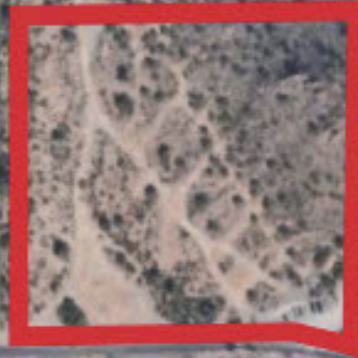


# ±9.5 ACRE RS-9 MESA LAND

218-06-002-H | MESA, AZ 85207



E BROWN RD

## FOR SALE

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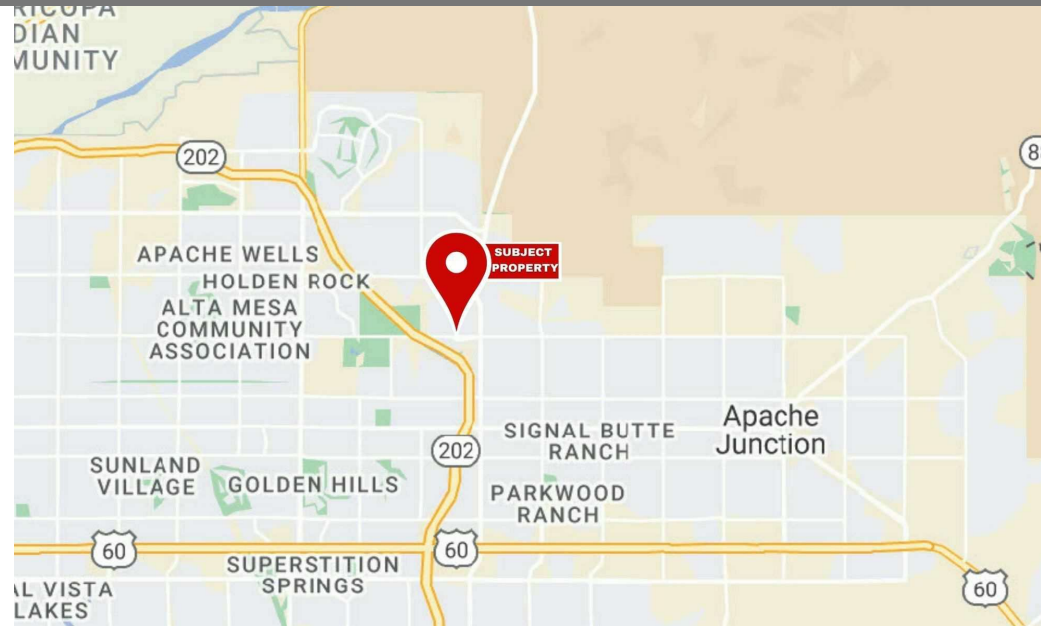




# RS-9 HOMEBUILDER SITE IN DESIRABLE MESA SUBMARKET

BROWN RD LAND, MESA, AZ

## FOR SALE



### OFFERING SUMMARY

Sale Price:	\$3,150,000
Price/SF & AC	\$7.64 /SF \$332,805/AC
Lot Size	412,286 SF   9.465 AC
APN:	218-06-002-H
Zoning:	RS-9

### PROPERTY OVERVIEW

The ±9.5 Acre RS-9 Mesa Land offers a compelling opportunity to acquire prime, high-density, single-family residential property in a desirable East Valley location. This unimproved parcel, spanning ±9.5 acres, is situated in Mesa, Arizona, with frontage along E Brown Rd. Located just under one mile east of Loop 202, the property is centrally located with close access to beautiful mountain ranges. The current zoning designation is RS-9, denoting a Residential Single Dwelling District, allowing for the construction of one single-family residence per 9,000 square feet of land.

### PROPERTY HIGHLIGHTS

- High-density (RS-9) residential land in Mesa, AZ.
- Prime location with mountain views in high income area
- Close Access to Superstition Mountains and Loop 202

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# NEARBY DEVELOPMENTS

BROWN RD LAND, MESA, AZ

FOR SALE



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# SURROUNDED BY SEVERAL PARKS, GOLF COURSES, & MORE

BROWN RD LAND, MESA, AZ

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# NEAR A VARIETY OF ESTABLISHED RETAILERS

BROWN RD LAND, MESA, AZ

FOR SALE



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# MESA LAND MINUTES FROM LOOP 202

BROWN RD LAND, MESA, AZ

FOR SALE



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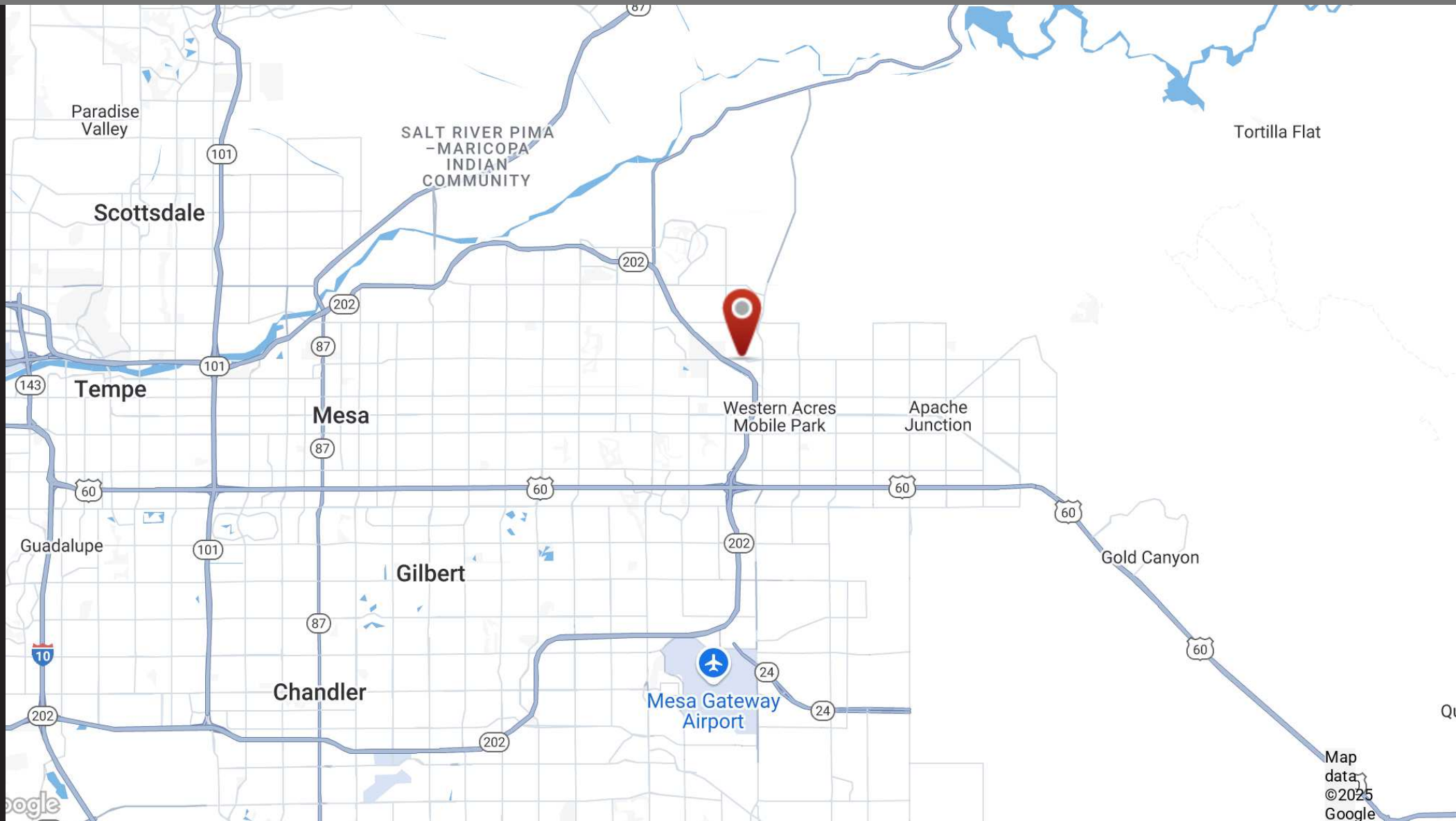




# ±9.5 OF RS-9 LAND IN THE EAST VALLEY

BROWN RD LAND, MESA, AZ

FOR SALE



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# 1-MILE DEMOGRAPHIC SUMMARY

BROWN RD LAND, MESA, AZ

FOR SALE



## DEMOGRAPHIC SUMMARY

07  
of 1 mile

### KEY FACTS

7,556

Population

42.3

Median Age



2,985

Households

\$78,088

Median Disposable Income

### EDUCATION

6%

No High School Diploma



21%

High School Graduate



29%

Some College



44%

Bachelor's/Grad/Prof Degree

### INCOME



\$97,518

Median Household Income



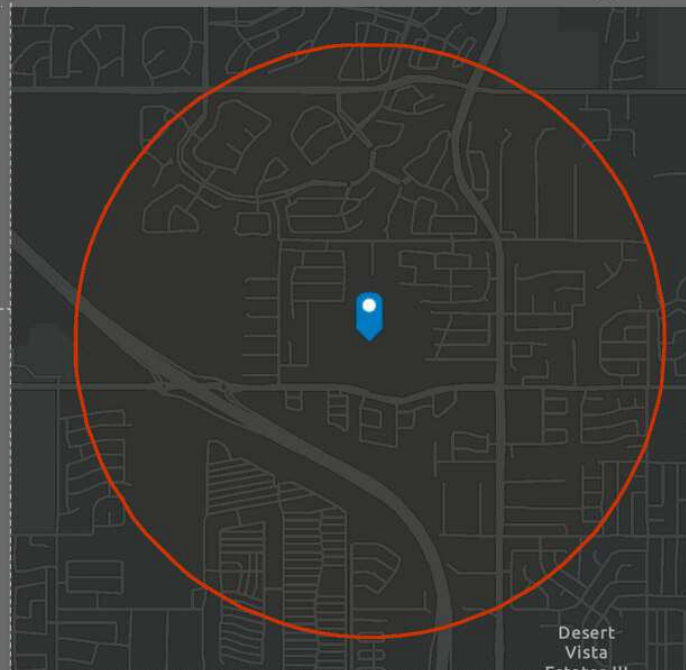
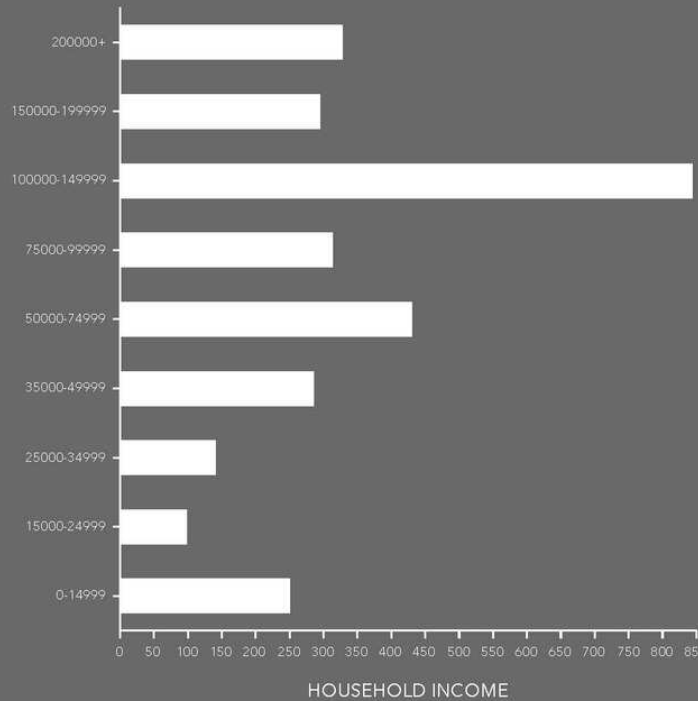
\$46,048

Per Capita Income



\$296,583

Median Net Worth



### EMPLOYMENT



White Collar

70%



Blue Collar

20%



Services

11%

3.2%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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# 3-MILE DEMOGRAPHIC SUMMARY

BROWN RD LAND, MESA, AZ

FOR SALE

## DEMOGRAPHIC SUMMARY

07  
of 3 miles

### KEY FACTS

73,773

Population



29,710

Households

45.0

Median Age

\$57,131

Median Disposable Income

### EDUCATION

9%

No High School Diploma



28%

High School Graduate



35%

Some College



29%

Bachelor's/Grad/Prof Degree

### INCOME



\$67,485

Median Household Income



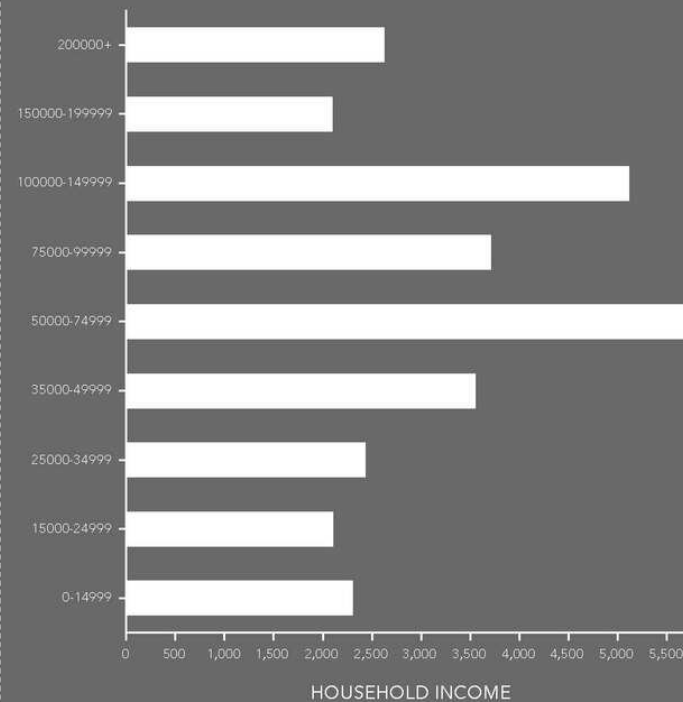
\$39,832

Per Capita Income

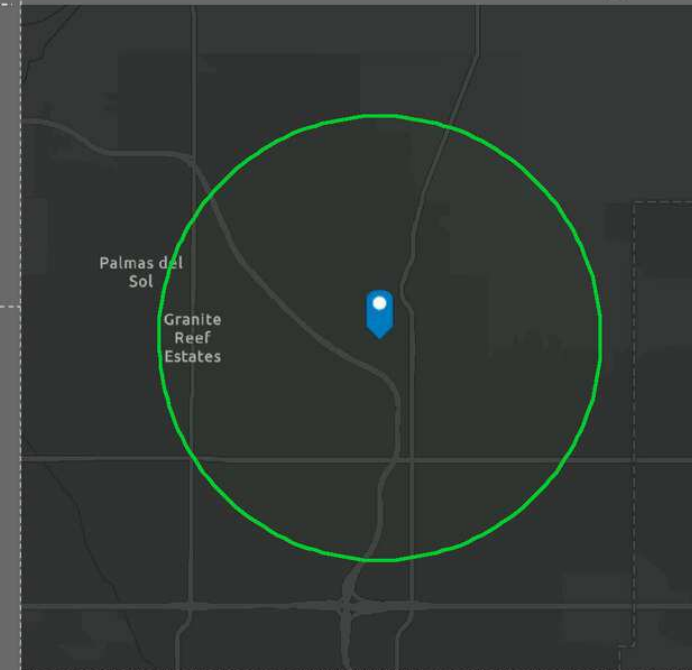


\$215,904

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT



65%

White Collar



22%

Blue Collar



16%

Services

4.7%

Unemployment Rate

Esri. The vintage of the data is 2023, 2028.

© 202

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# 5-MILE DEMOGRAPHIC SUMMARY

BROWN RD LAND, MESA, AZ

FOR SALE



## DEMOGRAPHIC SUMMARY

07

of 5 miles

### KEY FACTS

194,607

Population

48.1

Median Age



81,896

Households

\$57,168

Median Disposable Income

### EDUCATION

8%

No High School Diploma



28%

High School Graduate



35%

Some College



29%

Bachelor's/Grad/Prof Degree

### INCOME



\$67,963

Median Household Income



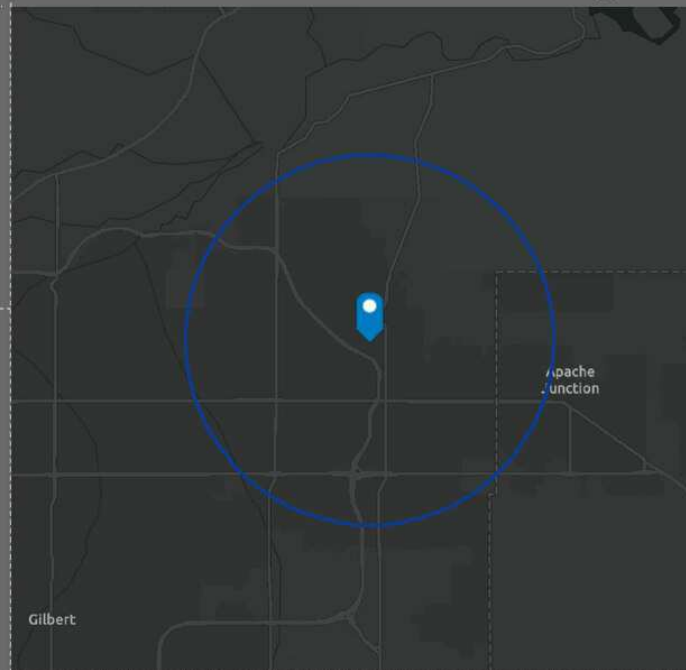
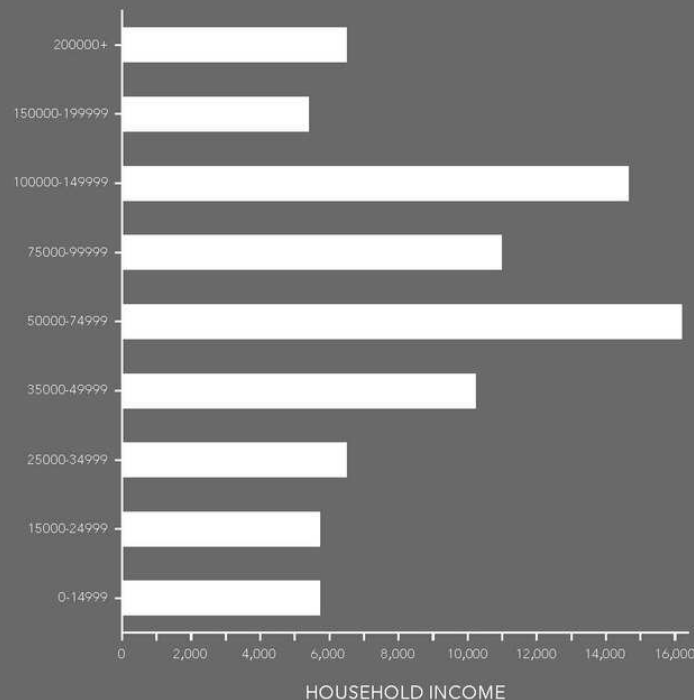
\$40,796

Per Capita Income



\$228,584

Median Net Worth



### EMPLOYMENT



67%

White Collar



20%

Blue Collar



16%

Services

3.9%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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