

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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For further
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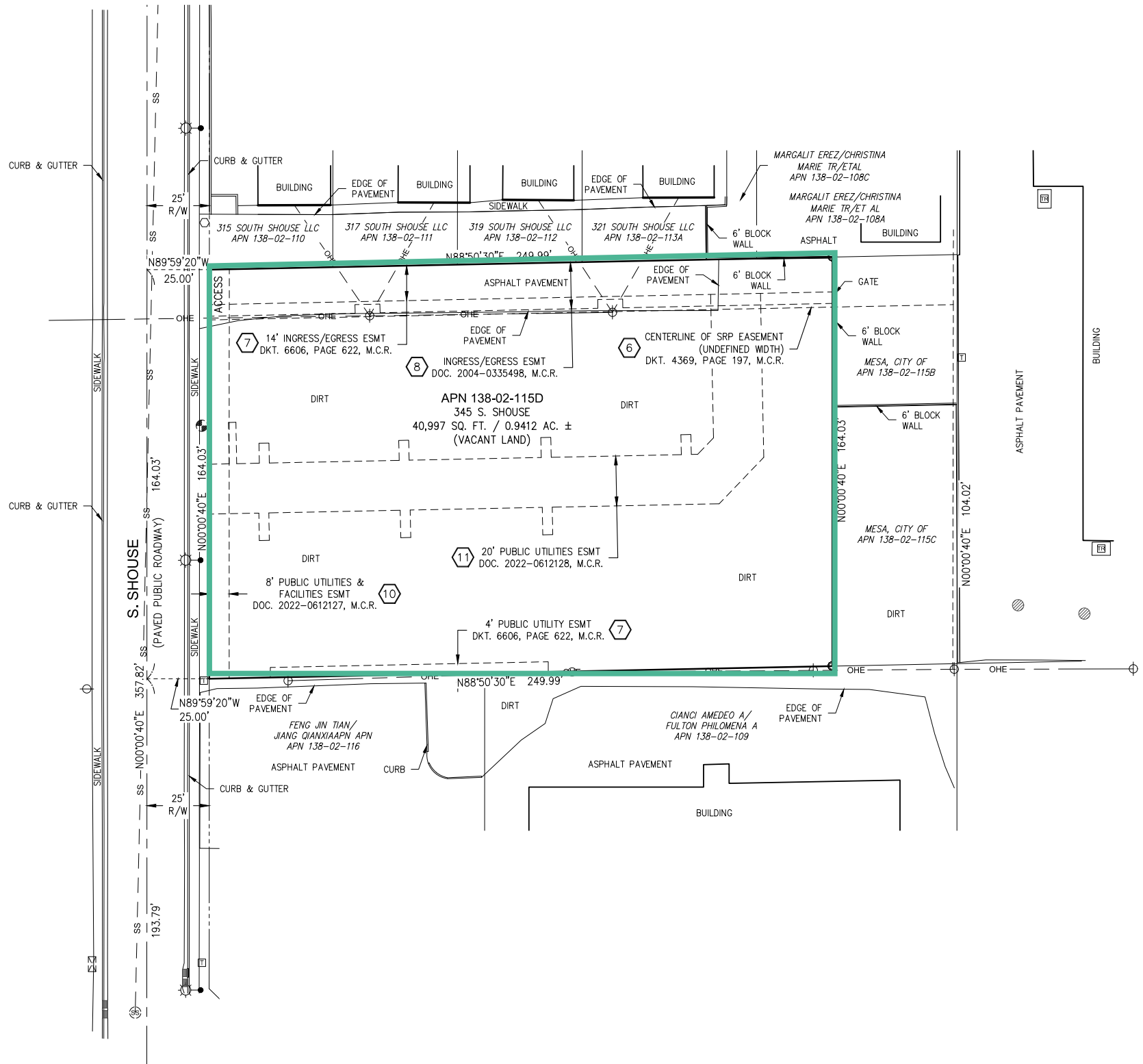


Property overview

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



ARCO

La Casita Preschool
Childcare

Chevron

US STORAGE
Centers

Little Caesars
cricket
wireless

7
ELEVEN

fray's SUBWAY

planet
fitness

TACO
BELL

WHATABURGER

Franklin Accelerated
Academy East Campus

Robson
Elementary School

The Mesa
Biotechnology Academy

TARGET

Auto
Zone

JOANN

Frutilandia
AUTHENTIC LATIN FRUIT

H&R BLOCK

BURGER
KING

Broken
Yolk
Cafe

RBC

O'Reilly
AUTO PARTS

BR

Banner
Urgent Care

QT QuikTrip

Mesa High School

Silvergate Park

Cardon Park

Smiles For Special Needs

Sun Valley



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



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



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



	1-mile	3-miles	5-miles
Avg. HH income	\$87,871	\$102,379	\$107,566



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

Traffic counts



Broadway Road	±37,466 cpd
Gilbert Road	±71,940 cpd

