

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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Google

For further
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Project overview

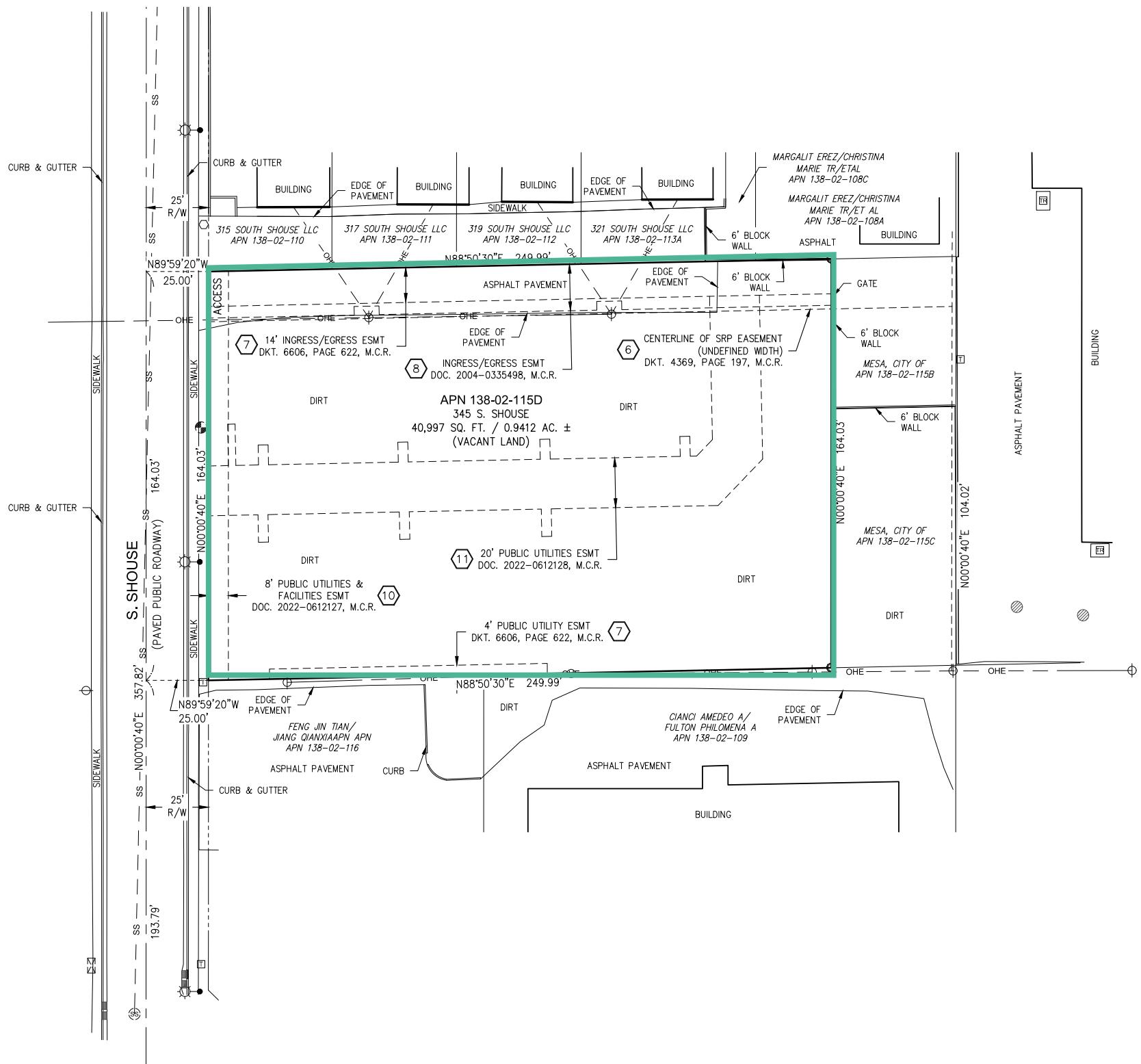


Property overview

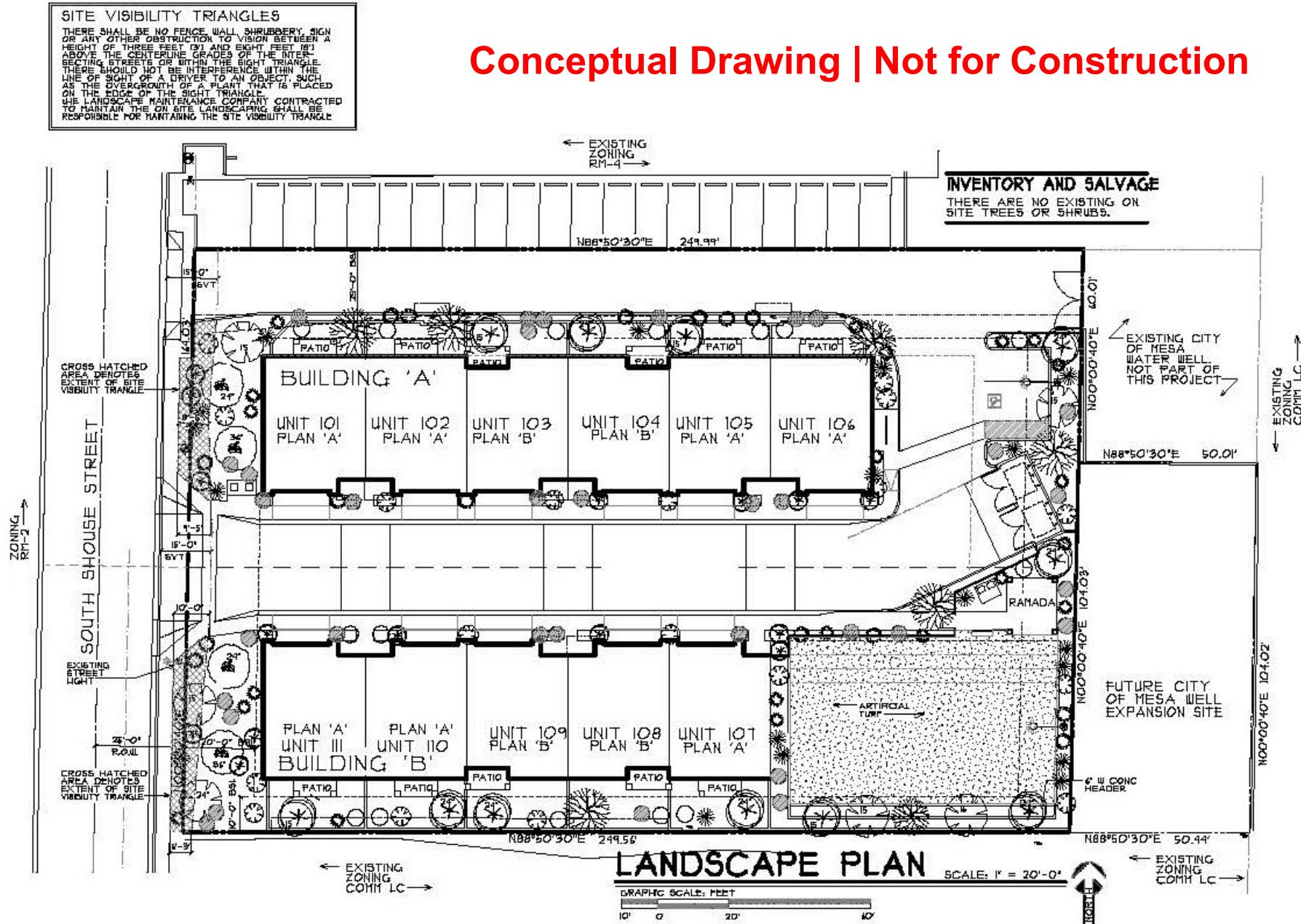
Size	±40,985 sf
Price	\$728,715
Acres	±0.94
Parcel #	138-02-115D
Property type	Multi-family/land development
Zoning	Rm-3, City of Mesa

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.



Conceptual Drawing | Not for Construction



Trade Aerial



Demographics



Population

	1-mile	3-miles	5-miles
26,638	165,710	373,246	



Median age

	1-mile	3-miles	5-miles
38.2	38.2	37.9	

Daytime
employment

	1-mile	3-miles	5-miles
4,390	48,124	130,666	

Avg. HH
income

	1-mile	3-miles	5-miles
\$87,871	\$102,379	\$107,566	



	1-mile	3-miles	5-miles
10,007	67,194	157,356	

Traffic counts



Broadway Road

±37,466 cpd

Gilbert Road

±71,940 cpd