



**FOR SALE**  
**\$750,000**

COMMERCIAL LAND FOR SALE

NEC

**SIGNAL BUTTE RD &  
UNIVERSITY DR**

MESA, AZ



# property summary

AVAILABLE ± 3 ACRES

ZONING COMMERCIAL, MESA

PRICING \$750,000 for 3 Acres/ will sell a PAD

## PROPERTY HIGHLIGHTS

- » Located ± 2.5 Miles from the US 60 and ±2.20 miles from the Loop (Red Mountain) Freeway.
- » This site is the first commercial site on the “going to work” side and the last commercial site on the “going home” side for a large residential trade area.
- » Easy access on and off of the Loop 202



## TRAFFIC COUNT

### SIGNAL BUTTE RD

N: ±4,154 VPD (NB/SB)

S: ±6,967 VPD (NB/SB)

ADOT 2023

### UNIVERSITY DR

E: ±14,788 VPD (EB/WB)

W: ±17,232 VPD (EB/WB)

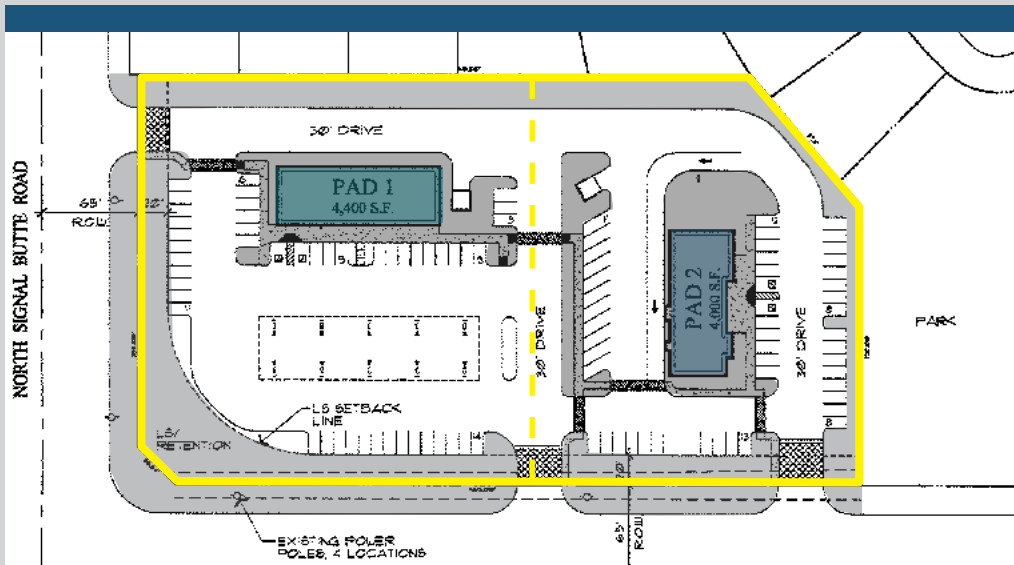
NEC

## COMMERCIAL LAND AVAILABLE FOR SALE

SIGNAL BUTTE & UNIVERSITY DR | MESA, AZ

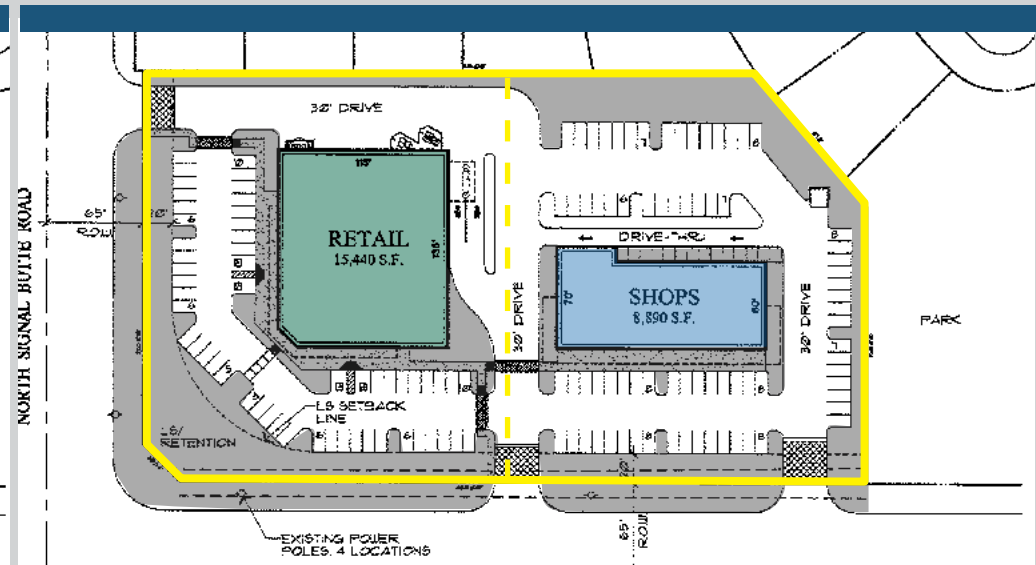


# site plan



## OPTION A

Tenant	SF
PAD 1	4,400
PAD 2	4,000



## OPTION B

Tenant	SF
RETAIL	15,440
PAD 2	8,890

NEC

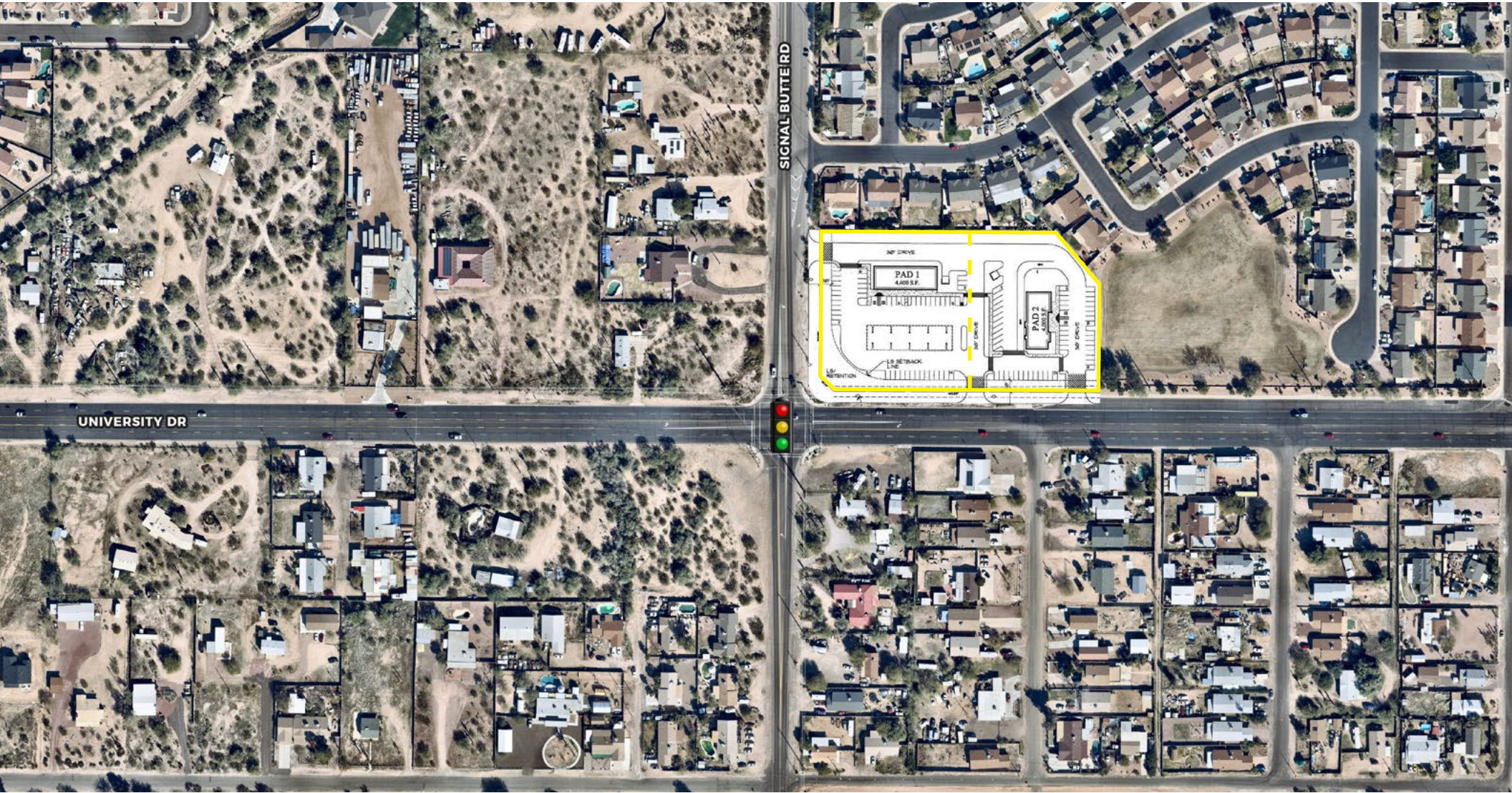
## COMMERCIAL LAND AVAILABLE FOR SALE

SIGNAL BUTTE & UNIVERSITY DR | MESA, AZ





aerial



NEC

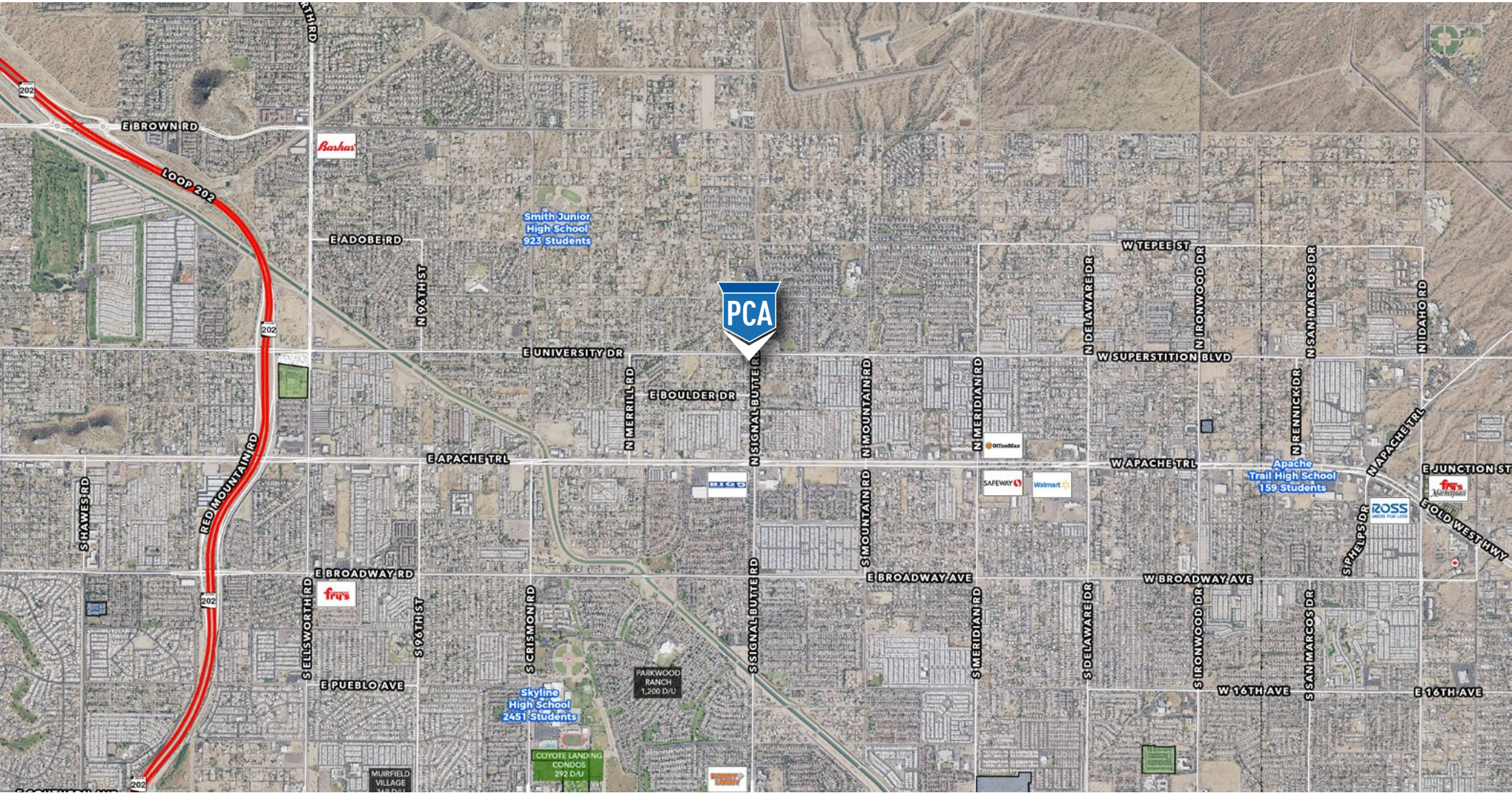
# COMMERCIAL LAND AVAILABLE FOR SALE

SIGNAL BUTTE & UNIVERSITY DR | MESA, AZ





# aerial



NEC

## COMMERCIAL LAND AVAILABLE FOR SALE

SIGNAL BUTTE & UNIVERSITY DR | MESA, AZ





# demographics

2023 ESRI ESTIMATES



## 2023 Total Daytime Population

1-Mile 3-Mile 5-Mile

### Workers

2,123 20,442 42,067

### Residents

6,486 45,113 98,301



## 2023 Housing Units

1-Mile 3-Mile 5-Mile

### Owner Occupied

63.0% 62.2% 63.7%

### Renter Occupied

17.7% 18.0% 17.6%



## 2023 Total Pop

1-Mile 3-Mile 5-Mile

11,707 78,510 169,015

## 2028 Total Pop

11,636 81,203 172,087



## 2023 Households

1-Mile 3-Mile 5-Mile

4,677 31,733 69,311

## 2028 Households

4,696 33,004 70,972



## Median HH Income

1-Mile 3-Mile 5-Mile

\$69,574 \$57,991 \$65,478

## Average HH Income

\$95,325 \$81,571 \$91,607

## Per Capita Income

\$37,684 \$33,154 \$37,540



## 2023 Businesses

1-Mile 3-Mile 5-Mile

163 1,320 2,672

NEC

# COMMERCIAL LAND AVAILABLE FOR SALE

SIGNAL BUTTE & UNIVERSITY DR | MESA, AZ

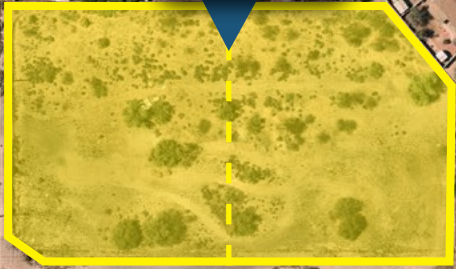






SIGNAL BUTTE RD

UNIVERSITY DR



exclusively listed by

ZACHARY PACE  
(602) 734-7212  
zpace@pcaemail.com

DILLON YOUNG  
(602) 288.3474  
dyoung@pcaemail.com

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 are 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 and 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. April 5, 2024 11:05 AM



3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
P. (602) 957-9800 F. (602) 957-0889  
phoenixcommercialadvisors.com