

FOR SALE

# ± 40,985 sf multi- family/land development

345 S Shouse St  
Mesa, AZ 85204

2720 E Camelback Rd, Suite 210 Phoenix, AZ 85016

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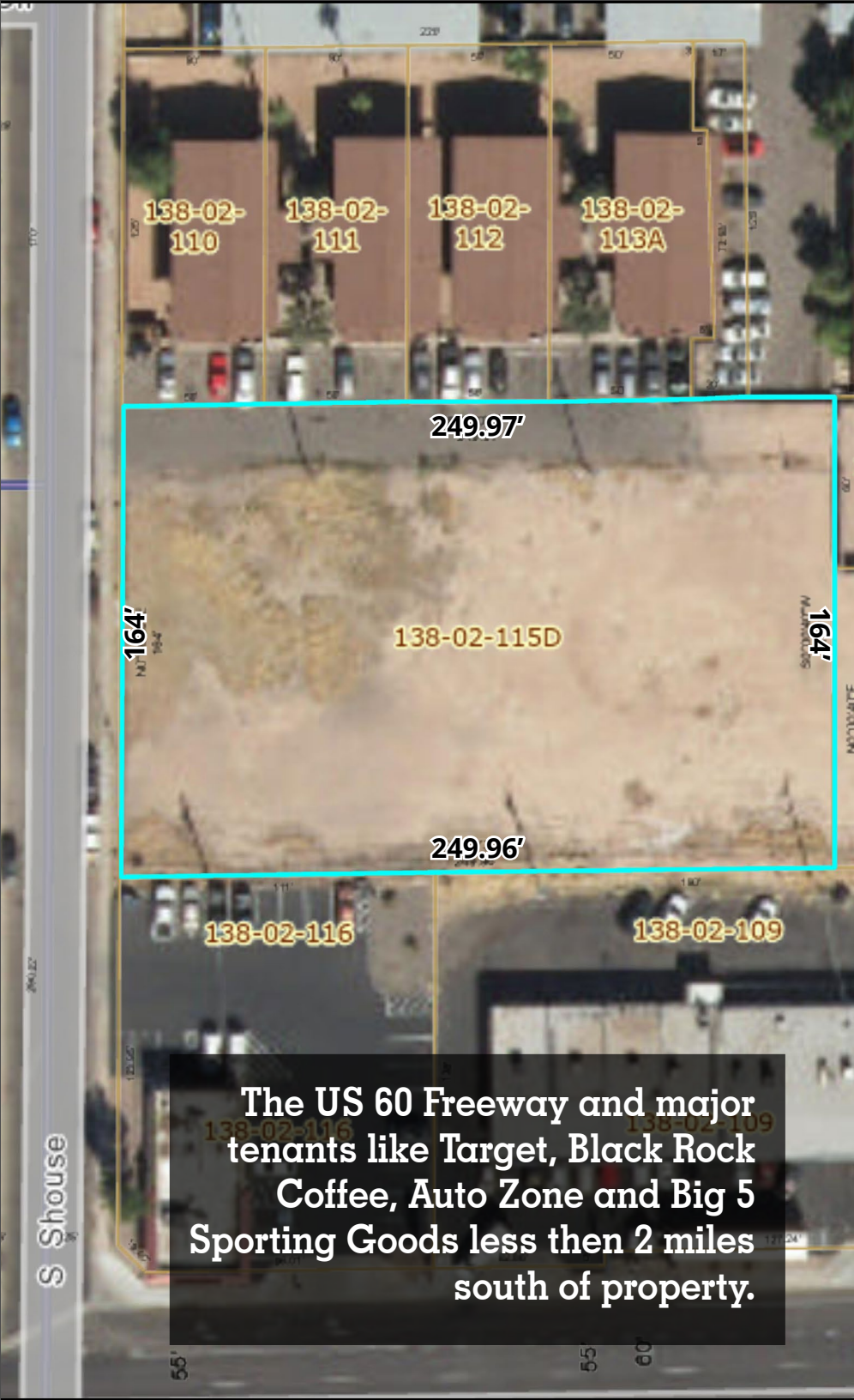
Google



## For further information

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# AVISON YOUNG



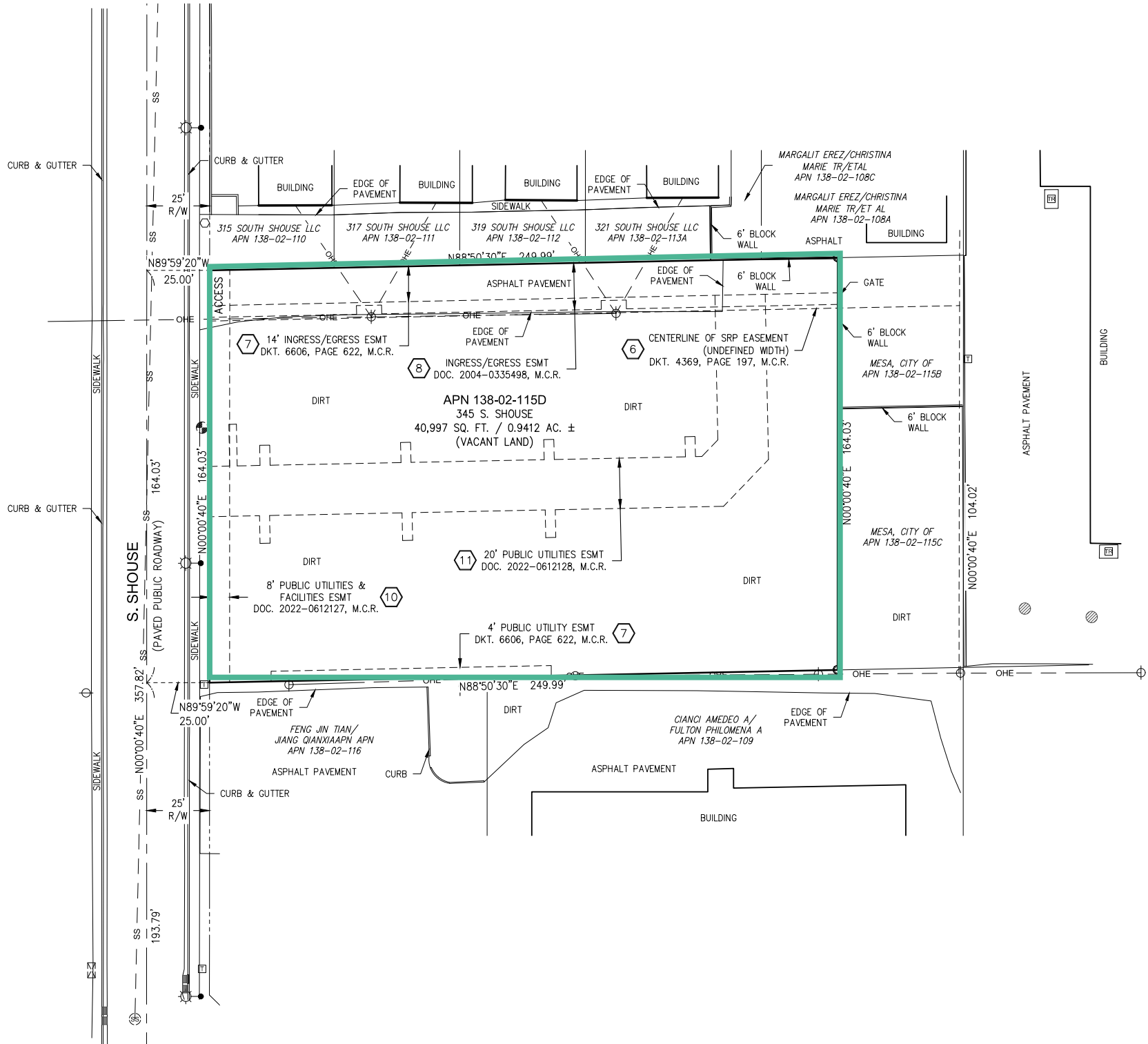
The US 60 Freeway and major tenants like Target, Black Rock Coffee, Auto Zone and Big 5 Sporting Goods less than 2 miles south of property.

## Property overview

Size	±40,985 sf
Price	\$600,000
Acres	±0.94
Parcel #	138-02-115D
Property type	Multi-family/land development
Zoning	Rm-3, City of Mesa

## Subject Property

- 1 acre of raw land with current City of Mesa zoning RM-3.
- In 2014 the property was proposed for rezoning to RM-3 BIZ to allow for 15 multifamily units within 2 two-story town home buildings totaling 34,099 SF. Unit mix of 11 3br units with average size of 1,624 SF and four 2br units with an average size of 1,447 SF. 38 parking spaces with a parking mix of 15 two car garages, 2 compact spaces, 1 ADA van accessible space and 3 guest spaces. Buyer to review current requirements.
- Approved Plans and Tax Free for 8 years post construction according to City of Mesa.





# Trade Aerial



ARCO



US STORAGE Centers

Little Caesars  
cricket wireless  
Jackson Hewitt TAX SERVICE  
7 ELEVEN

fray's FOOD & DRUG STORES  
SUBWAY  
planet fitness  
TACO BELL  
WHATABURGER

O'Reilly AUTO PARTS  
Banner Urgent Care  
QuikTrip  
STARBUCKS COFFEE

TARGET  
Auto Zone  
JOANN  
Fruilandia AUTHENTIC LATIN TREATS  
H&R BLOCK  
Burger King  
Broken Yolk Cafe  
RBC

Just Like Home Too Daycare & Preschool  
Longfellow Elementary School

La Casita Preschool Childcare

Franklin Accelerated Academy East Campus

Robson Elementary School

The Mesa Biotechnology Academy

Mesa High School

Cardon Park

Smiles For Special Needs

Sun Valley

  
Population

1-mile	3-miles	5-miles
<b>25,398</b>	<b>162,003</b>	<b>365,232</b>

  
Median age

1-mile	3-miles	5-miles
<b>32.9</b>	<b>36.0</b>	<b>37.2</b>

  
Daytime  
employment

1-mile	3-miles	5-miles
<b>4,231</b>	<b>49,180</b>	<b>130,529</b>

  
Avg. HH  
income

1-mile	3-miles	5-miles
<b>\$84,623</b>	<b>\$100,669</b>	<b>\$108,066</b>

  
HH units

1-mile	3-miles	5-miles
<b>9,693</b>	<b>67,077</b>	<b>157,125</b>

**Traffic counts**



Broadway Road	<b>±64,122 vpd</b>
Gilbert Road	<b>±86,656 vpd</b>

