Home
Furnishings



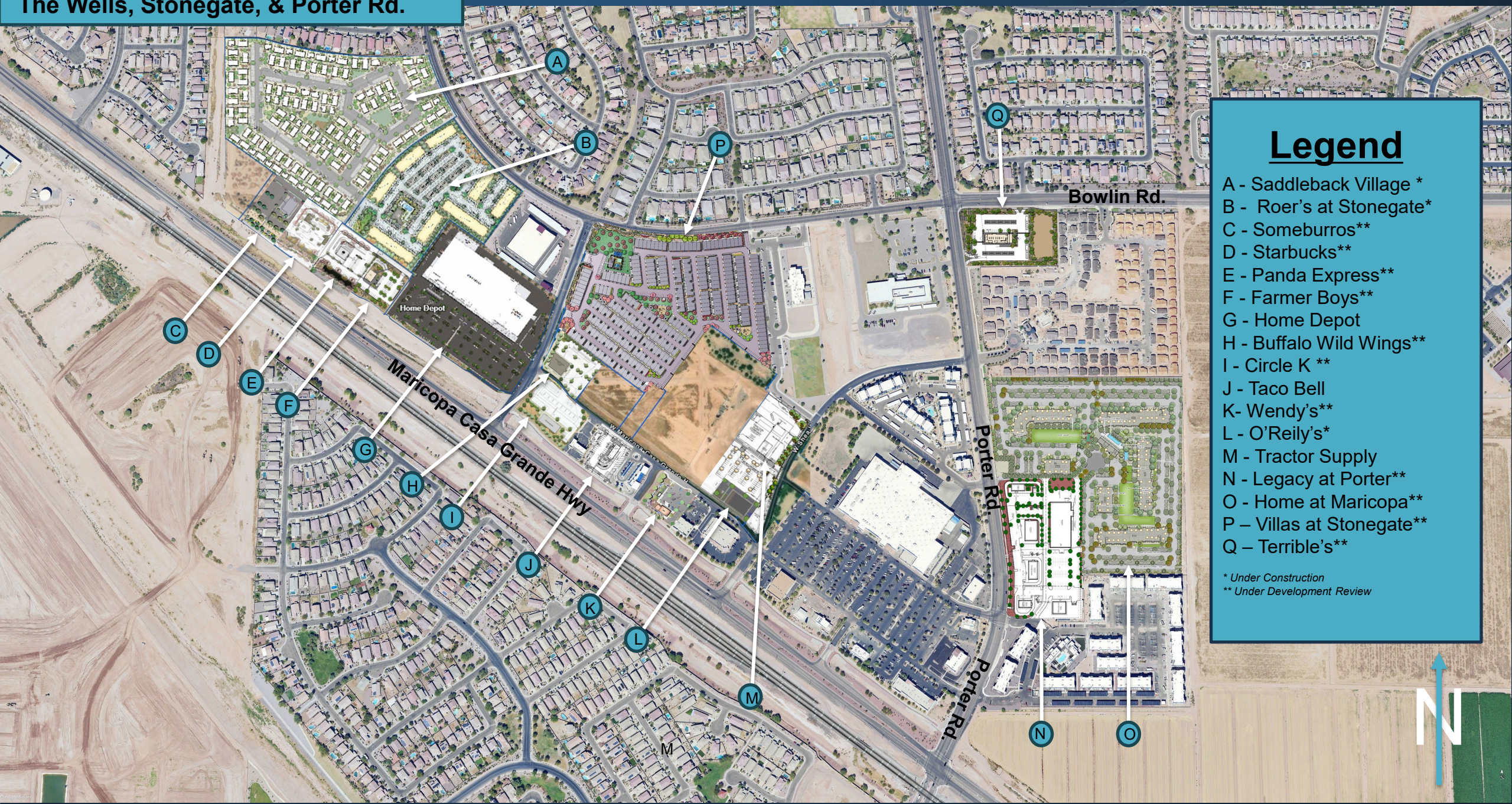
\$146.8 M
General
Merchandise



Businesses and enterprises that have entered the Maricopa Market

- Carl's Jr.
- Christ's Church of the Valley
- Taco Bell
- Home Depot
- Trulieve
- Maricopa Mattress store
- Nandos
- Bosa Doughnuts
- Schumaker
- Nektar
- GNC
- Petsmart





Legend

- A - Saddleback Village *
- B - Roer's at Stonegate*
- C - Someburros**
- D - Starbucks**
- E - Panda Express**
- F - Farmer Boys**
- G - Home Depot
- H - Buffalo Wild Wings**
- I - Circle K **
- J - Taco Bell
- K - Wendy's**
- L - O'Reily's*
- M - Tractor Supply
- N - Legacy at Porter**
- O - Home at Maricopa**
- P - Villas at Stonegate**
- Q - Terrible's**

* Under Construction
** Under Development Review



South Bridge



LEGEND

A – JWP WEST

B – THOMPSON THRIFT

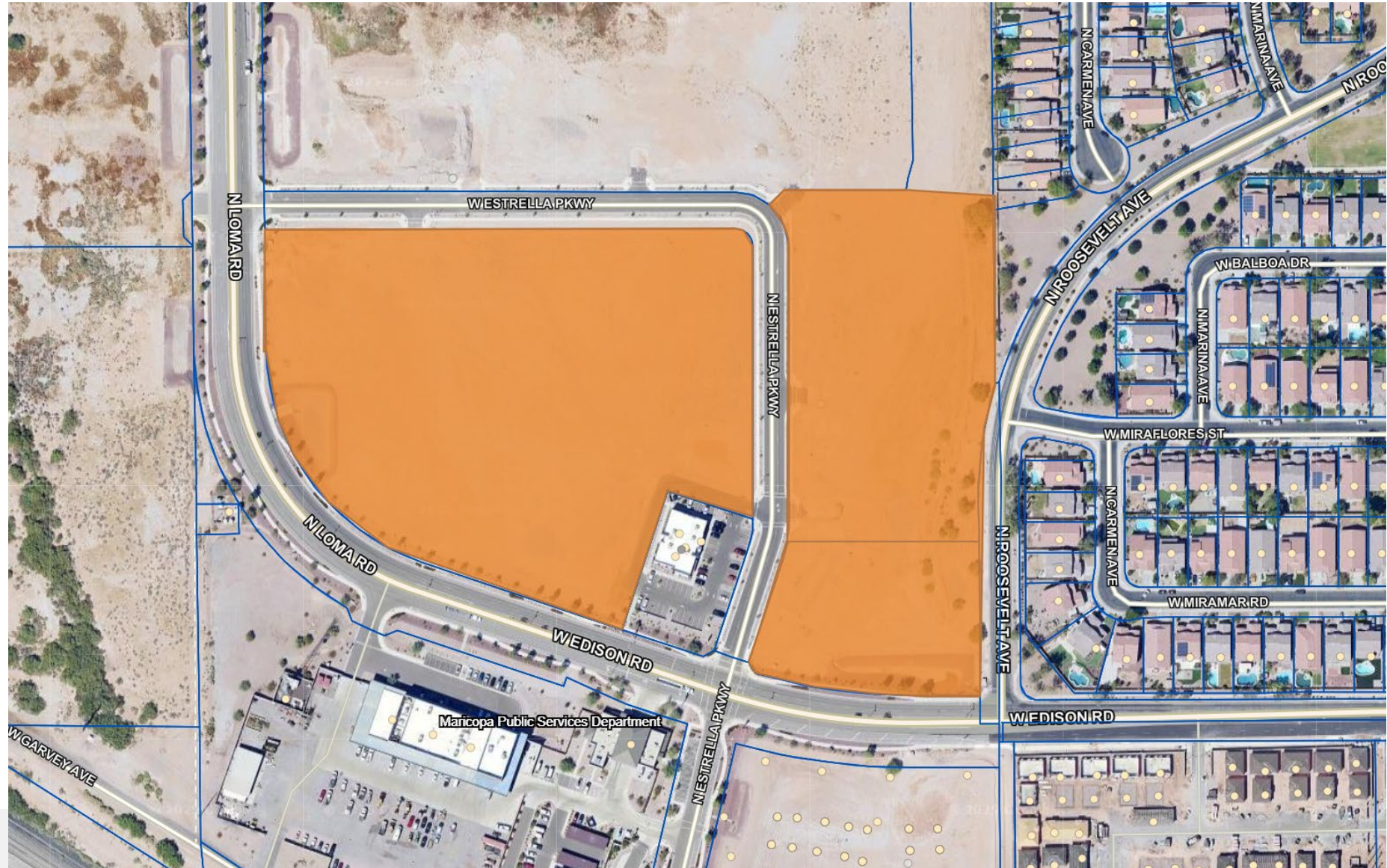
C – REINSMAN COMMONS

D – JWP EAST

E – DUKE'S



Maricopa Flex Center



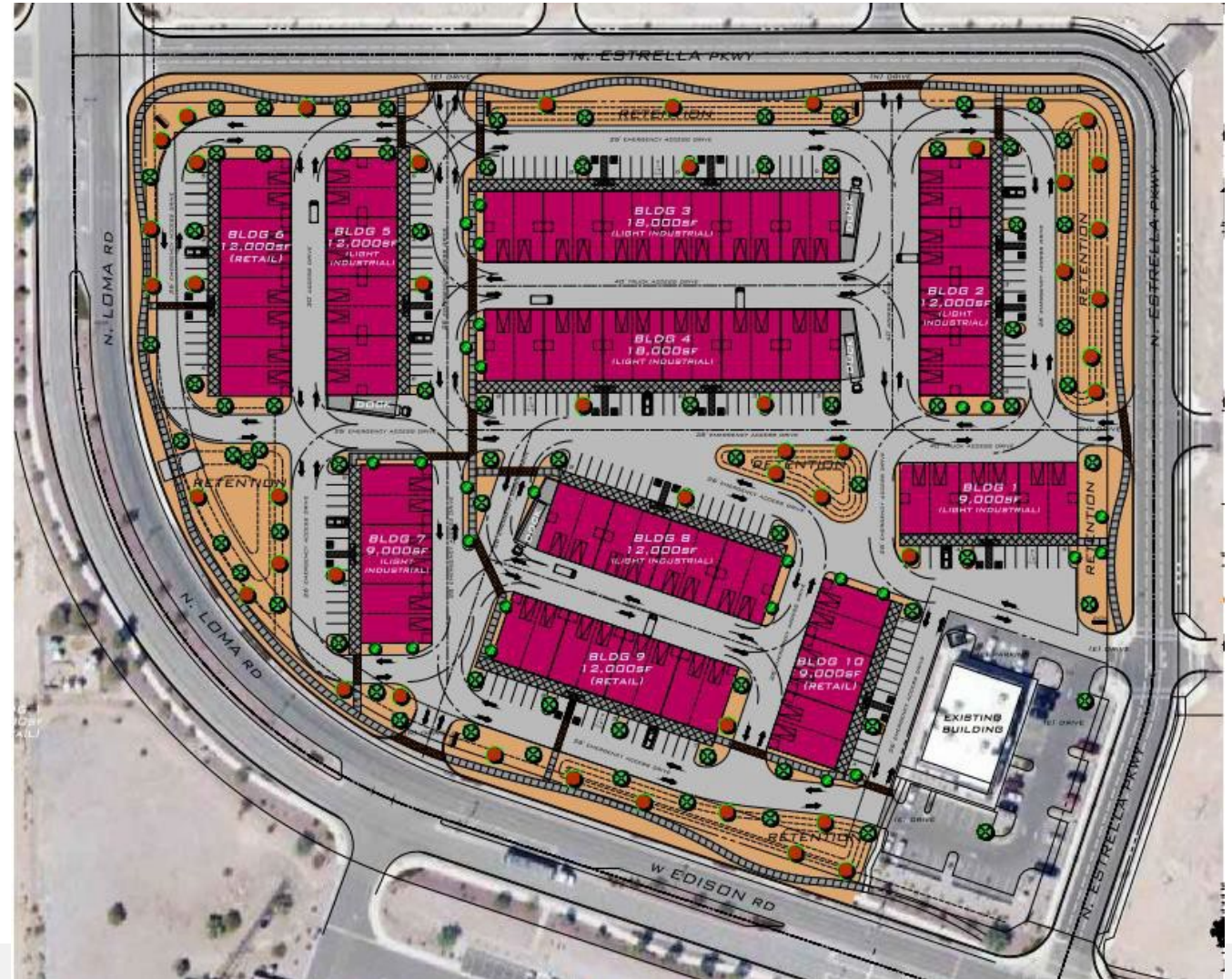
Estrella Gin Mixed Use

- Under Pre-Application Review.
- 12,000 sf
- flex space
- 7.83 acres



Estrella Gin Mixed Use

- Under Pre-Application Review.
- 123,000 sf
- - retail and office
- 9.7 acres



Estrella Gin Mixed Use



Commercial Square Feet Issued 2021-25



General plan update



General Plan Update

ABOUT THE GENERAL PLAN

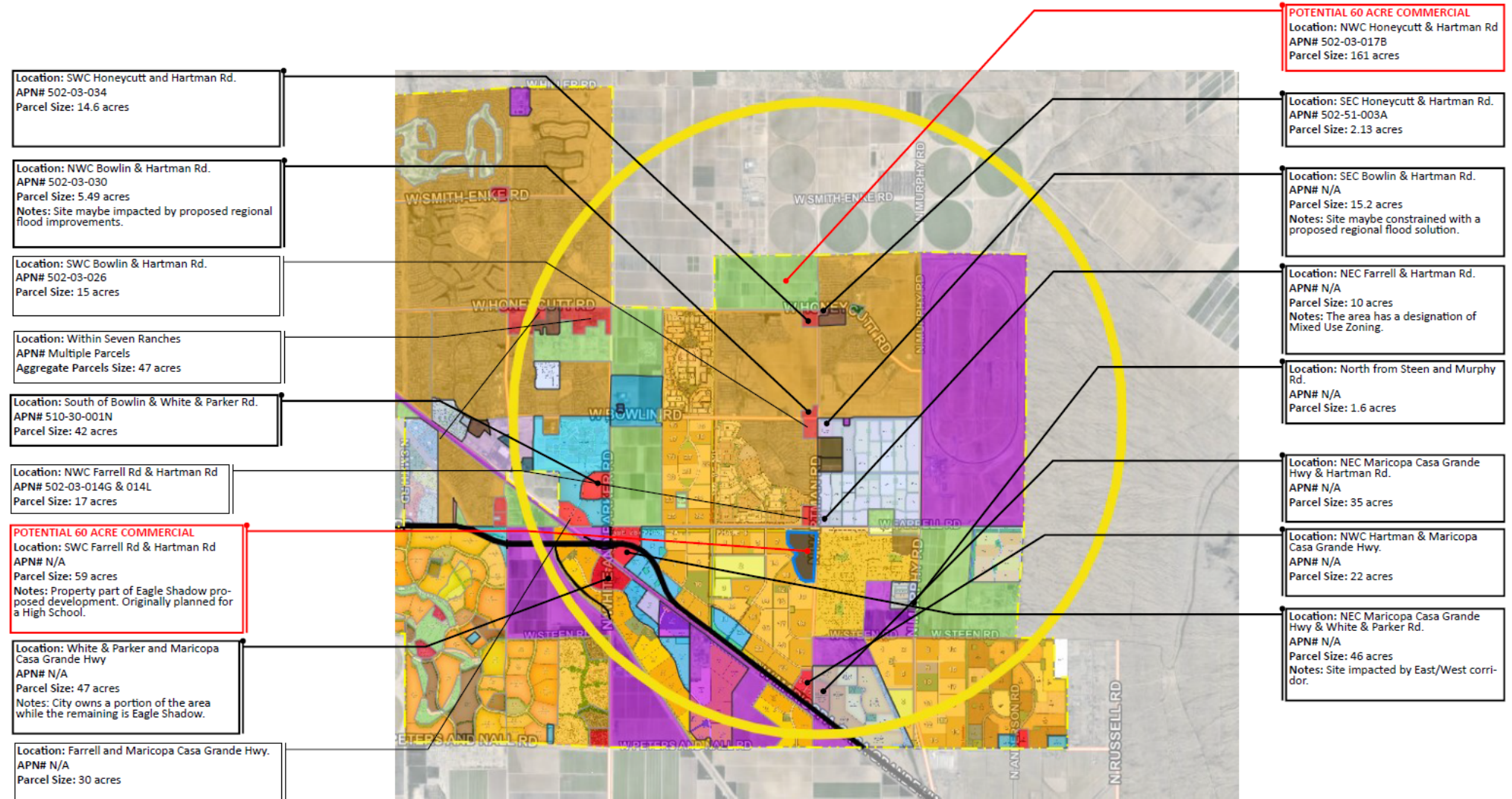
Learn about the General Plan, its components, and the project schedule:

- **Land Use**
- Circulation & Bicycling
- Growth Areas
- Open Space & Recreation
- Revitalization & Redevelopment
- Neighborhood Preservation
- Environmental Planning
- Water Conservation
- Conservation
- Energy
- Public Services & Facilities
- Public Buildings
- Housing
- Safety
- Cost of Development

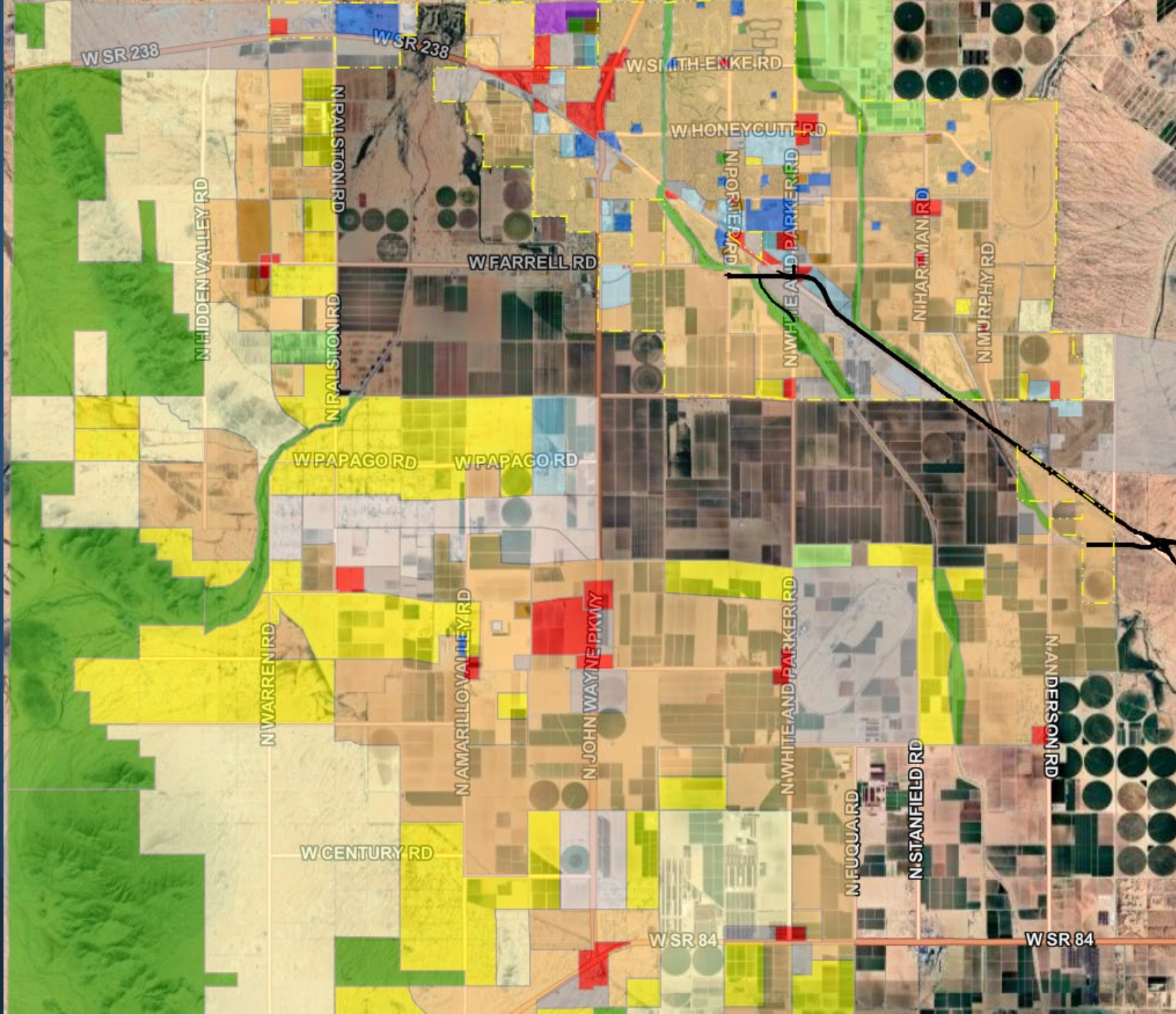
Bowlin & Hartman

3 - Mile Radius

Vacant Commercial Zoned Properties



Total Commercial Zoning: 469 acres



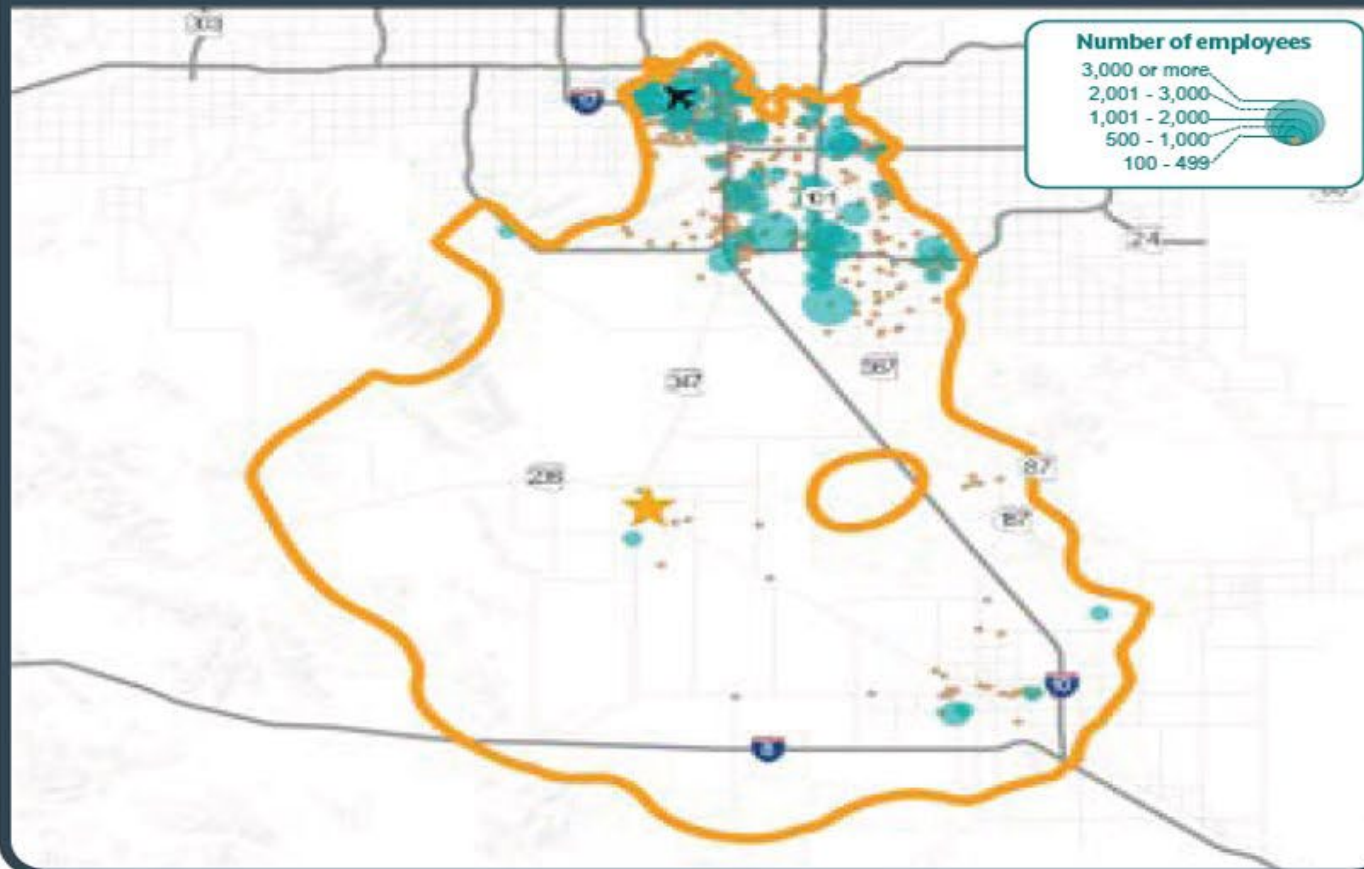
Commute Shed Analytics

45 Minute A.M. Inbound Travel Time to Honeycutt Rd and AZ 347, Maricopa



This report shows information for the area from which a worker can normally commute in 45 minutes or less to a location near Honeycutt Rd and AZ 347, Maricopa on a weekday morning. The boundary is referred to as a commute shed.

Employer Locations in the Commute Shed



Employers

in the Commute Shed

The map to the left shows the locations of each employer with five or more employees within the commute shed. The size of the dot indicates the size of the employer based on its total number of employees.

18,803

Total Employers

511,080

Total Jobs

For employers with five or more employees

Top Private Employers	Jobs
Intel Corporation	12,810
Wells Fargo	6,950
Bank of America	6,610
JPMorgan Chase Bank National Association	5,200
Banner Health	5,170
Honeywell	5,070
Amazon	4,390
Walmart	3,860
Northrop Grumman	3,240
Dignity Health	3,200

Source: 2022 MAG Employer Database

Does not include employers in the public or education sectors

ACCORDING TO THE ARIZONA STATE OFFICE OF ECONOMIC OPPORTUNITY'S 2023-2033 EMPLOYMENT PROJECTIONS, ARIZONA'S 2033 PROJECTION HIGHLIGHTS INCLUDE:



- Total Arizona employment is projected to grow 1.3% annually (14.2% total growth) from 2023-2033
- This growth equates to 486,348 new jobs over the 10-year period, reaching a total of 3,921,138 jobs by 2033
- Arizona's employment growth is projected to outpace the overall U.S. rate. Industries with the highest projected annual growth rates include:
 - » Health Care and Social Assistance: 2.6% annual growth, adding approximately 13,753 jobs each year—the largest gain among industries
 - » Construction: 2.2% annual growth
 - » Manufacturing: 1.5% annual growth

Source: Arizona Office of Economic Opportunity

**VERY PRACTICALLY, WE THEN RECOGNIZE THAT
EMPLOYMENT, AS FORECASTED, IS GROWING FOR ARIZONA.
DO (OR WILL) WE HAVE THE PEOPLE?**

Housing study

2025 Housing Needs Assessment Update City of Maricopa, Arizona

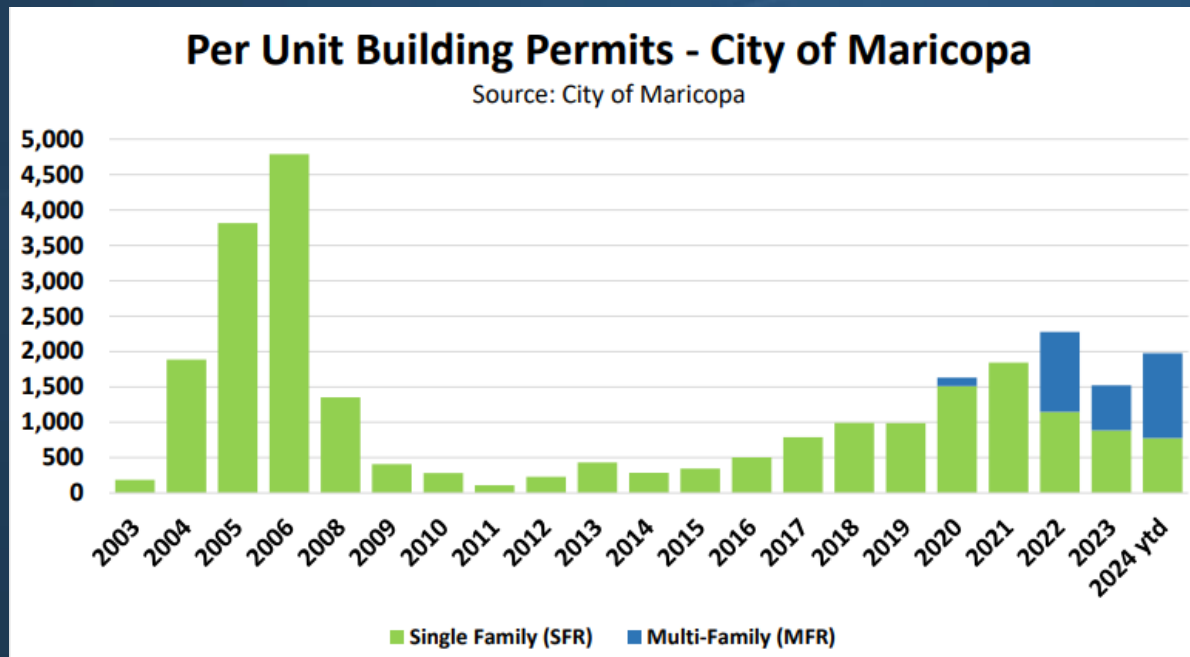


Prepared for:
City of Maricopa
January 2025

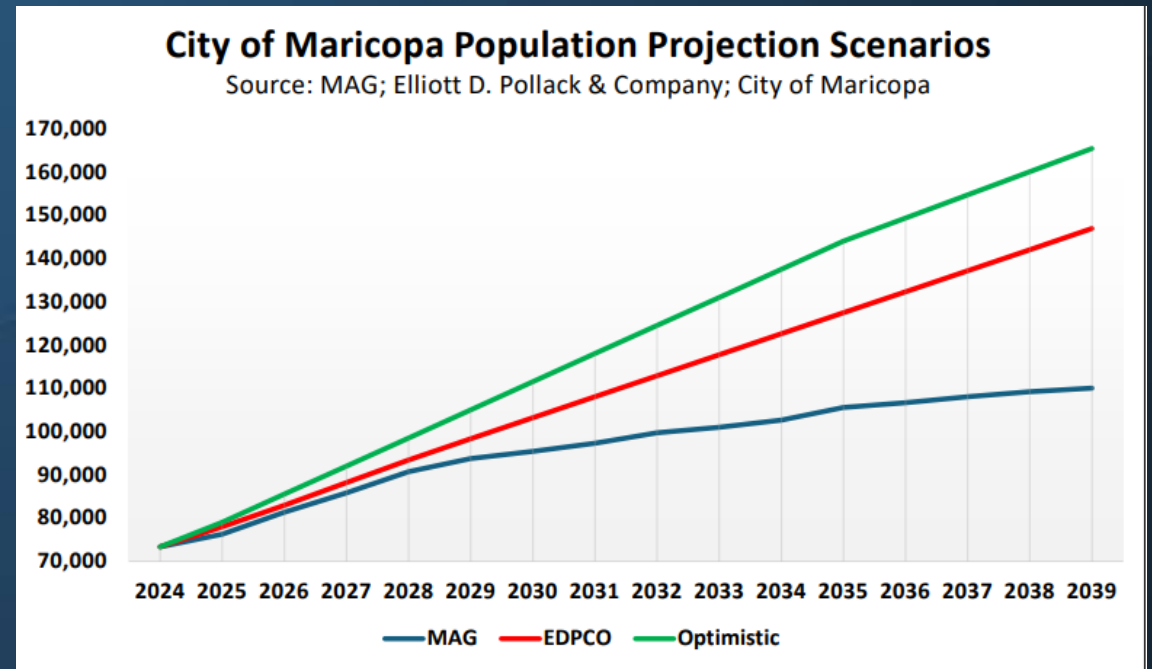


Growth

- Past growth



- Predicted growth



Workforce readiness

- Coordination with educational institutions and workforce partners to be prepared for upcoming opportunities



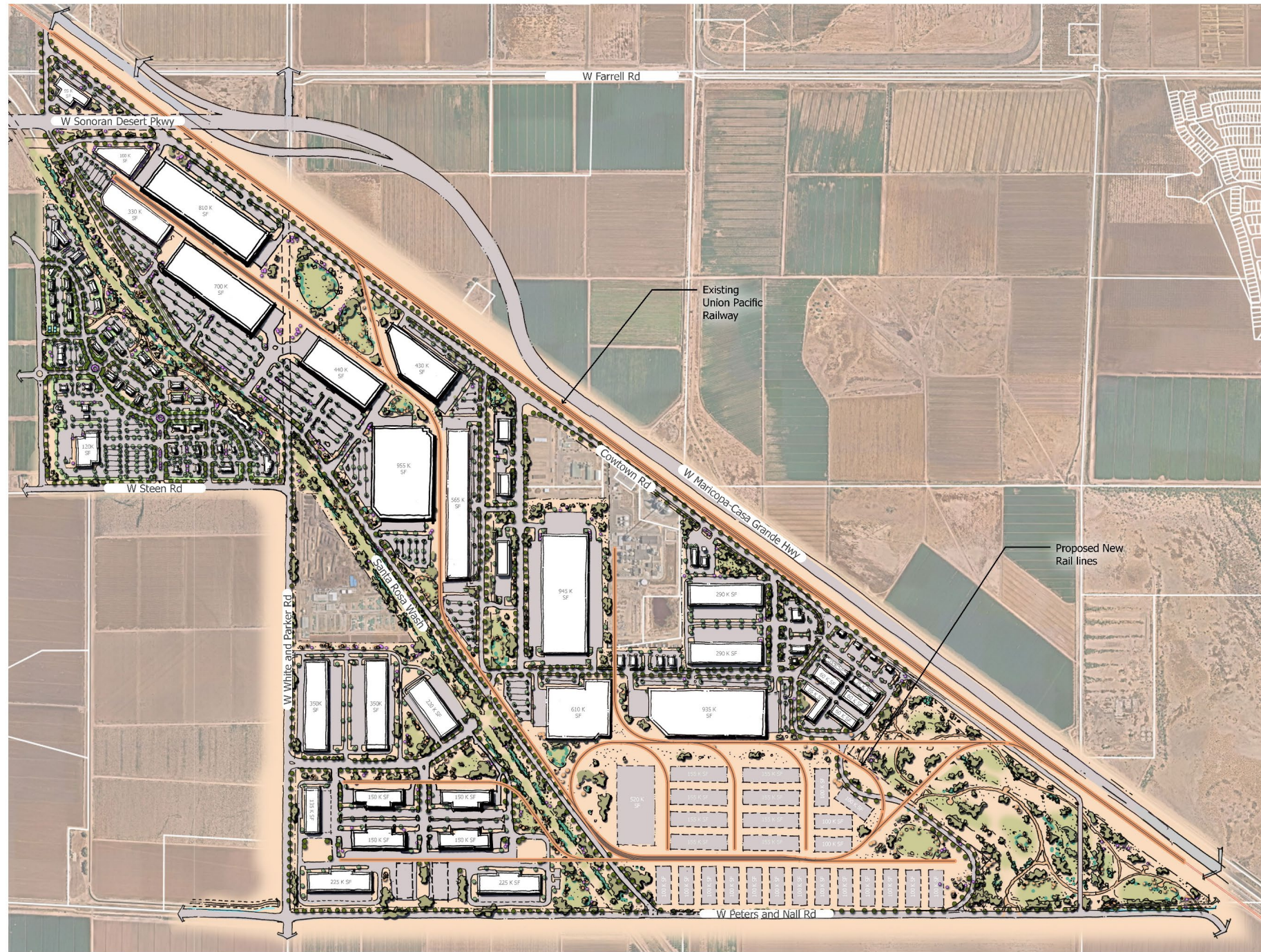
Site readiness- Employment/Industrial



olsson®

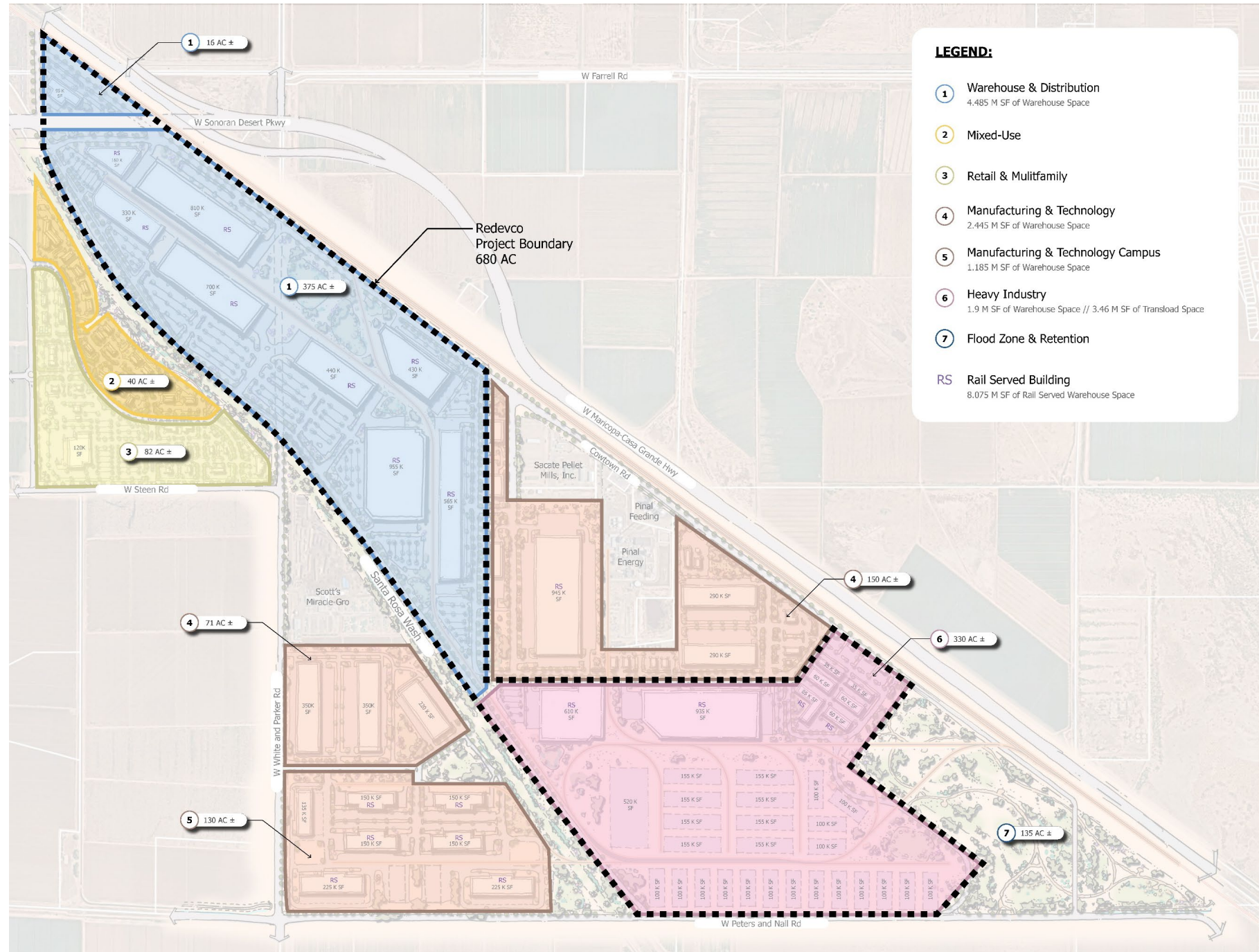
Masterplan

- Over 10+ million SF of manufacturing / industrial facilities
 - 8+ million rail served
- Over 11 miles of rail throughout the park
- 3.5 million SF of transload facilities



Land Use Plan

- 4.4 Million SF Warehouse / Distribution at NW corner of the site
- 122 Acres retail / mixed use / multifamily
- 3.6 million SF Manufacturing and Technology
- 1.9 million SF Warehouse



INSPIRATION IMAGERY

INDUSTRIAL



Project Information Form (PIF) Response Data

January 2023-Present

January – December 2023

Total Received: 140 | Responded: 75

GPEC: 23 | ACA: 2 | GPEC & ACA: 26 | LOCAL: 24

January – December 2024

Total Received: 64 | Responded: 19

GPEC: 5 | GPEC & ACA: 11 | LOCAL: 3

January – June 11, 2025

Total Received: 53 | Responded: 19

GPEC: 23 | ACA: 2 | GPEC & ACA: 27 | Local: 1

January – February 11, 2025

Total Received: 14 | Responded: 5

GPEC: 6 | GPEC & ACA: 8

March 12 – April 7th, 2025

Total Received: 5 | Responded: 1

GPEC 1 | GPEC & ACA: 4

February 12 – March 11, 2025

Total Received: 19 | Responded: 6

GPEC: 9 | ACA: 2 | GPEC & ACA: 7 | Local: 1

April 8th – June 11th

Total Received: 16 | Responded: 7

GPEC: 8 | GPEC & ACA: 8

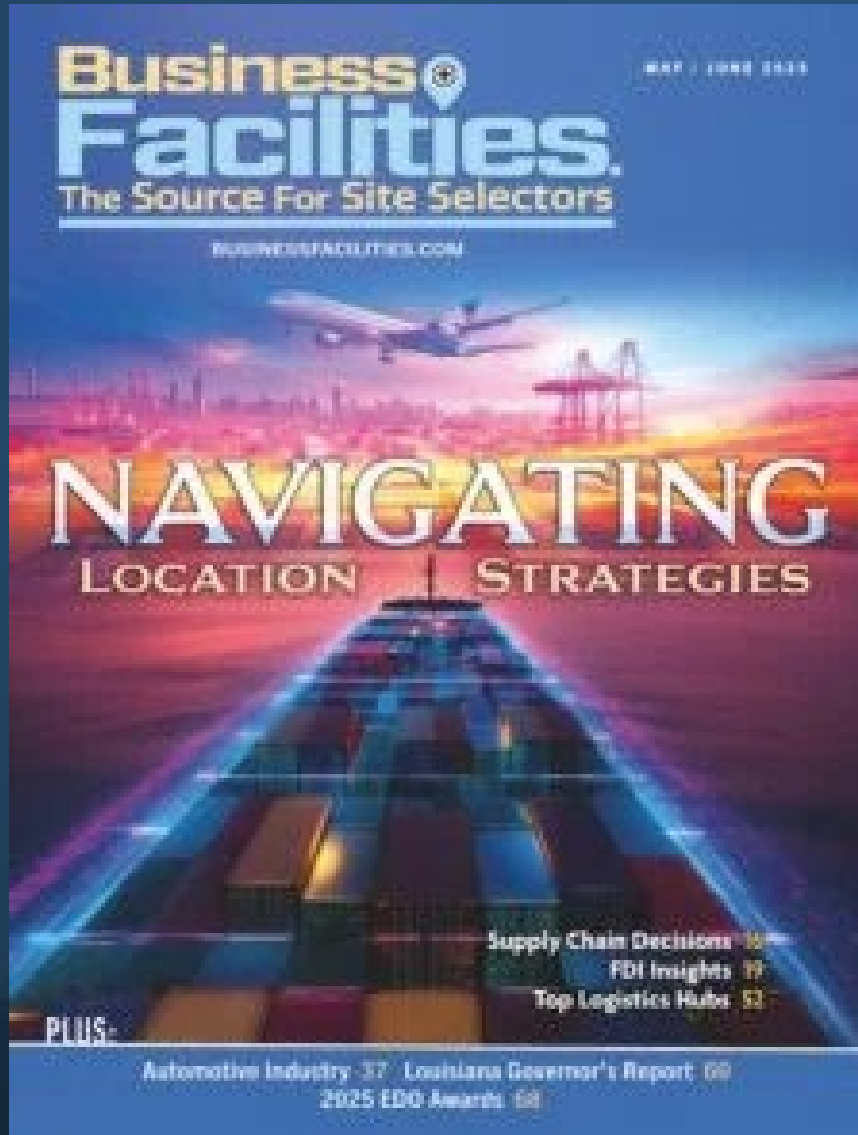
January – June 11th: PIF Totals (Potential)

- 52 PIF's from GPEC & ACA - Responded to 18
- Avg wage (across 18 responded PIF's): \$65,865
- Total # Jobs Created Possibility: 10,670
- Potential Cap Ex: \$7,043,550,000.00

Interest in PIF Submissions

- City has responded to 18 of the 52 PIFs received.
- 4 of the 18 submissions have generated interest.
- 3 submissions received follow-up for additional information.
- 1 resulted in a site visit.

Marketing



Questions?