



N HIGLEY RD

# PROPERTY DETAILS

<b>LOCATION</b>	NEC Higley & Thomas Mesa, AZ 85215
<b>SALE PRICE</b>	\$3,025,000 (\$174,240/AC, \$4.00/SF)
<b>SITE AREA</b>	±17.36 AC   (±756,219 SF)
<b>ZONING</b>	RS-90 (Single Residence-90)
<b>PARCELS</b>	141-38-005, 141-38-009D, 141-38-010A, 141-38-010G 141-38-010K, 141-38-010M

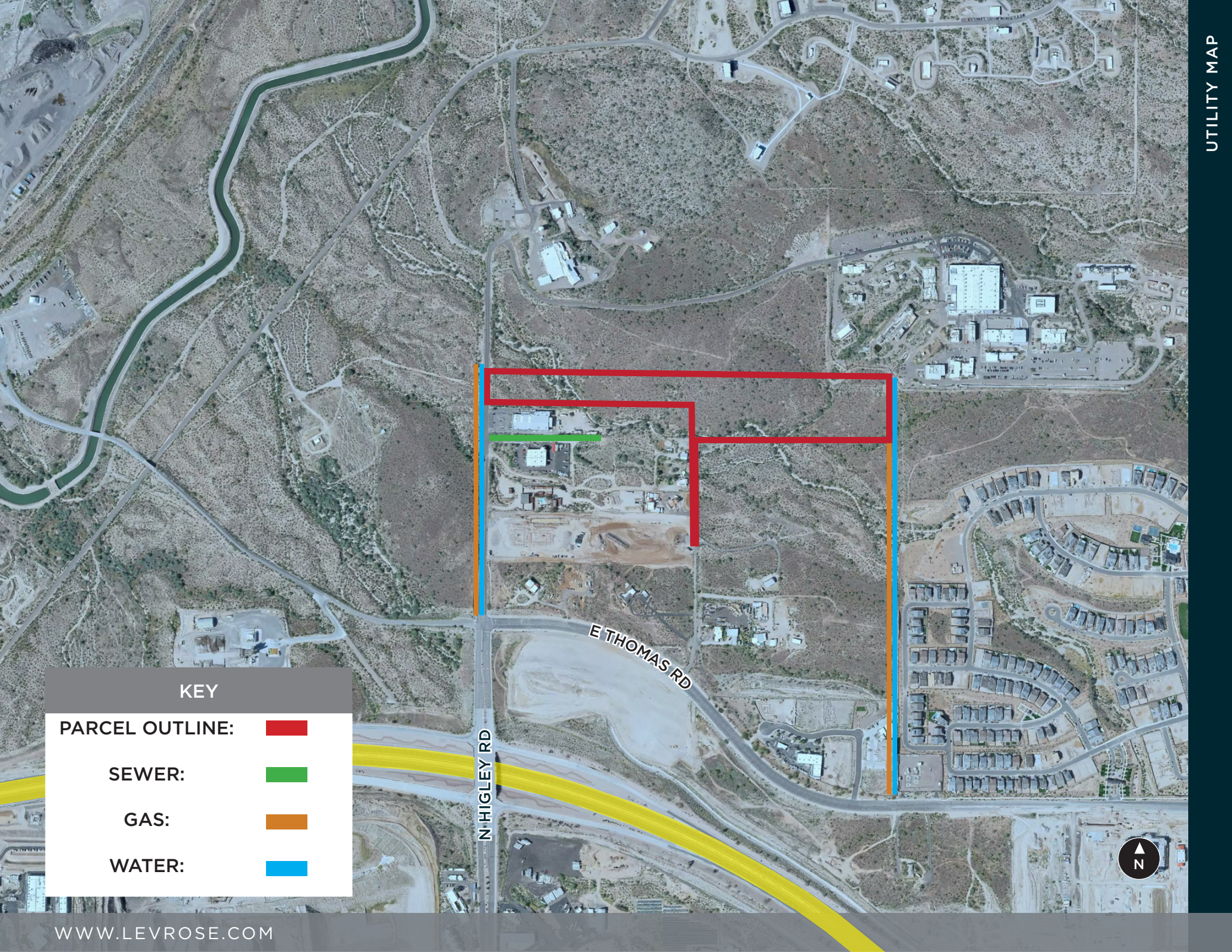


# PROPERTY SUMMARY

## HIGHLIGHTS

- 17 AC contiguous parcel available for sale in Mesa
- Full Diamond Interchange at Loop 202 & Higley Rd
- 20 Minute Drive to Phoenix Sky Harbor and Mesa Gateway Airport
- Adjacent to Falcon Field and Longbow Business Park
- Located in a Qualified Opportunity Zone
- Owner may carry with 50% down







KEY

PARCEL OUTLINE: 

SEWER: 

GAS: 

WATER: 





LOOP 202

E THOMAS RD

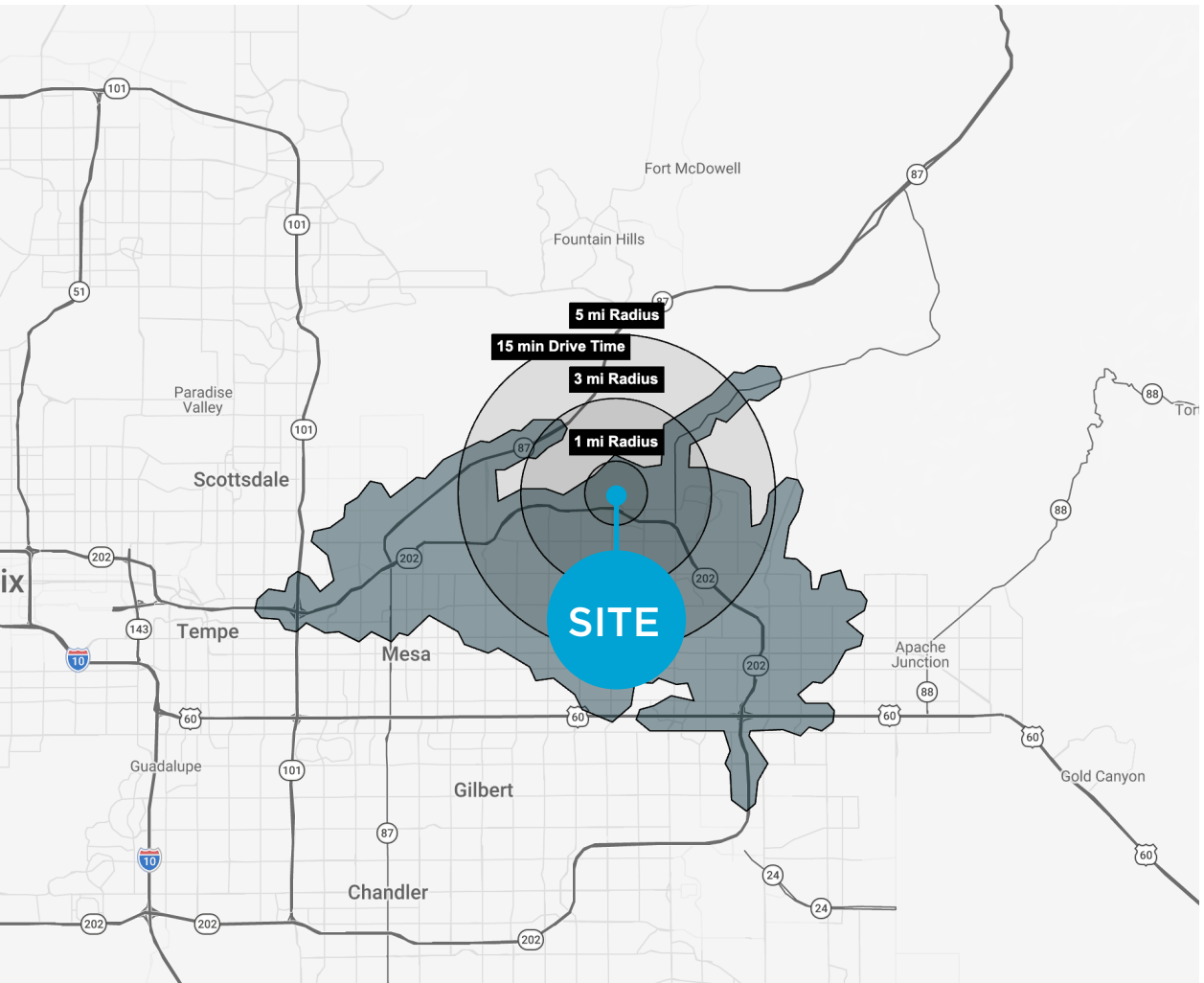
N HIGLEY RD



E MCDOWELL RD



# DEMOGRAPHICS



\*2025 Statistics from SitesUSA.com

## POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	842	27,201	100,264
2030	838	26,414	96,343

## HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	415	11,857	40,760
2030	423	11,771	39,985

## AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$159,584	\$144,266	\$140,886
2030	\$158,860	\$142,805	\$140,515

## EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	1,692	17,154	31,562

## BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	100	1,982	4,863

# MESA CITY OVERVIEW

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## LIVELY CITY

Mesa, Arizona is the 35th largest city in the United States and the 3rd largest city in the state of Arizona. The city is easily accessible via a robust freeway system and also is part of the light rail system with stops extending from Downtown to Gilbert. There are more than 40 golf courses, 66 outdoor parks, 14 art studios, 65 hotels and resorts, over 3,000 restaurants, and miles of hiking/biking trails. Mesa is home to some of the best Spring Training baseball in the nation, with the Chicago Cubs and Oakland A's calling the city home for training.

## HOUSEHOLDS AND EMPLOYMENT

Mesa currently has over 191,000 households and over 245,000 employees serving the city. The diverse business community has a strong competitive advantage in the healthcare, education, aerospace, technology, and tourism sectors. The city was ranked 6th best for businesses in Arizona according to Chief Executive Magazine in 2016 and continues to see growth in population and new businesses.



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# LEVROSE

COMMERCIAL REAL ESTATE



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