



Future East Terminal

PAD C
±33 AC

PAD A
±67 AC

PAD B
±42 AC

GATEWAY 202

Gateway 202 - Loop 202 & Hawes Road

±142 Acres For Sale

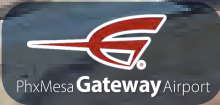
Owned By:

SIHI

Exclusively Represented By:

C2 COPPOLA · CHENEY
EST. 1984
REAL ESTATE BROKERAGE AT THE HIGHEST LEVEL®

a team within: **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



HQ Opportunity for Office/Medical/Industrial/Education

Future East
Terminal

Ray Road

Hawes Road

PAD C
±33 AC

PAD A
±67 AC

PAD B
±42 AC

ARIZONA
24



Gateway 202 - Loop 202 & Hawes Road

Owned By:

SIHI

Sunbelt Investment Holdings Inc. (SIHI) is a privately held real estate company owning, managing, and developing high-quality commercial real estate assets utilizing a long-term ownership perspective. For over 40 years, our properties have marked the crossroads of commerce throughout the Southwest.

Exclusively Represented By:



Andrew Cheney
CCIM, SIOR, CRE
acheney@leearizona.com
602-954-3769

Gregg Kafka
CCIM
gkafka@leearizona.com
602-954-3777

R. Craig Coppola
CCIM, SIOR, CRE
ccoppola@leearizona.com
602-954-3762

Nick Whitehouse
nwhitehouse@leearizona.com
602-912-3777

THE PROPERTY

Opportunity Zone

IN THE PRESTIGIOUS
Mesa Gateway

Amazing Visibility
&

OUTSTANDING
Demographics

*Convenient in Front
of Freeway Access*

CURRENT ZONING

PAD-DMP

**Limited Commercial and
Planned Employment Park with
Bonus Intensity Zone overlay
(LC-BIZ and PEP-BIZ)**

AMENITIES



Full Service
Airport



Shopping &
Restaurants



Nearby
Retail



Hotels



10 Minute
from
Downtown
Gilbert

LOOP
202

ARIZONA
24

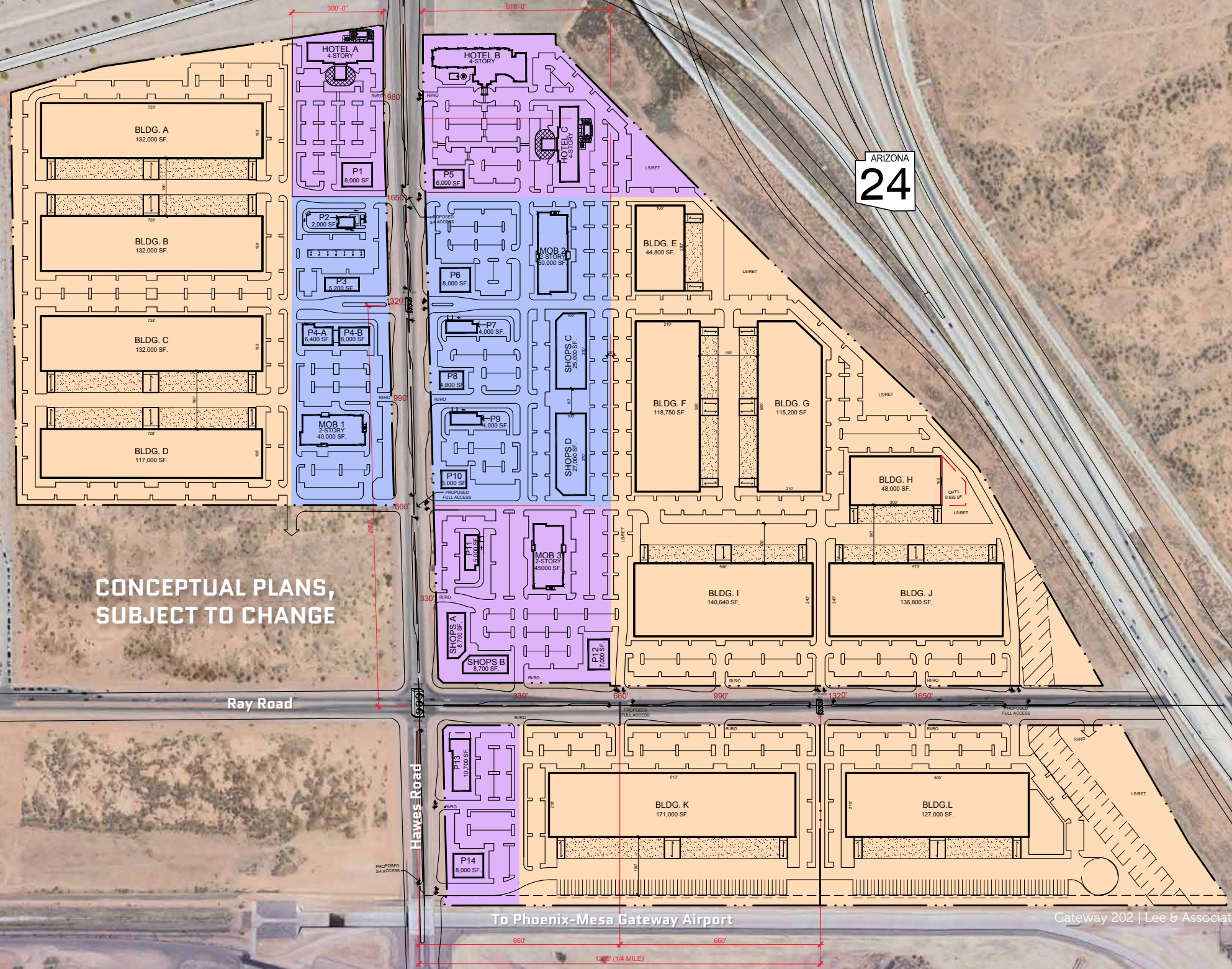
CONCEPTUAL PLANS,
SUBJECT TO CHANGE

Ray Road

Hawes Road

To Phoenix-Mesa Gateway Airport

Gateway 202 | Lee & Associates





AMENITY RICH LOCATION

Restaurants



BARRO'S PIZZA



Retail



MESA

DEMOGRAPHICS



Mesa
Population

527,000

2024

→

576,300

2040

*City of Mesa Public Data Hub



Household
Income

\$72,241

Median Household Income



Education

42.4%

of Residents have some
form of College Education

*Mesa AZ Economic Development



Average
Age

37

Population Age in 2023



Major Mesa
Employers



Banner Health [10,550]



Mesa Public Schools [7,708]



The Boeing Company [4,778]



City of Mesa [4,412]



Dexcom [2,200]



Maricopa County Community
College District [1,805]



Drivetime Automotive Group
[1,448]



Steward Health Care [947]



Maricopa County [928]



Santander Consumer USA [830]



Empire Southwest [810]



United Parcel Service [710]



AT&T [687]



United States Postal Service [653]



SRP [641]



ZF TRW [589]



Intouch CX [570]



Arizona State University
[530]



Flex Technology Group [440]



Daicel Corporation [386]



Able Aerospace Services [354]



Nextcare [351]



Community Bridges [350]



Td Power [347]



Lexington LLC [332]



MD Helicopters [329]



Nammo Talley [324]



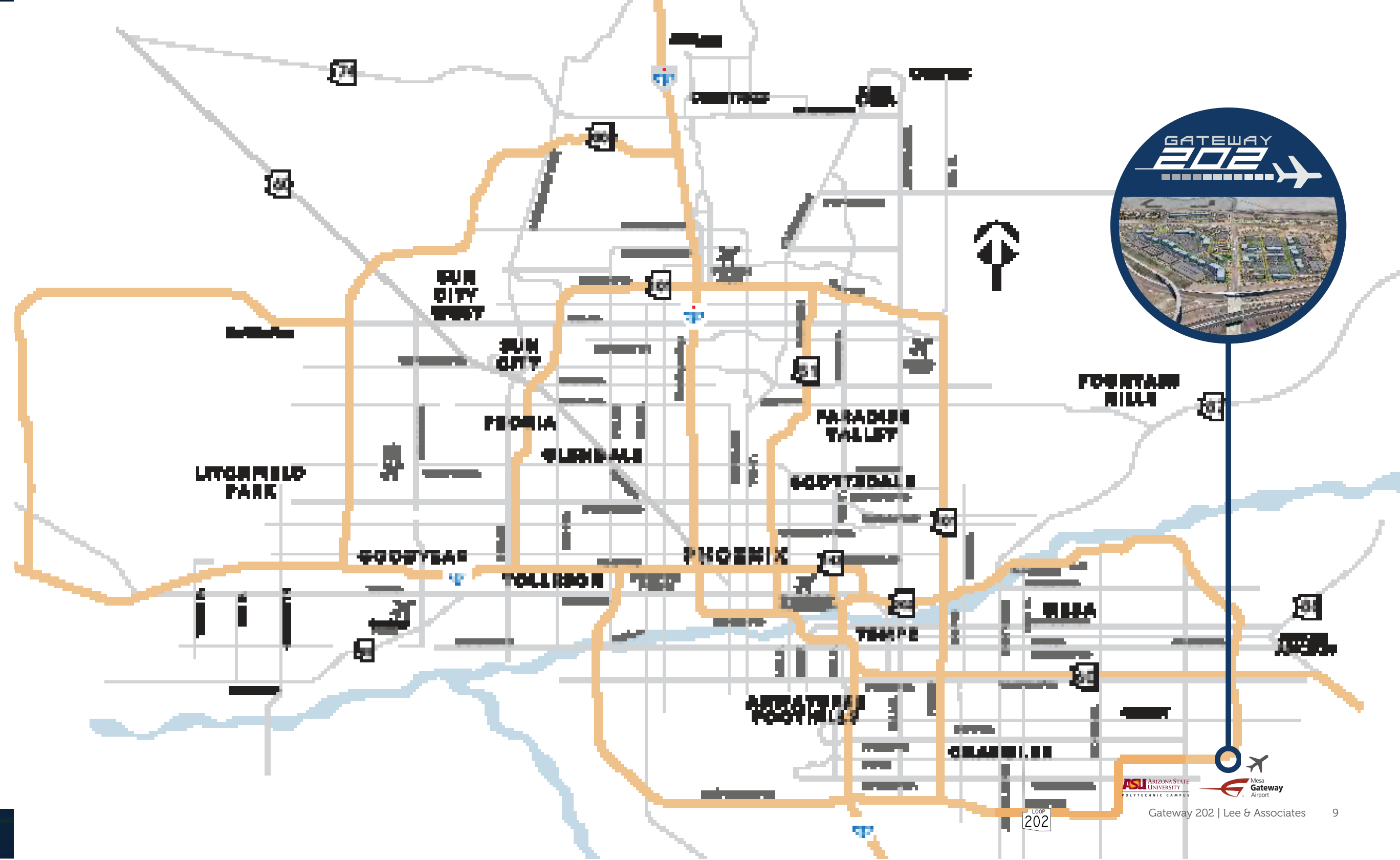
National General Management
Corporation [311]



Crescent Crown
Distributing [308]



Fujifilm [301]





***The East Terminal —
Plans For The Future
of Mesa Gateway
Airport***



***Modern.
Comfortable.
Convenient.***



***Brand-new,
thoughtfully
designed terminal***



***Separate
arrival and departure
levels for easier flow***



***Jet bridges—no
more walking on
the tarmac***



***Floor-to-ceiling
glass for
natural light***



PhxMesa **Gateway** Airport

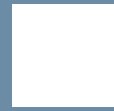
***Coming when demand takes off.
Gateway's future-ready East Terminal is fully planned.***



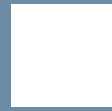
***Relaxed seating
areas with
plenty of space***



***Outdoor post-security
patio areas to enjoy
fresh air***



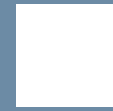
***Positioned to grow
more domestic and
international routes***



***Improved Parking
with a new 6 story
parking garage***



***Solar panels and
energy-efficient
infrastructure***



***On-site rental car
center—no shuttles
needed***

Terminal Interior Rendering



**Rendering courtesy of Phoenix-Mesa Gateway Authority*

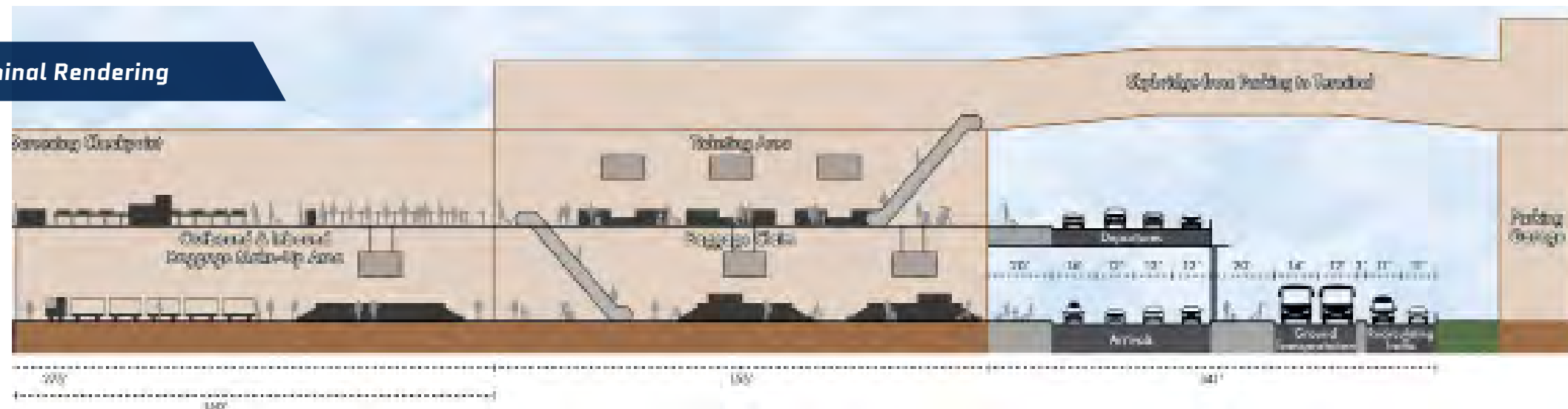
East Terminal Rendering



**Rendering courtesy of Phoenix-Mesa Gateway Airport Authority*



East Terminal Rendering



**Rendering courtesy of Phoenix-Mesa Gateway Airport Authority*



Future East
Terminal

Ray Road

Hawes Road

LOOP
202



Owned By:

SIHI

Exclusively Represented By:



a team within:

