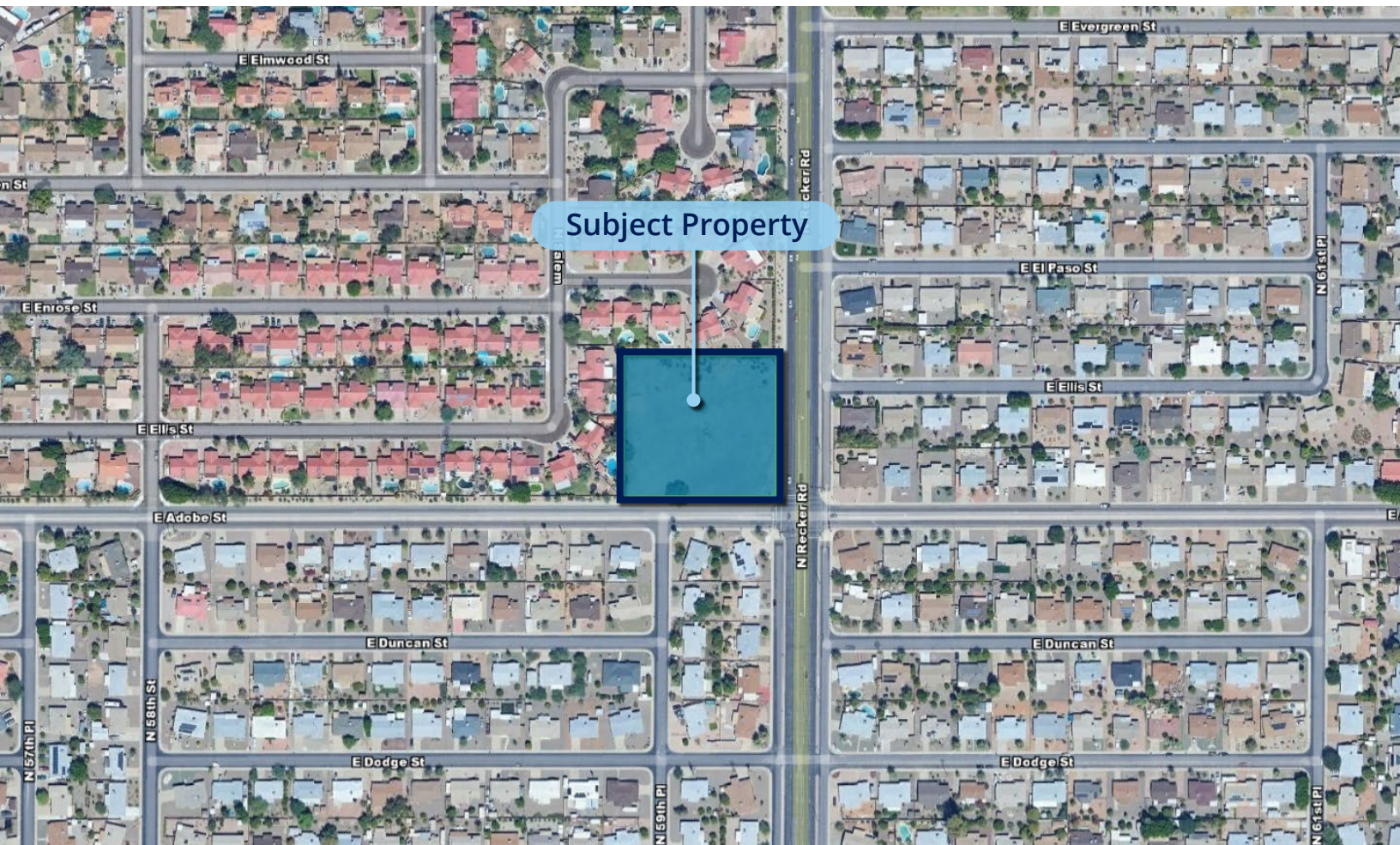


PROPERTY OVERVIEW

ADDRESS	5950 E Adobe St
CITY, STATE	Mesa, AZ 85205
PROPERTY TYPE	Vacant Multifamily Land
LAND AREA	2.096 Acres 91,322 SF
ZONING	RM-3-PAD
ENTITLEMENTS	Fully Entitled for 38 Condo Units
FINAL PLAT	Click Here for Final Plat
SITE PLAN	Click Here for Site Plan



LOCATION HIGHLIGHTS

ECONOMIC DRIVERS

- Boeing Mesa (~5 mi): 4,600 employees, \$9B+ in active contracts manufacturing the AH-64 Apache helicopter
- Banner Gateway Medical Center (~4 mi): recently completed a \$243M expansion with 600+ added jobs
- Meta Data Center (~7 mi): \$1B+ campus, first buildings now live; 3 more under construction
- Apple Global Data Command Center (~8 mi): \$2B, 1.3M sq ft overseeing all Apple data center operations
- Google Mesa Data Center (~9 mi): \$1B+ Phase 1 live mid-2025; continued expansion planned
- Amazon (~8 mi): largest distribution center in the U.S. at 1.2M sq ft on Elliot Road
- Mesa Gateway Airport (~10 mi): \$1.8B annual economic impact, 10,200+ jobs; home to Gulfstream, Embraer

MARKET OPPORTUNITY

- Virtually zero new-construction condo/townhome product exists in East Mesa today
- Mesa ranks #1 nationally for economic growth; population growing to 538,000+ by 2030
- 47 company relocations in FY2025 alone creating 3,370 jobs at avg. \$65K+ salaries
- Phoenix metro adds ~85,000 residents/year; named #1 Manufacturing Hub in the Nation (2024)

TRANSPORTATION ACCESS

- Loop 202 (Red Mountain Freeway): 2 miles north via Recker Road — 3-5 min to on-ramp
- US-60 (Superstition Freeway): ~5 miles south with on-ramps at Power & Higley Roads
- Loop 101 (Price Freeway): ~12-15 min via Loop 202 westbound
- Sky Harbor International Airport: ~23 miles, 25-35 min via Loop 202
- Phoenix-Mesa Gateway Airport: ~10 miles south (15-20 min); 43+ nonstop destinations

DEMOGRAPHICS WITHIN 3-MILES



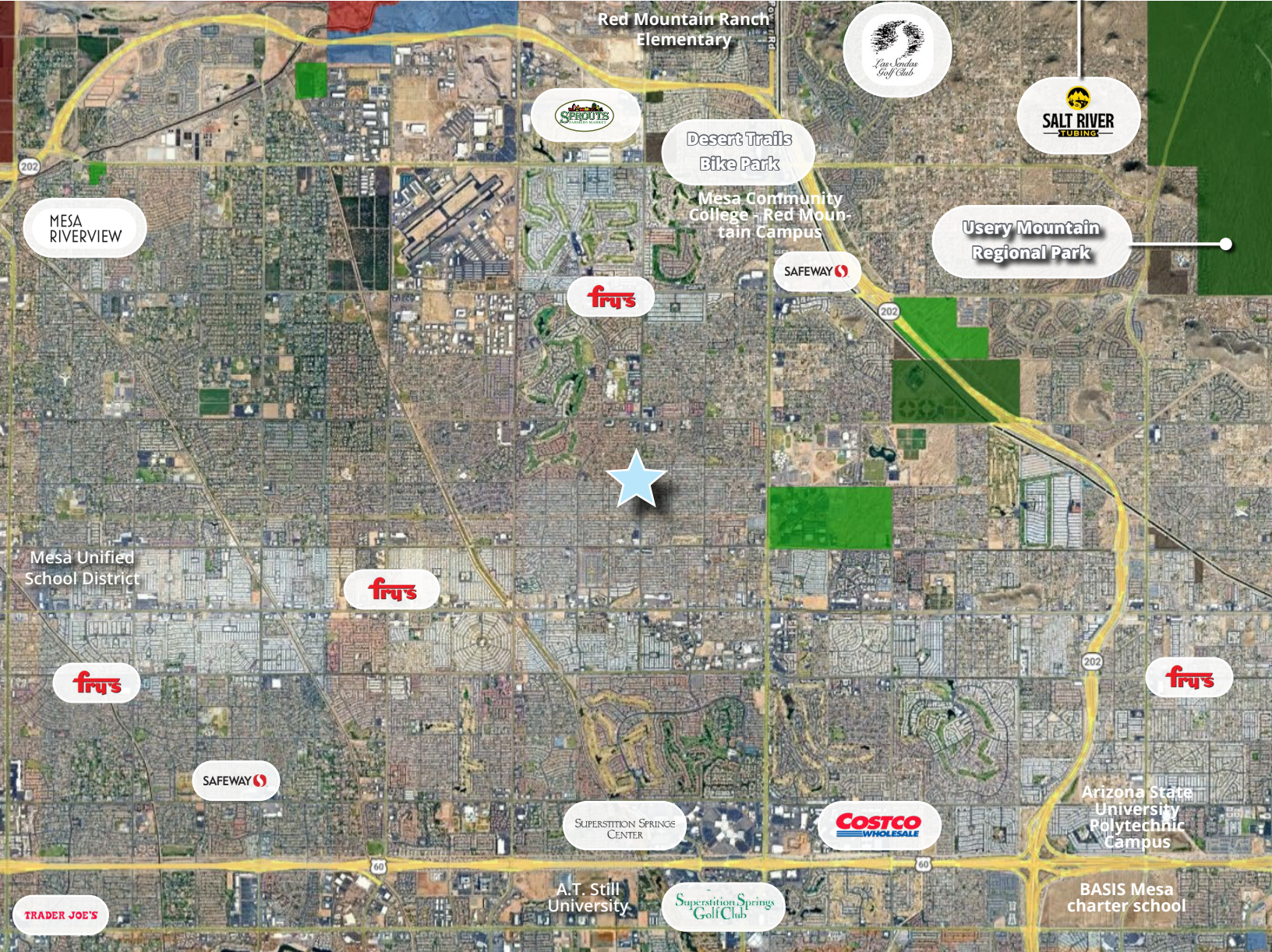
2025
POPULATION

258,373



2025 AVERAGE
HOUSEHOLD INCOME

\$114,718



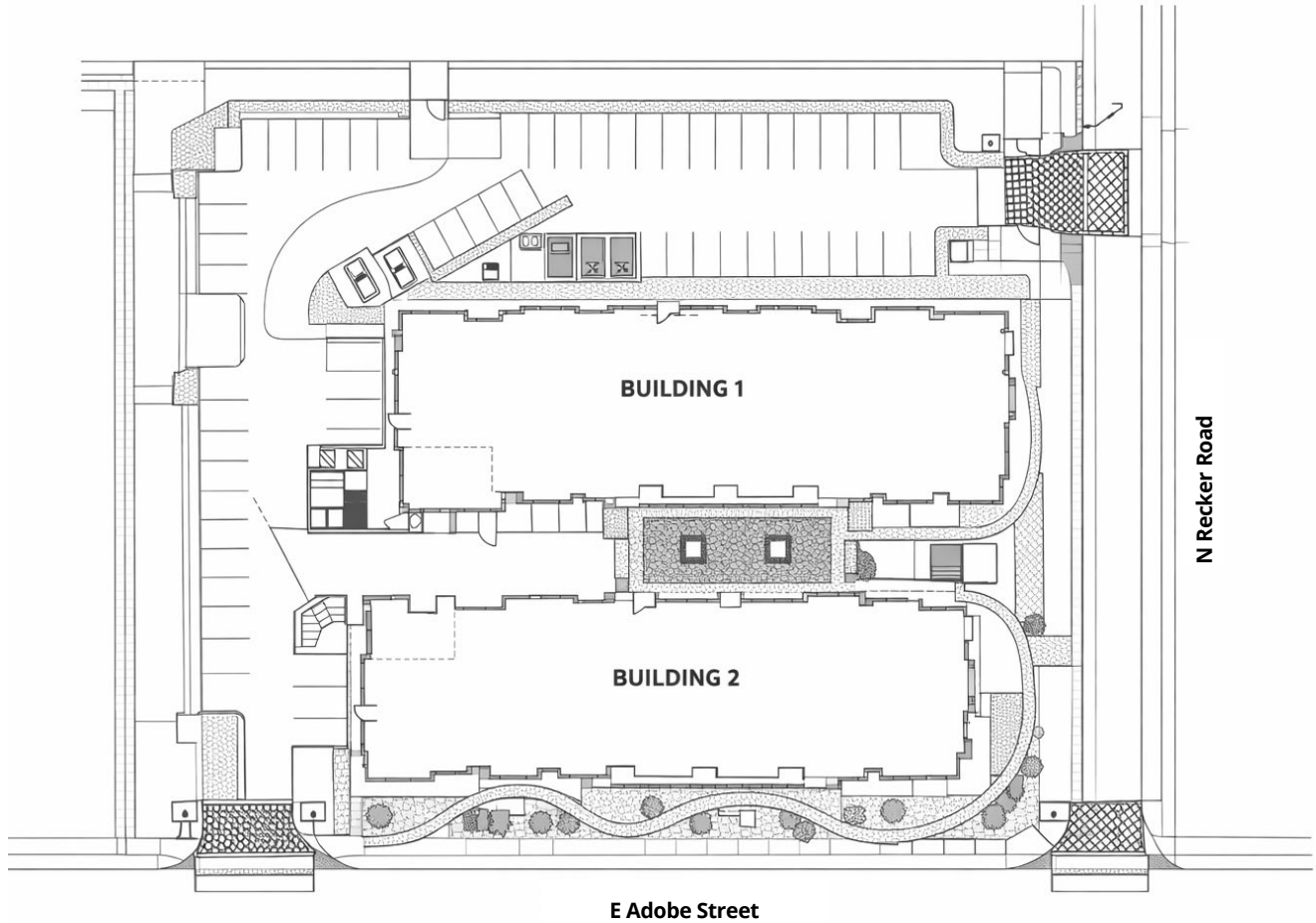
RETAIL & LIFESTYLE AMENITIES

- Sprouts Farmers Market: ~1 mile north at Recker & Longbow Pkwy
- Superstition Springs Center (2.5 mi south): 120+ stores, Dillard's, JCPenney, Cheesecake Factory, Walmart
- Costco: ~4.5 miles southeast on Sossaman Road
- Mesa Riverview (~10 mi): Bass Pro Shops, Home Depot, 56+ retailers
- Multiple Fry's, Safeway, and Trader Joe's within 1-3 miles
- Las Sendas Golf Club (~5 mi): Robert Trent Jones Jr. design, Top-10 Phoenix ranking, fine dining
- Superstition Springs Golf Club (~3 mi): Greg Nash design, one of Golfweek's "Best in America"
- Usery Mountain Regional Park (~8 mi): 3,648 acres, 29 miles of desert trails, Wind Cave Trail
- Salt River Tubing, Saguaro Lake & Superstition Mountains: all within 15-30 minutes
- Desert Trails Park (1.5 mi) and Red Mountain Park (2.5 mi): biking, hiking, open space

SCHOOLS & HIGHER EDUCATION

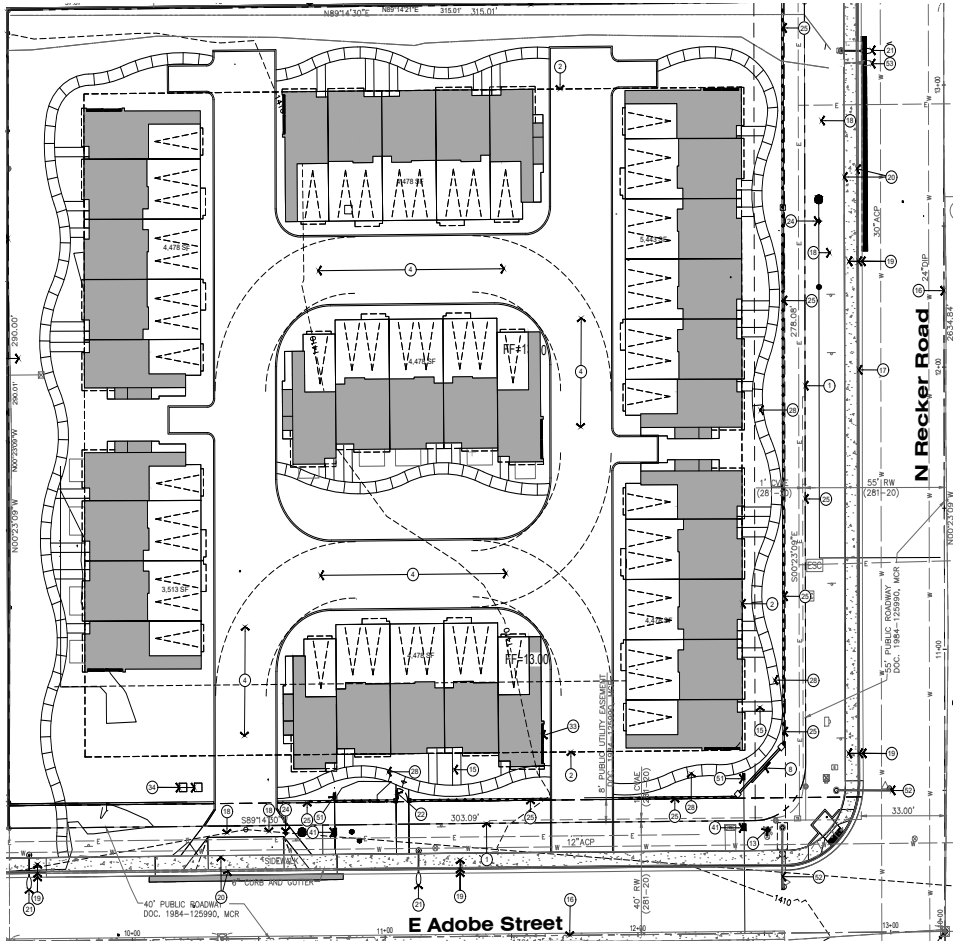
- Mesa Unified School District: Arizona's largest district, 82 schools, above-average ACT/SAT scores
- Red Mountain Ranch Elementary (Gifted & Talented program), Fremont Jr. High, Red Mountain High School
- BASIS Mesa charter school: nationally top-ranked K-12 rigorous academics
- MCC Red Mountain Campus: 2 miles northeast on McKellips Rd — transfer & workforce programs
- ASU Polytechnic (~9 mi): 11,000+ students in engineering, aviation, and health sciences
- A.T. Still University (~3 mi): nation's founding osteopathic medical college

SITE PLAN



SITE DATA	
PARCEL #	APN 114-78-820
EXISTING ZONING:	RS-7
PROPOSED ZONING:	RM-3
SITE NET AREA:	91,322 SF
SITE NET AREA (PROPOSED):	91,322 SF (2.096 AC)
E ADOBE RD R.O.W AREA:	13,742 SF
N RECKER RD R.O.W AREA:	17,039 SF
NEW DWELLING UNITS:	38
DENSITY (PROPOSED):	38 DU / 2.095 = 18.13 DU/AC

ALTERNATE SITE PLAN



SITE DATA	
PARCEL #	APN 114-78-820
EXISTING ZONING:	RS-7
PROPOSED ZONING:	RM-3
SITE GROSS AREA:	91,268 SF
SITE NET AREA:	91,268 SF (2.095 AC)
E ADOBE RD R.O.W AREA:	13,742 SF
N RECKER RD R.O.W AREA:	17,039 SF
NEW DWELLING UNITS:	26
DENSITY (PROPOSED):	26 DU / 2.095 = 12.41 DU/AC
LOT COVERAGE:	$3,513 + (4,478 \times 5) + 5,433 = 31,346$ $31,346 / 91,268 = 34.35\%$

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