

1.463 Acre Lot Available

FOR SALE

University & Ellsworth in Mesa, AZ

326 **N 93rd** Street



PROPERTY OVERVIEW

Rare opportunity to own a strategically located 1.463-acre lot, ideal for a variety of business and commercial uses. This versatile property is perfect for contracting businesses, extensive parking or vehicle storage, plant nurseries, or even as a gravel or stone yard. With approximately 1.25 acres fully fenced, the lot is secured with a heavy-duty gate and multiple security cameras, offering peace of mind and protection. Its spacious layout provides ample room for various configurations to suit your needs. The city is open to approving a wide range of C2 commercial uses with a special use permit, giving you flexibility and potential for growth. Whether you're looking to expand an existing business or start a new venture, this prime piece of land is ready to make your vision a reality!



LOCATION

University & Ellsworth



ZONING

C2



PRICE PER SQ FT

\$6.28 PSF



PRICE PER ACRE

\$273,972

326
N 93rd
Street

Geoff Adams, CCIM, Realtor

Director & Associate Broker

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REALTYONEGROUP



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2023 DEMOGRAPHICS



POPULATION

1 mile: 13,776
3 Mile: 93,532
5 Mile: 219,877



DAYTIME POP.

1 mile: 19,751
3 Mile: 134,991
5 Mile: 318,215



HOUSEHOLDS

1 mile: 5,406
3 Mile: 38,035
5 Mile: 91,116



AVG HH INCOME

1 mile: \$61,195
3 Mile: \$72,377
5 Mile: \$76,273



AVG HOME VALUE

1 mile: \$235,570
3 Mile: \$344,600
5 Mile: \$380,857

EXTERIOR IMAGES



EXTERIOR IMAGES





Bashas'
ROSATT'S
JM CHINESE CUISINE

SUBWAY
 BLIND AND SHUTTER
LESLIE'S
 CUP OF JOE
Chevron

CIRCLE K
QT QuikTrip

TAFT
 ELEMENTARY

Imperial
 WHOLESALE
 International Store & Tile

E UNIVERSITY DR

O'Reilly
 AUTO PARTS
PAPA HELSEY'S
 PIZZA & SUBS
BURGER KING
McDonald's

DOLLAR TREE
metro
 by T-Mobile
 Los Favoritos
McDonald's

SUBJECT PROPERTY

HERBALIFE
 NUTRITION

Apache

E MAIN ST

202

FRY'S
 FOOD & DRUG
Jack in the box
CVS
STARBUCKS
CIRCLE K

LOTUS GARDEN
 CHINESE CUISINE
MASTER TILES
VIRTUE BOWLING
 SUPPLY

E BROADWAY RD

cricket
 wireless
AMERICAN DISCOUNT FOODS
Pizza Hut

MIKEY'S
 FAMILY DINER
 Duceria
La Victoria
THE TROUGH
Ni come Pizzeria

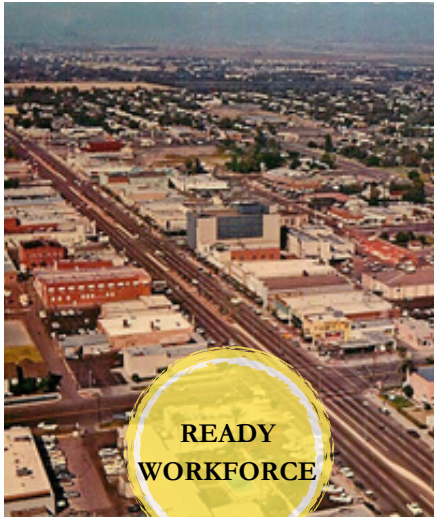
TSC TRACTOR SUPPLY CO
HARBOR FREIGHT
 Quality Tools at Mid-Minimum Low Prices
Goodwill
Filiberto's
 MEXICAN FOOD

Denny's
PAPA JOHN'S
BIG 5
 SPORTING GOODS

SELLSWORTH RD

MESA OVERVIEW

Mesa is recognized as a thriving hub of innovation and growth in the Phoenix metro area. The city has earned accolades for its efforts to expand access to broadband, promote renewable energy, and enhance public safety through data-driven solutions. Mesa was recognized as a 2023 Digital Cities Survey winner for its exceptional use of technology to improve services, transparency, and engagement with residents, showcasing its dedication to creating a connected and future-ready city.



READY WORKFORCE



GETTING AROUND

- Mesa is one of the fastest-growing cities with a steady influx of skilled workers
- Nearly 35% of Mesa's population has a bachelor's degree or higher
- Mesa offers a relatively lower cost of living compared to other major cities
- The average commute time in Mesa is around 25 minutes
- Proximity to major educational institutions like ASU Polytechnic, Mesa Community College, and East Valley Institute of Technology
- Phoenix Sky Harbor International Airport 15-20 minutes away
- Border-to-border light rail
- Easy access to major highways
- Downtown Mesa and the Fiesta District are known for their walkability
- Valley Metro operates an extensive bus network in Mesa
- More than 80 miles of bike lanes, trails, and paths



MESA INDUSTRIES

- Aerospace and Defense
- Healthcare and Biosciences
- Manufacturing
- Technology and Software Development
- Renewable Energy and Sustainability



LEADING COMPANIES

- Boeing
- Banner Health
- MD Helicopters
- Empire Southwest
- Dexcom
- Nammo Defense Systems
- CAVU Aerospace
- Crescent Crown Distributing



TOP BUSINESS LOCATIONS

- Mesa Riverview
- Falcon Field District
- Gateway Area (Phoenix-Mesa Gateway Airport Area)
- The Landing at PMG
- Fiesta District
- Eastmark
- Superstition Springs Business Park



EDUCATION

- Arizona State University (ASU) Polytechnic Campus
- Mesa Community College (MCC)
- Benedictine University Mesa
- A.T. Still University (ATSU) - Arizona School of Health Sciences
- East Valley Institute of Technology (EVIT)



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