

City of Maricopa



Community & Economic Development Update

January 2019



	COMMERCIAL/RETAIL/RESTAURANT
	SENIOR HOUSING
	APARTMENTS
	DAYCARE FACILITY
	EXTENDED STAY HOTEL
	PARKING GARAGE/STRUCTURE



SCALE: 1"=100'-0"

±21.00 ACRE (±914,241 SF)



LANDMARK
design
2055 S. Cottonwood Drive
Tempe, AZ 85281

- 18.3 acres for commercial development
- Frontage on SR 347 at Copper Sky entrance
- Phase I: Hotel, Approx. 320 units of Multi-family, 16,000 sq ft of retail
- Phase II: Approx. 300+ units of Multi-family, Assisted Living Facility 172 Units – 82 indep, 56 assisted, 34 memory care

Development Partner

- Commercial Properties Inc. (CPI)
- Shea Connelly Development, LLC
- Commercial, Multi-family/Multi Dwelling, Senior Housing, Tenant-improvements
- Landmark Design



PROJECTS

LA QUINTA

- \$10 Million
- 4-Story
- 89 rooms
- \$1 Million Annual Operating Cost
- 20 Net New Jobs
- \$390k Annual Payroll
- \$73k Annual Property Tax
- \$63k Annual Bedroom Tax
- \$63k Annual Sales Tax
- Operational by 2020



Interior of Hotel



Project Details

Park Place, Fountains Hills	Copper Sky Commercial
\$44 M Private Investment	\$100 M Private Investment
230 Multi-family Units	620 Multi-Family Units
32k Sq ft of Retail	53k Sq ft of Retail Approx 150 Net New Jobs

Morning Star – Assisted Living

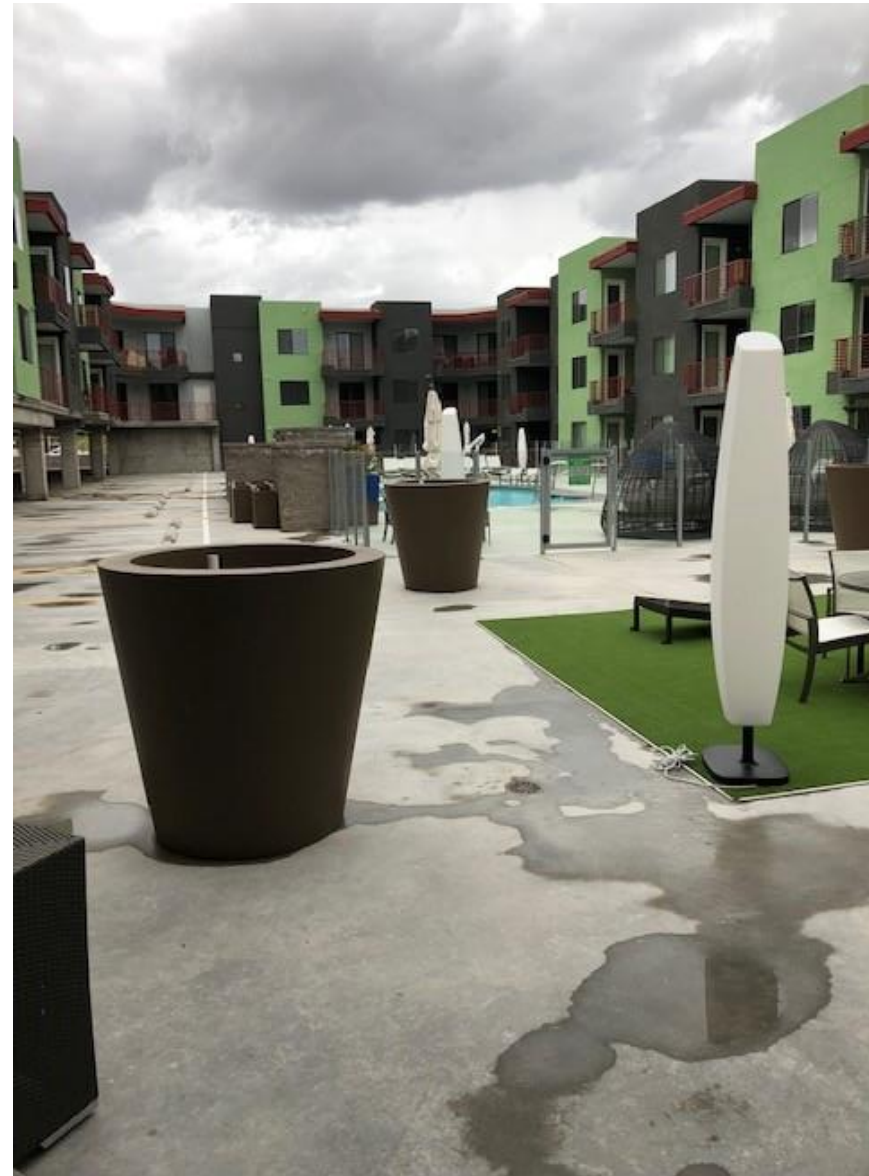
Morning Star, Fountain Hills	Assisted Living, Maricopa
\$21 M Private Investment	\$30-35 M Private Investment
91 Units	172 Units <i>(82 Independent, 56 Assisted, 34 Memory Care)</i>
150 Jobs	225 Jobs



Multi-family Common Area



Multi-family Common Area



Multi-family Common Area



View from Balcony



Public Art in Walkway



Center of Walkway



Morning Star: *Assisted Living*



Assisted Living: Kitchen Area



Assisted Living: Common Area



Assisted Living: Outside Common Area





CONTACT US
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