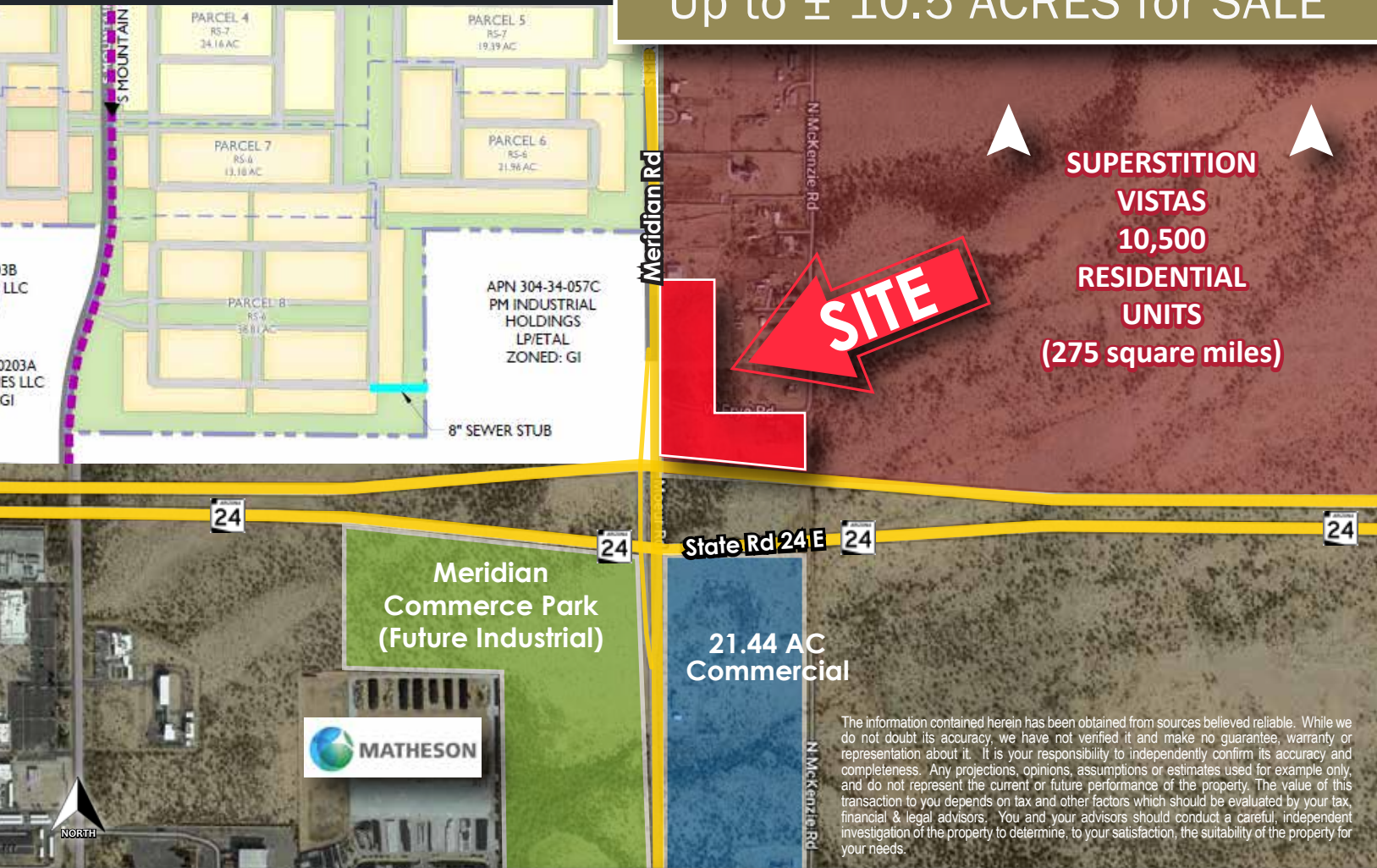


NEC Meridian Rd & SR 24

PINAL COUNTY, AZ 85212

Up to ± 10.5 ACRES for SALE



**SUPERSTITION
VISTAS
10,500
RESIDENTIAL
UNITS
(275 square miles)**

SITE

**21.44 AC
Commercial**

**Meridian
Commerce Park
(Future Industrial)**



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 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 & 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.

PROPERTY HIGHLIGHTS:

- Full diamond interchange
- Premium freeway visibility & access
- Perfectly positioned for the continued eastern expansion along the SR 24
- Near Eastmark, a mixed-use master planned community, ranked #1 in Arizona and top in nation
- One exit east of the planned Gateway Auto Mall
- Nearby industrial centers (Meta/Facebook, Apple, Intel, Amazon and more)
- Entrance and adjacent to Superstition Vistas with 10,500 planned residences

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REGIONAL DRAW SERVICING SOUTHEAST VALLEY

Dillard's JCPenney
 Burlington Ave
 BEST BUY ULTA WinCo FOODS
 ROSS Walmart

SUPERSTITION SPRINGS CENTER
 Target Costco

Walmart KOHL'S
 Michaels Bed Bath & Beyond
 Old Navy PetSmart

SUPERSTITION GATEWAY

Google
 Data Center
 Phase 1 - July, 2025
 Completion Date - July, 2029
 187 AC

MESA ELLIOT NW
 66.57 AC Vacant Land
 Zoning: LC, PEP

CyrusOne
 5-BLDG Computing Facility ±68 AC
 Under Construction

DIGITAL REALTY
 1M SF - 56 AC
 Colocation Data Center Campus

RagingWire
 Data Center Campus
 102 AC

Mortenson
 Data Center Campus
 65.4 AC

E202-PLANNED
 77 AC Industrial Park
 ± 1.1M SF
 2 Building Design

HAWES CROSSING
 City of Mesa voted in favor of ± 1,100 AC development plan that will include:
 - Housing - Mixed-use
 - Commercial - Retail
 - Office

Dignity Health
 3-Story General Hospital
 64 Beds

Apple
 1.2M SF
 Command Center
 150 Emp.

MESA RAY
 58.97 AC Vacant Land
 Located within Mesa 2040 General Plan

Bashas
 MORRISON RANCH
 5,246 UNITS

MORRISON RANCH
 PLANNED RESIDENTIAL
 INDUSTRIAL

COMBINED RESIDENTIAL
 1,846 UNITS

CANNON BEACH

PLANNED MIXED USE/INDUSTRIAL

EASTMARK
 17,000 UNITS

SUPERSTITION VISTAS
 10,500 PLANNED RESIDENTIAL UNITS

HIGLEY PARK
 611 UNITS

GILBERT GATEWAY TOWNE CENTER

RAY ROAD COMMERCE CENTER
 2,000 Future Emp.

MESA HAWES
 159.3 AC Vacant Land
 Zoning: LC, PEP
 Mixed Use

CADENCE GATEWAY
 1,200 UNITS

SR-24 EXPANSION - OPEN
 Full Diamond Interchange at Signal Butte & Meridian Rd

LYONS GATE
 2,164 UNITS

THE WILLOWS
 586 UNITS

ARIZONA STATE UNIVERSITY
 POLYTECHNIC CAMPUS
 ± 4,800 STUDENTS ENROLLED

PHOENIX-MESA GATEWAY AIRPORT
 - Provides 10,000+ jobs, bringing in \$1.3 billion annually
 - 700-AC plot of Land, Mixed-Use, Industrial, Commercial & Residential

GATEWAY EAST - FUTURE DEVELOPMENT
 - ± 400 AC of Land designated for development

SKYBRIDGE ARIZONA (In Construction)
 - ± 350 AC | 3.5M SF Mixed-use Space Available
 - Estimated to create 17,000 direct jobs | 7,000 jobs onsite

FUTURE MESA LEGACY SPORTS COMPLEX (PLANNED)

- 320 AC
- 2 Stadiums
- 8 Baseball/Softball Fields
- 16 Indoor Basketball Courts
- 23 Soccer Fields
- 62 Volleyball Courts

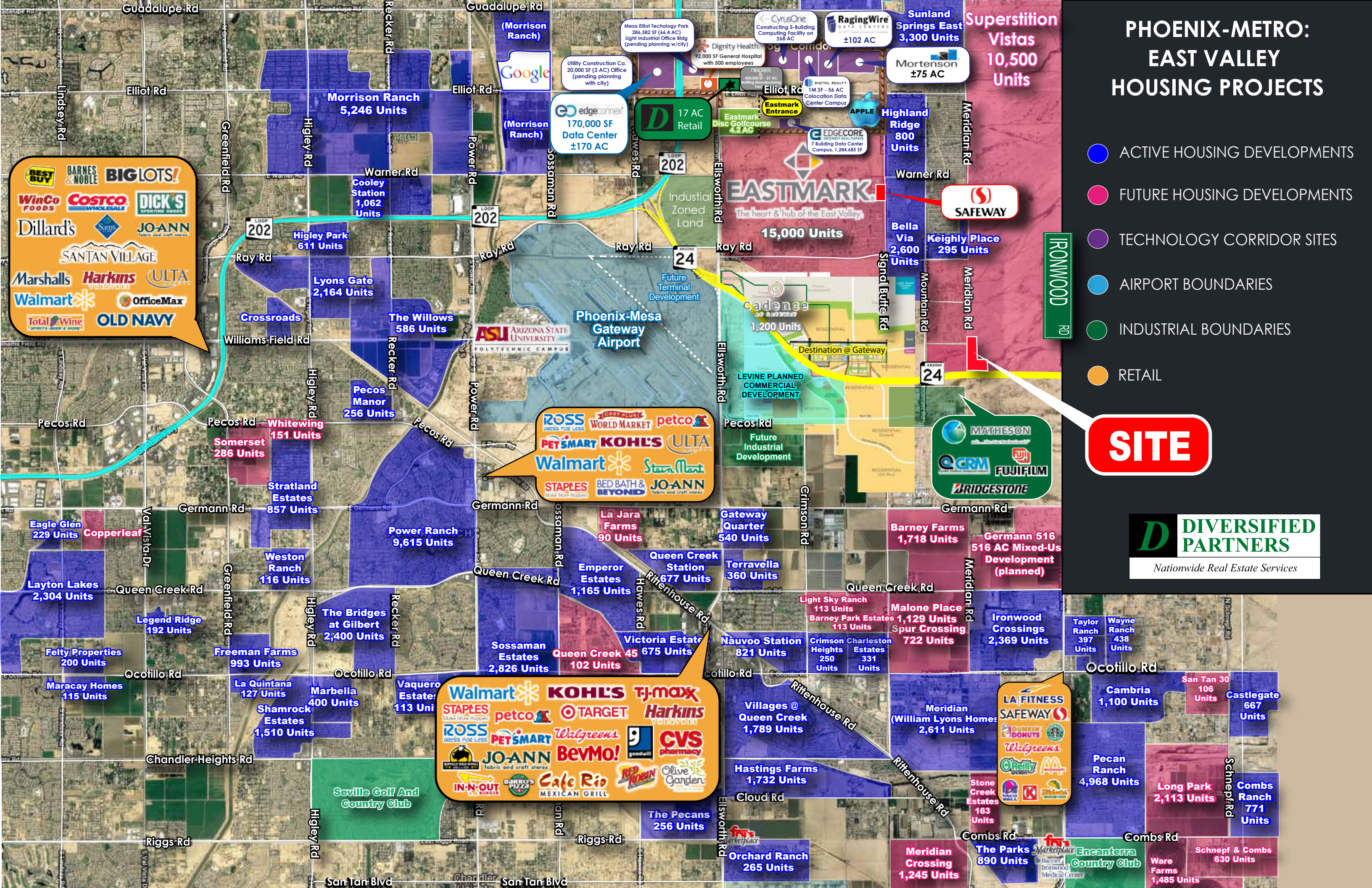


PHOENIX-METRO: EAST VALLEY HOUSING PROJECTS

- ACTIVE HOUSING DEVELOPMENTS
- FUTURE HOUSING DEVELOPMENTS
- TECHNOLOGY CORRIDOR SITES
- AIRPORT BOUNDARIES
- INDUSTRIAL BOUNDARIES
- RETAIL

SITE

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Nationwide Real Estate Services



RETAIL

BEST BUY, BARNES & NOBLE, BIG LOTS!, WinCo FOODS, COSTCO WHOLESALE, DICK'S SPORTING GOODS, Dillard's, JO-ANN fabric and craft store, SANTAN VILLAGE, Marshalls, Harkins, ULTA beauty, Walmart, OfficeMax, Total Wine & More, OLD NAVY

RETAIL

ROSS DRESS FOR LESS, WORLD MARKET, PETCO, PET SMART, KOHL'S, ULTA beauty, Walmart, Staples, BED BATH & BEYOND, JO-ANN fabric and craft store

RETAIL

Walmart, KOHL'S, TJ-MAXX, STAPLES, petco, TARGET, Harkins, ROSS DRESS FOR LESS, PET SMART, Walgreens, JO-ANN fabric and craft stores, BevMo!, CVS pharmacy, IN-N-OUT BURGER, BARRO'S PIZZA, Cafe Rio MEXICAN GRILL, RED ROBIN, Olive Garden

RETAIL

LA FITNESS, SAFEWAY, DUNKIN' DONUTS, Walgreens, O'Reilly, McDonald's

Morrison Ranch 5,246 Units

Higley Park 611 Units

Lyons Gate 2,164 Units

Crossroads

The Willows 586 Units

Pecos Manor 256 Units

Whitewing 151 Units

Somerset 286 Units

Stratland Estates 857 Units

Eagle Glen 229 Units

Copperleaf

Layton Lakes 2,304 Units

Legend Ridge 192 Units

Felty Properties 200 Units

Maracay Homes 115 Units

Freeman Farms 993 Units

La Quintana 127 Units

Marbella 400 Units

Shamrock Estates 1,510 Units

Vaquero Estates 113 Units

The Bridges at Gilbert 2,400 Units

Seville Golf And Country Club

The Pecans 256 Units

(Morrison Ranch)

(Morrison Ranch)

Cooley Station 1,062 Units

Phoenix-Mesa Gateway Airport

ASU ARIZONA STATE UNIVERSITY POLYTECHNIC CAMPUS

La Jara Farms 90 Units

Emperor Estates 1,165 Units

Queen Creek Station 677 Units

Queen Creek 45,675 Units

Queen Creek 45 102 Units

Sossaman Estates 2,826 Units

Villages @ Queen Creek 1,789 Units

Hastings Farms 1,732 Units

The Parks 890 Units

Orchard Ranch 265 Units

Google

Utility Construction Co. 20,000 SF (3 AC) Office (pending planning with city)

edgeconnect 170,000 SF Data Center ±170 AC

17 AC Retail

Eastmark Disc Golfcourse 4.2 AC

Eastmark Entrance

EDGECORE 7 Building Data Center Campus, 1,284,685 SF

Highland Ridge 800 Units

Bella Via 2,600 Units

Keighly Place 295 Units

Phoenicia 1,200 Units

Levine Planned Commercial Development

Future Industrial Development

Matheson

CRM

FUJIFILM

BRIDGESTONE

Gateway Quarter 540 Units

Terravella 360 Units

Barney Farms 1,718 Units

Germann 516 516 AC Mixed-Us Development (planned)

Queen Creek Station 677 Units

Terravella 360 Units

Light Sky Ranch 113 Units

Barney Park Estates 1,129 Units

Spur Crossing 722 Units

Ironwood Crossings 2,369 Units

Taylor Ranch 397 Units

Wayne Ranch 438 Units

Meridian (William Lyons Homes) 2,611 Units

Meridian Crossing 1,245 Units

The Parks 890 Units

Encanterra Country Club

Ware Farms 1,485 Units

Schnepf & Combs 630 Units

Superstition Vistas 10,500 Units

SUNLAND EAST 3,300 Units

Mortenson ±75 AC

SAFeway

IRONWOOD RD

Ironwood Crossings 2,369 Units

Cambria 1,100 Units

San Tan 30 106 Units

Castlegate 667 Units

Pecan Ranch 4,968 Units

Long Park 2,113 Units

Combs Ranch 771 Units

Schnepf & Combs 630 Units

NEC Meridian Rd & SR 24







PINAL COUNTY, AZ 85212

Up to ± 10.5 ACRES for SALE



Demographics 2022

Source: SitesUSA

 POPULATION	3 MILE	27,254	 HOUSEHOLDS	3 MILE	9,040	 AVG. HH INCOME	3 MILE	\$115,294
	5 MILES	94,502		5 MILES	29,689		5 MILES	\$107,985
	7 MILES	216,918		7 MILES	72,281		7 MILES	\$100,600
 MEDIAN AGE	3 MILE	35.9	 DAYTIME POPULATION	3 MILE	8,847	 TRAFFIC COUNTS	Vehicles Per Day	
	5 MILES	35.2		5 MILES	37,877		Traffic counts for SR-24 & Meridian Road to be determined soon!	
	7 MILES	36.5		7 MILES	97,552			

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Located in north central Pinal County is an area of property commonly referred to as “**Superstition Vistas**”. **Superstition Vistas** is the largest contiguous parcel of land near a metropolitan area that is held in trust by the Arizona State Land Department.

As the winning bidders on the state land auction for about 2,783 acres of prime real estate last November, Arlington, TX-based D.R. Horton Inc. and the U.S. arm of Canadian builder Brookfield Residential, plan to develop this master-planned community. **Superstition Vistas** will eventually boast more than 10,000 homes and nearly 30,000 residents upon completion.

<https://www.kay-grant.com/blog/path-progress-builders-pave-way-270-square-miles-development-far-east-valley/>

“**Eastmark**” is a community built around connection. Connection with families and friends, innovators and industry, entrepreneurs and artists, educators and students. In fact, everything about Eastmark is designed to foster connection.

As a large-scale community of 3,200 acres, **Eastmark** artfully integrates residential neighborhoods with employment, education, recreation and commerce. As the community grows, it will develop deliberately to meet the needs and demands of the marketplace.

Convenient to three major highways – 101, 202 and the 60 – and just minutes away from Phoenix-Mesa Gateway Airport, **Eastmark** is perfectly located in the thriving Gateway Corridor, one of the most desirable locations within the Phoenix marketplace.

<https://www.eastmark.com>

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