

7025 E Main/East Arbor Ave
Zoning RM-2 PAD
MultiFamily - Residential
4 acres, 2-Street access
Additional Assemblage Potential

Under Construction Today!

New Townhouses and
Multifamily



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LRA Real Estate Group, LLC
65 E 1st Ave, Ste 104 Mesa, AZ 85210
www.LRARealEstate.com

FOR SALE | LAND

Residential/MultiFamily Pad

7025 East Main Street | Mesa, AZ 85208

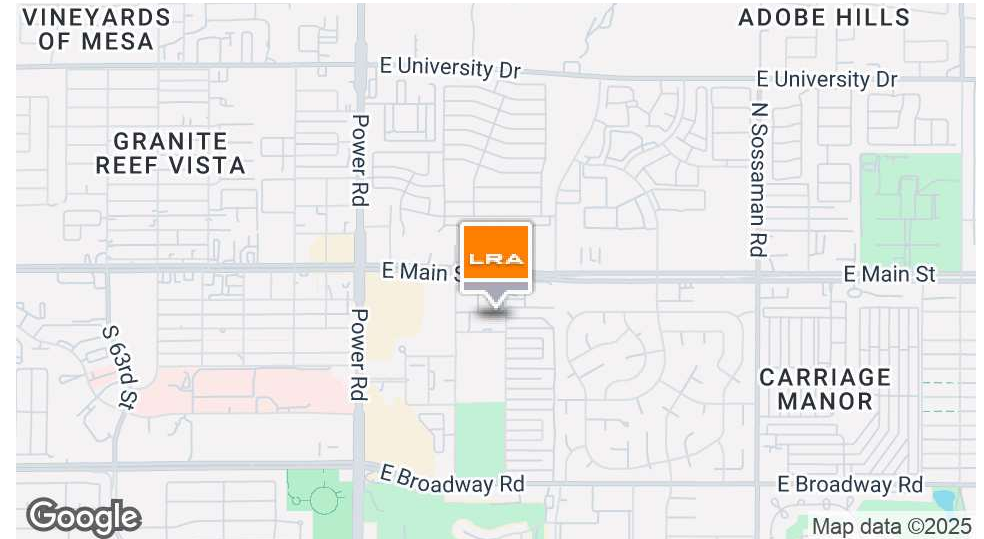
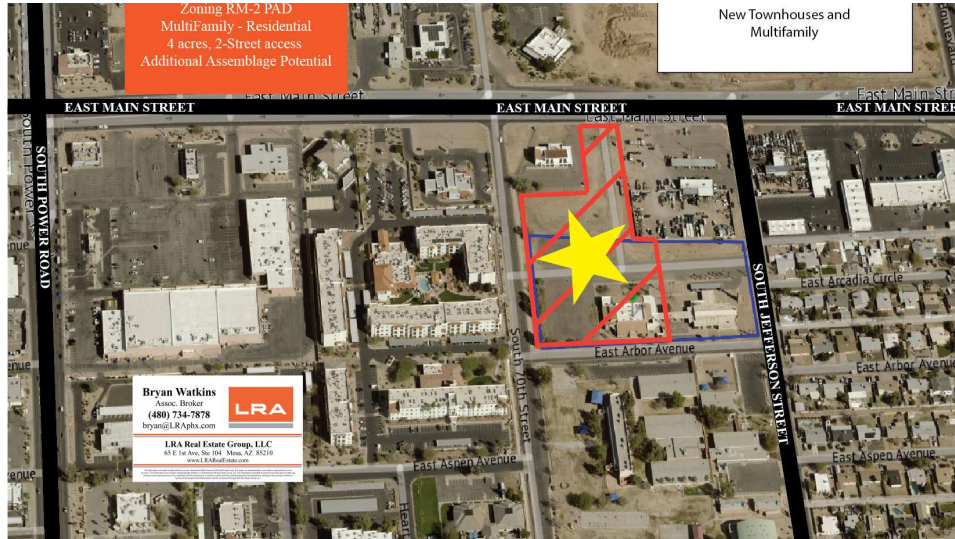
PRESENTED BY:

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OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	4 Acres
Price / Acre:	\$425,000
Zoning:	RM-2 Pad
Market:	Phoenix
Submarket:	East Valley

PROPERTY OVERVIEW

This 4 acres had the Zoning changed to RM-2 PAD ('PAD') to see into the future for a Residential use, probably MultiFamily. The ALTA land survey prepared for the Zoning change to RM-2 Pad needs to be reviewed. The Lutheran Church is splitting their church parcel and added a vacant lot that touches Main Street to make up the 4 acres. See images (ask Listing Broker for a copy of the ALTA).

Thomas Jefferson Elementary school is directly South of the PAD, the Eternal Life Lutheran Church is directly to the East of the PAD.

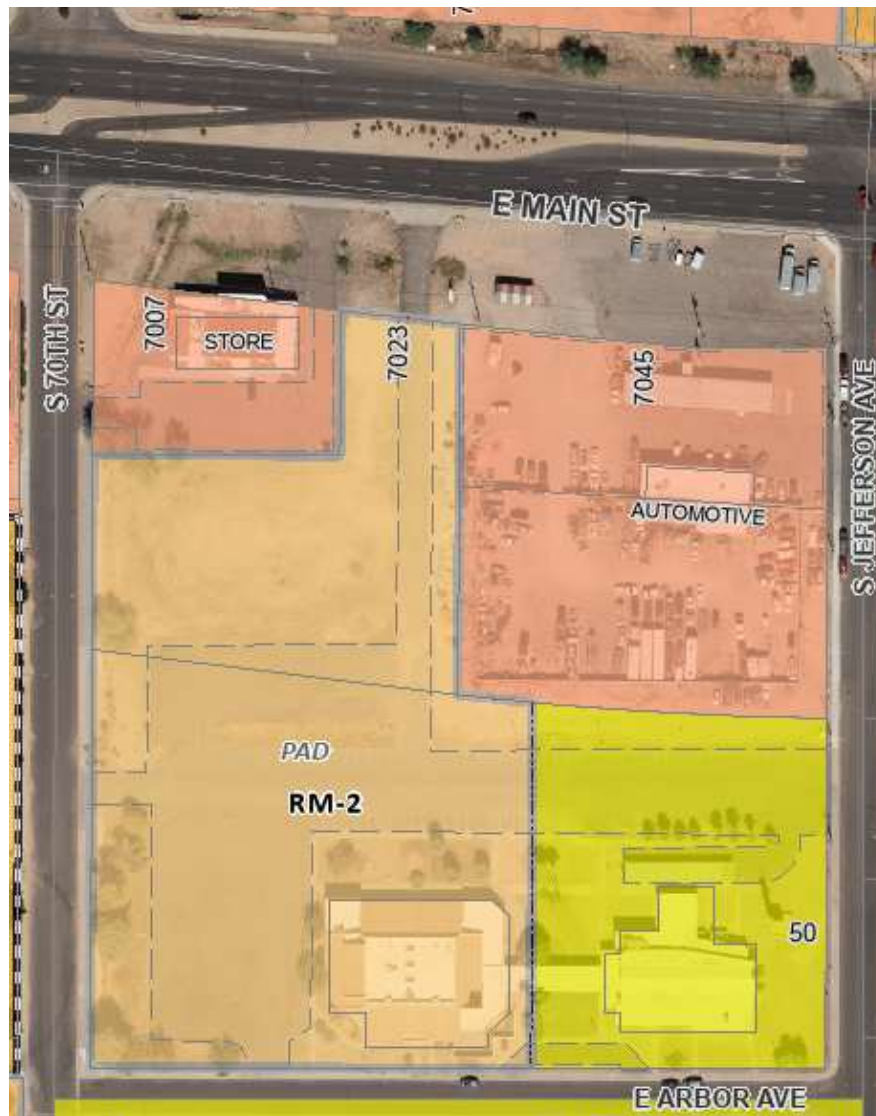
Directly North across Main Street are approx 194 new Residential housing units currently in the construction phase. This direct area is undergoing a significant change by increasing more residents with attached money to spend.

PROPERTY HIGHLIGHTS

- Zoned RM-2 Pad
- Located in the Phoenix area

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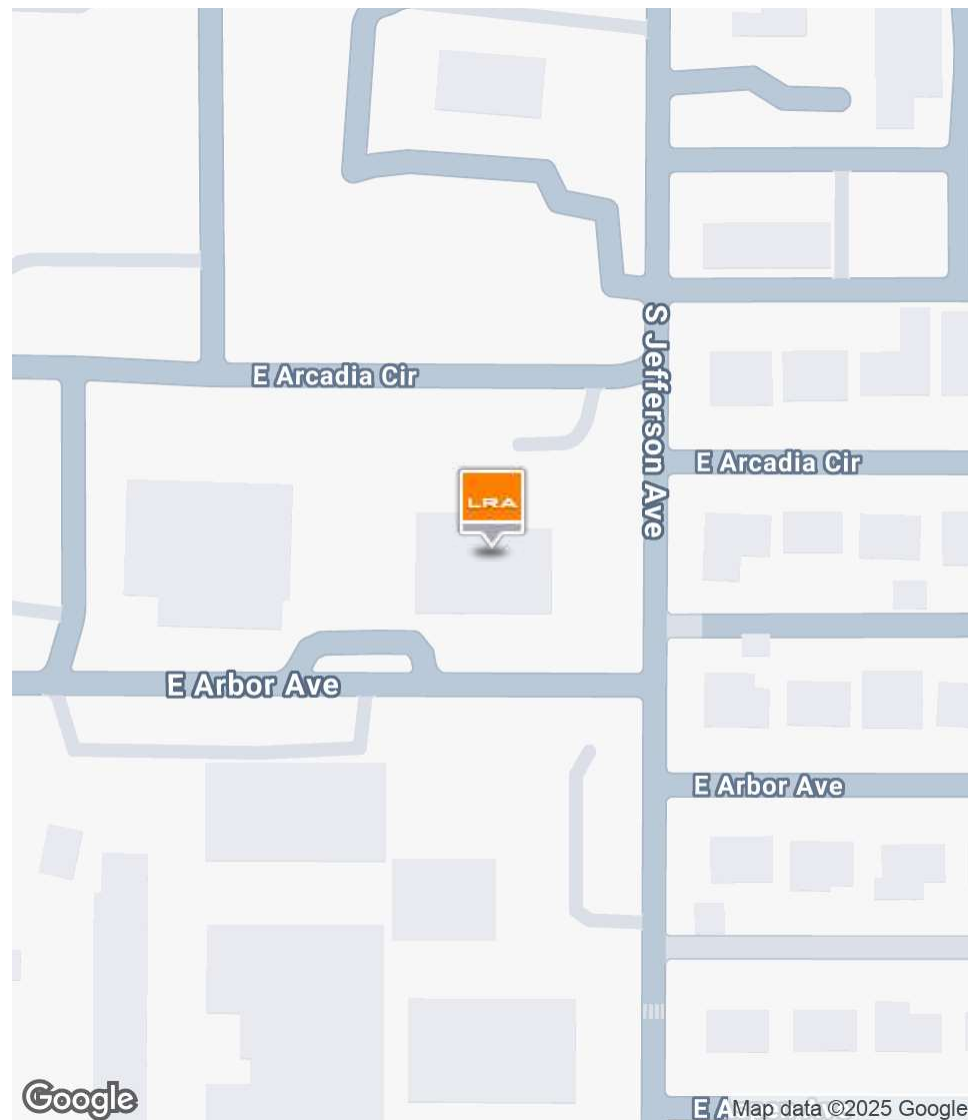
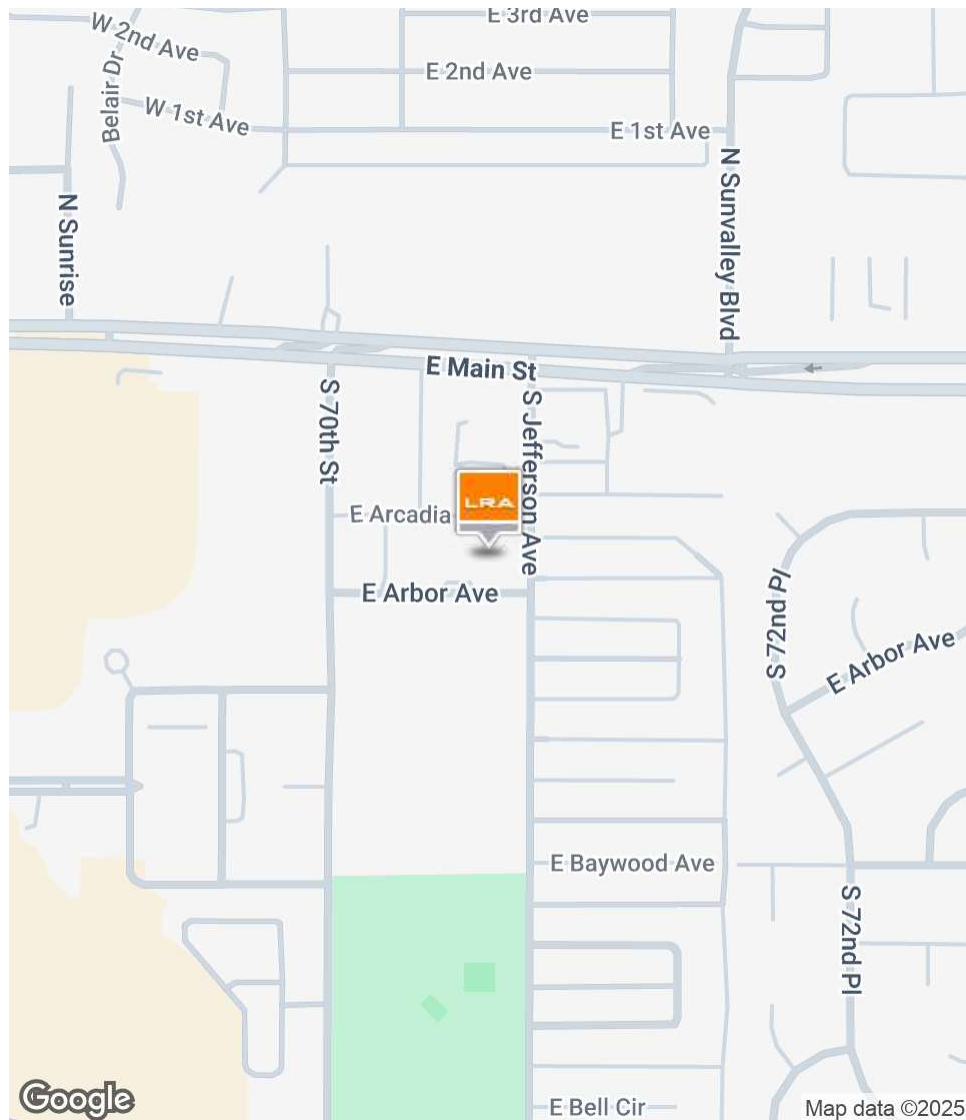


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	714	3,166	13,108
Average Age	64	51	51
Average Age (Male)	59	47	48
Average Age (Female)	67	53	52

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	308	1,386	6,005
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$65,304	\$65,841	\$75,527
Average House Value	\$221,740	\$275,716	\$308,025

Demographics data derived from AlphaMap

