

CULVER GARDEN ESTATES FOR SALE

8650 E CULVER STREET
MESA, AZ 85207



E HAWES RD

N WATERBURY RD

SITE

Gunnar Sinnett, Advisor
314.651.0322
gsinnett@levrose.com

LEVROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DETAILS



SALE PRICE:

Asking Price: \$1,890,000
(\$8.32/SF, \$315,000/Lot)



PARCEL:

219-31-001F, 219-31-001Q



LOT SIZE:

±5.212 AC
(±227,037 SF)



ZONING:

RS-35 (Mesa)

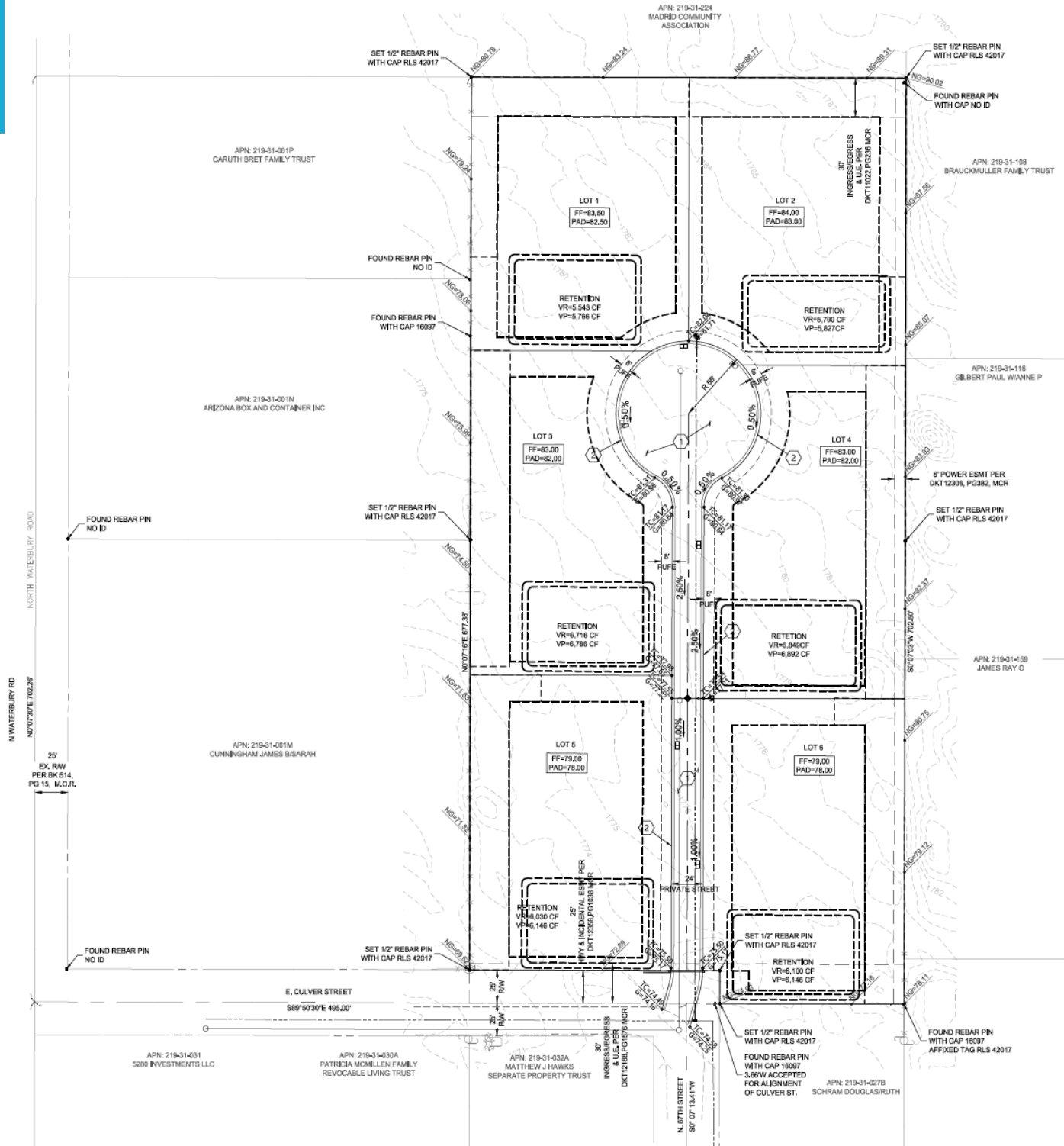
PROPERTY HIGHLIGHTS

- 6 Large SFR Home Lots
- Located Near Las Sendas Golf Club
- Average New Construction Home Value in excess of \$1,000,000
- Average Annual HH Income of \$215,000

RENDERINGS



SITE PLAN



DEMOGRAPHICS



POPULATION

	1 MILE	2 MILES	3 MILES	30 MIN
2024	4,521	16,999	45,405	1.12 M
2029	4,831	17,624	46,859	1.16M



HOUSEHOLDS

	1 MILE	2 MILES	3 MILES	30 MIN
2024	1,703	6,530	17,674	446,414
2029	1,828	6,803	18,330	465,662



MEDIAN HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	30 MIN
2024	\$136,775	\$130,673	\$111,488	\$90,085
2029	\$141,817	\$134,954	\$113,793	\$92,533



AVERAGE HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	30 MIN
2024	\$214,846	\$197,199	\$159,370	\$119,723
2029	\$227,551	\$208,460	\$166,854	\$125,607



EMPLOYEES

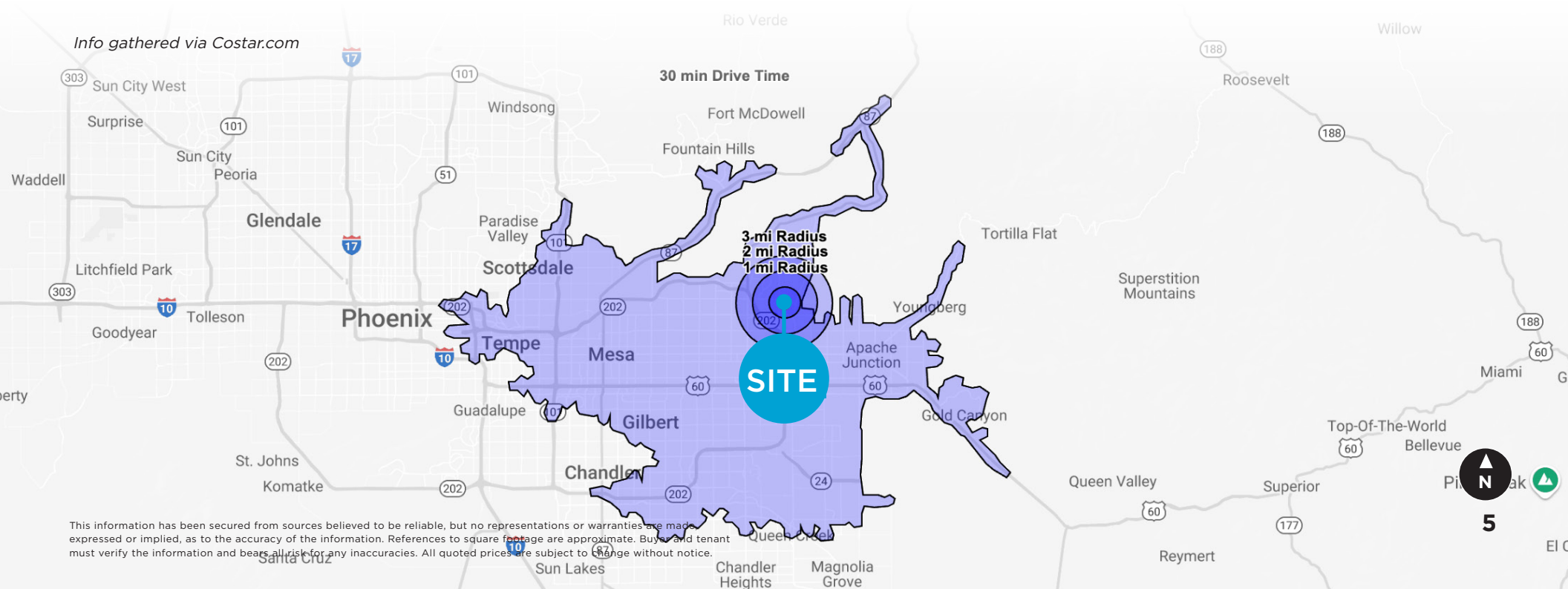
	1 MILE	2 MILES	3 MILES	30 MIN
2024	1,109	2,274	9,696	364,618



BUSINESSES

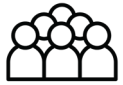
	1 MILE	2 MILES	3 MILES	30 MIN
2024	219	515	1,632	45,638

Info gathered via Costar.com



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

MESA CITY OVERVIEW



504K +
TOTAL POPULATION



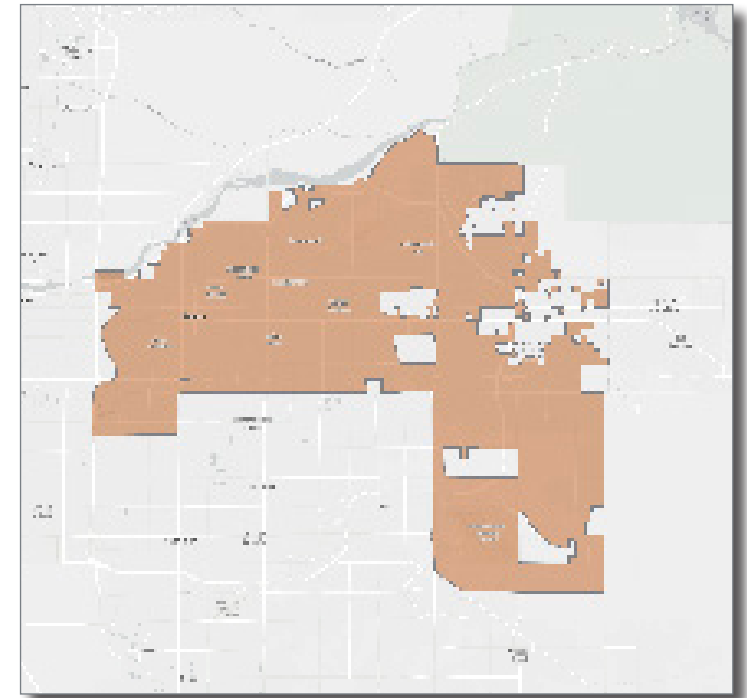
\$94K +
AVG HH INCOME

LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.





LEV ROSE

COMMERCIAL REAL ESTATE

TCN 
WORLDWIDE
REAL ESTATE SERVICES

