

FOR SALE

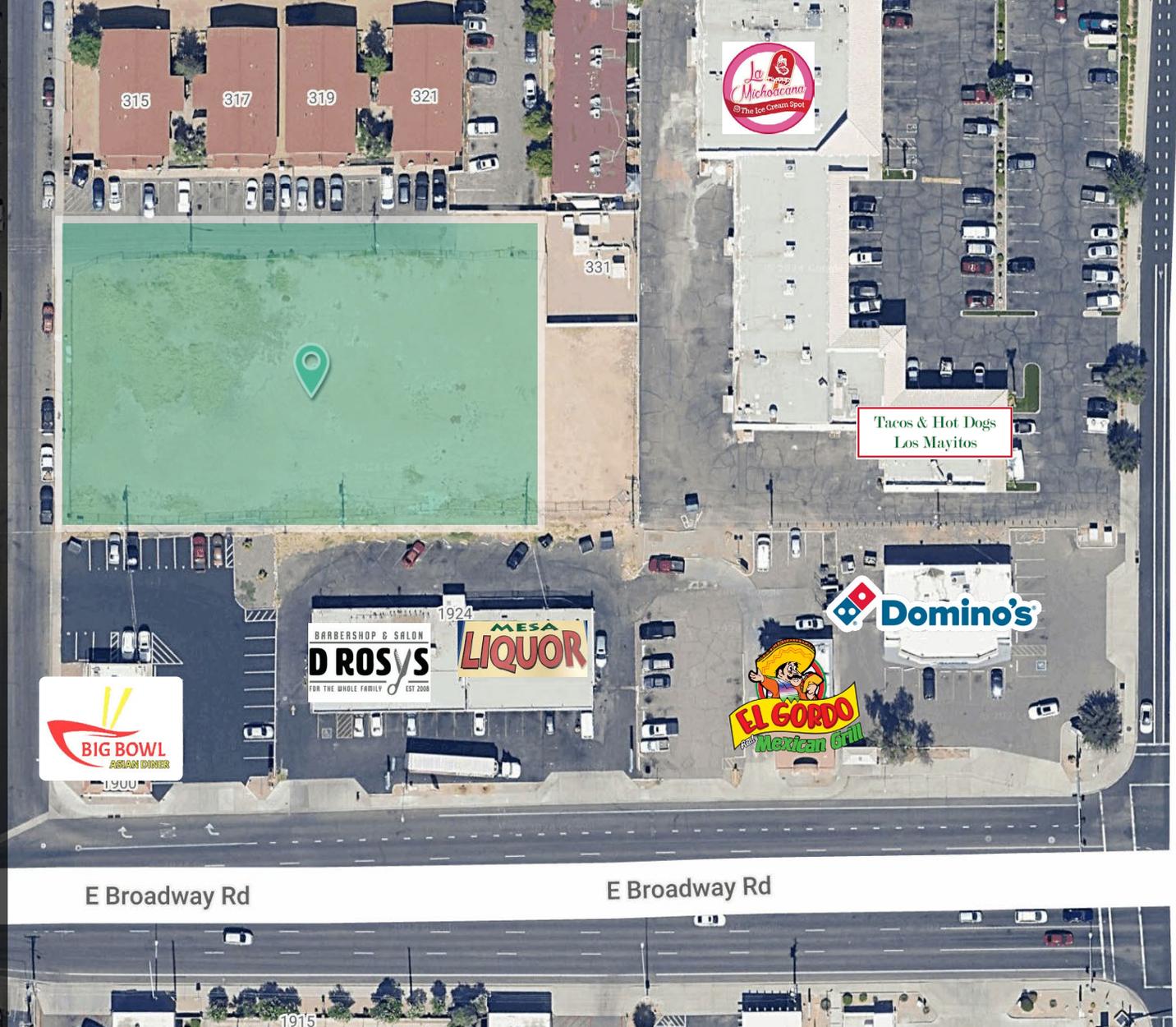
± 40,985 sf multi- family/land development

345 S Shouse St
Mesa, AZ 85204

2720 E Camelback Rd, Suite 150 Phoenix, AZ 85016

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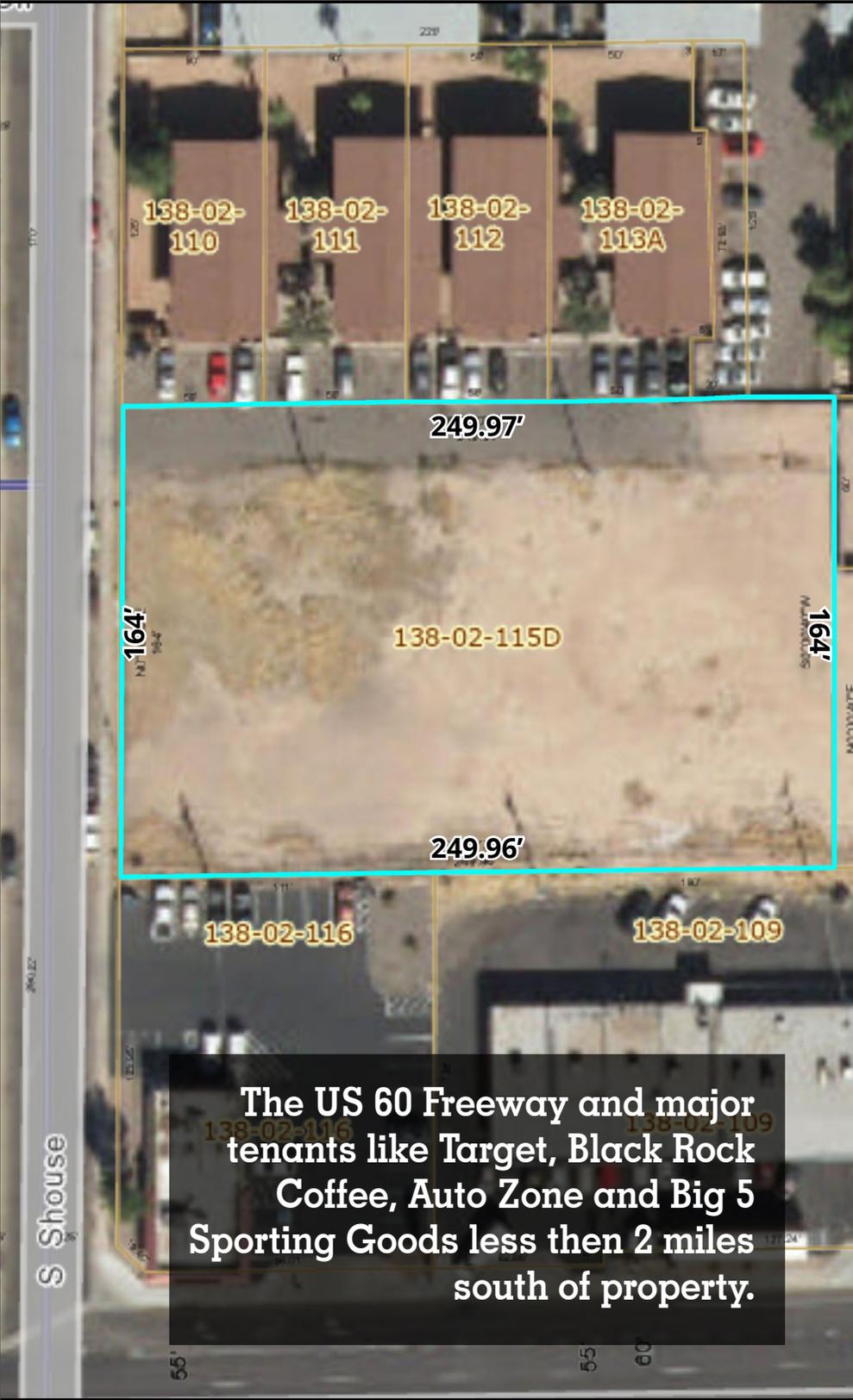
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For further
information

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The US 60 Freeway and major tenants like Target, Black Rock Coffee, Auto Zone and Big 5 Sporting Goods less than 2 miles south of property.

Property overview

Size	±40,985 sf
Price	\$728,715
Acres	±0.94
Parcel #	138-02-115D
Property type	Multi-family/land development
Zoning	Rm-3, City of Mesa

Subject Property

- 1 acre of raw land with current City of Mesa zoning RM-3.
- In 2014 the property was proposed for rezoning to RM-3 BIZ to allow for 15 multifamily units within 2 two-story town home buildings totaling 34,099 SF. Unit mix of 11 3br units with average size of 1,624 SF and four 2br units with an average size of 1,447 SF. 38 parking spaces with a parking mix of 15 two car garages, 2 compact spaces, 1 ADA van accessible space and 3 guest spaces. Buyer to review current requirements.
- Approved Plans and Tax Free for 8 years post construction according to City of Mesa.

Trade Aerial



ARCO

S Gilbert Rd

La Casita Preschool Childcare

E Broadway Rd



Longfellow Elementary School

Franklin Accelerated Academy East Campus

Robson Elementary School

The Mesa Biotechnology Academy



Mesa High School

Cardon Park

Smiles For Special Needs

Sun Valley

E Southern Ave

E Southern Ave

E Southern Ave

Gilbert Rd

S Gilbert Rd



Population

1-mile	3-miles	5-miles
25,398	162,003	365,232



Median age

1-mile	3-miles	5-miles
32.9	36.0	37.2



Daytime employment

1-mile	3-miles	5-miles
4,231	49,180	130,529



Avg. HH income

1-mile	3-miles	5-miles
\$84,623	\$100,669	\$108,066



HH units

1-mile	3-miles	5-miles
9,693	67,077	157,125

Traffic counts



Broadway Road	±64,122 vpd
Gilbert Road	±86,656 vpd

