



FOR SALE | LAND

Development Opportunity In Lehi

3131 North Gilbert Road | Mesa, AZ 85203

PRESENTED BY:

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Gilbert Rd And AZ-202

3131 North Gilbert Road | Mesa, AZ 85203



OFFERING SUMMARY

Sale Price:	\$5,200,000
Lot Size:	13.01 Acres
Price / Acre:	\$399,693
Zoning:	[R-43]

PROPERTY OVERVIEW

Rare 13-Acre Development Opportunity in the Lehi District of Mesa, AZ
3131 N Gilbert Rd, Mesa, AZ 85203

Discover a unique opportunity to develop 13 acres of prime land in the heart of Mesa's historic Lehi District. Currently an orange orchard, the property is ready for transformation into one-acre parcels—ideal for custom homes.

Perfectly situated just off Gilbert Road and the Red Mountain Freeway (AZ-202), this location offers the charm of rural living with unmatched access to urban amenities. Nestled along the scenic Salt River, the land reflects Arizona's rich pioneer heritage while being just minutes from Mesa's vibrant dining, shopping, and top-rated schools.

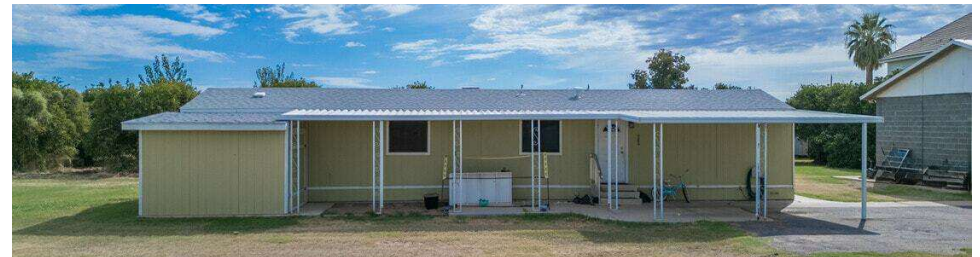
The property includes multiple existing structures, Large House, 2 modular homes, mechanics garage, storage buildings and carports presenting an excellent opportunity for developers, investors, or families seeking a blend of serenity and connectivity in the thriving Phoenix metro area.

LRA

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2 Contiguous Parcels

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www.lrarealestate.com

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Gilbert Rd Frontage, 2 Points Of Entry

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	195	422	4,066
Average Age	43	41	38
Average Age (Male)	43	41	38
Average Age (Female)	43	41	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	56	118	1,184
# of Persons per HH	3.5	3.6	3.4
Average HH Income	\$187,549	\$176,215	\$192,365
Average House Value	\$795,084	\$769,348	\$741,744

Demographics data derived from AlphaMap

