

# DEVELOPMENT OPPORTUNITY IN MESA

## 1.28 ACRES FOR SALE OR GROUND LEASE

NORTH COUNTRY CLUB DRIVE | MESA, AZ 85201

135-24-051A

135-24-050A

COUNTRY CLUB DRIVE: 24,284 VPD

EXCLUSIVELY LISTED BY:

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# INVESTMENT OVERVIEW

SALE PRICE

**\$750,000**

LOT SIZE

**1.28 ACRES**

ZONING

**C-2**

PARCELS

**135-24-050A  
135-24-051A**



**FOR SALE OR GROUND LEASE**



**COMMERCIAL OR RESIDENTIAL DEVELOPMENT**



**HEAVY TRAFFIC COUNT OF: 44,616 VPD**



**PROXIMITY TO MAJOR DRAWS**

*Downtown Mesa  
Mesa Innovation District*

*Arizona State University  
Tempe Marketplace*





# AERIAL MAP

644 - 676 NORTH COUNTRY CLUB DRIVE  
MESA, ARIZONA 85201

PARCEL  
NUMBERS **135-24-050A**  
**135-24-051A**

## LOCATION PROXIMITIES

- DOWNTOWN MESA
- MESA RIVERVIEW
- SLOAN PARK
- TEMPE MARKETPLACE
- TEMPE TOWN LAKE
- ASU - TEMPE CAMPUS

- 1.6 MILES**
- 2.2 MILES**
- 2.6 MILES**
- 4.0 MILES**
- 5.3 MILES**
- 6.7 MILES**

- 4 MINUTES**
- 5 MINUTES**
- 6 MINUTES**
- 12 MINUTES**
- 14 MINUTES**
- 18 MINUTES**

*distance & times are approximate*

# MESA, ARIZONA

Mesa, Arizona is the third-largest city in the state, positioned in the heart of the fast-growing Phoenix metropolitan area. Home to more than 520,000 residents, Mesa benefits from a diverse economy driven by aerospace, healthcare, education, advanced manufacturing, and technology. The city attracts millions of annual visitors through its cultural venues, spring training facilities, and outdoor recreation, contributing over \$1.2 billion in annual economic impact. With excellent freeway access, proximity to major universities, and a skilled regional workforce, Mesa offers a strong foundation for both business expansion and real estate investment.



5 MILE DAYTIME POPULATION

**470,897**

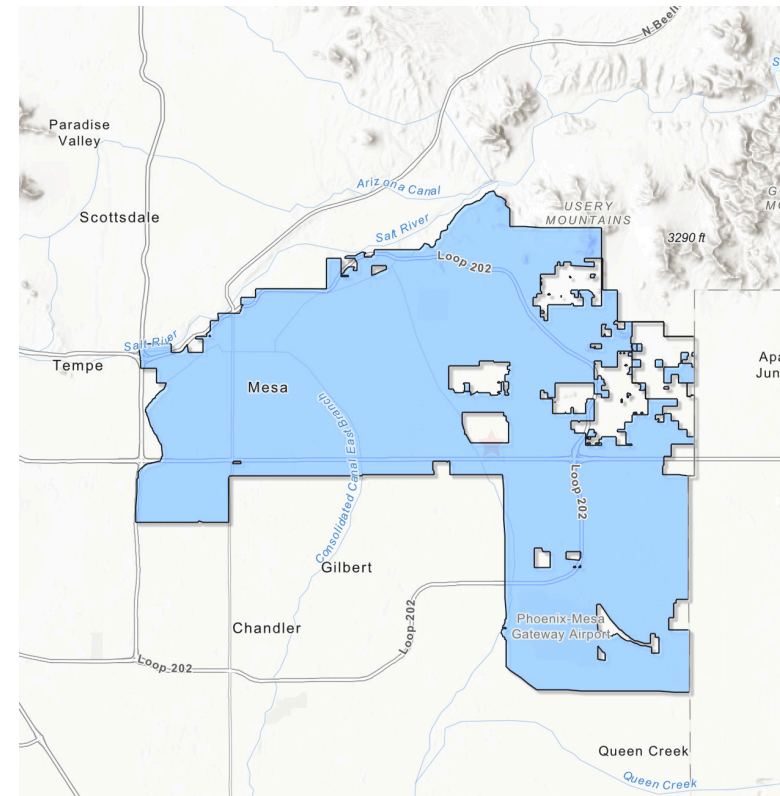


5 MILE AVG HOUSEHOLD INCOME

**\$97,403**

## 2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	<b>28,452</b>	<b>204,664</b>	<b>470,897</b>
Employees:	<b>8,970</b>	<b>47,834</b>	<b>126,755</b>
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	<b>7,995</b>	<b>60,113</b>	<b>137,002</b>
Average Size:	<b>2.3</b>	<b>2.6</b>	<b>2.5</b>
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	<b>\$80,037</b>	<b>\$86,823</b>	<b>\$97,403</b>
Annual Retail Expenditure:	<b>\$363.33 M</b>	<b>\$2.81 B</b>	<b>\$6.75 B</b>







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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.