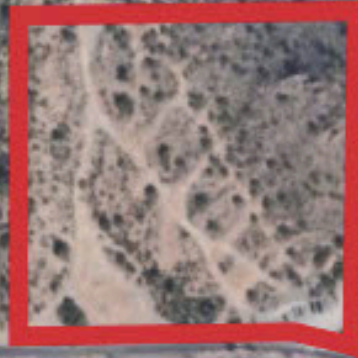


±9.5 ACRE RS-9 MESA LAND

218-06-002-H | MESA, AZ 85207



E BROWN RD

FOR SALE

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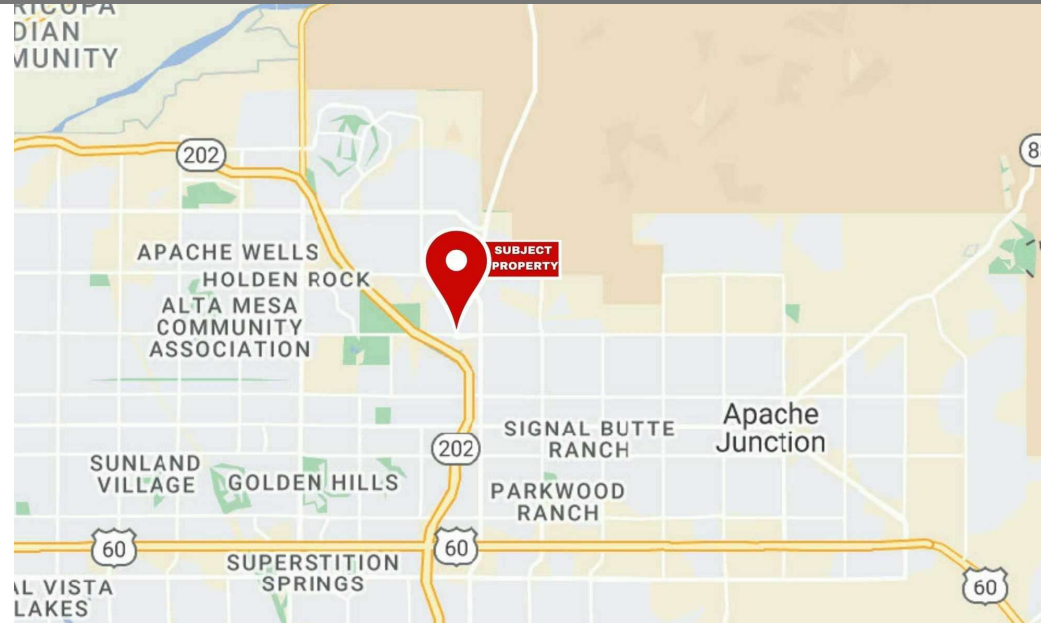
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RS-9 HOMEBUILDER SITE IN DESIRABLE MESA SUBMARKET

BROWN RD LAND, MESA, AZ

FOR SALE



OFFERING SUMMARY

Sale Price:	\$3,150,000
Price/SF & AC	\$7.64 /SF \$332,805/AC
APN:	218-06-002-H
Lot Size	412,286 SF 9.465 AC
Zoning:	RS-9

PROPERTY OVERVIEW

The ±9.5 Acre RS-9 Mesa Land offers a compelling opportunity to acquire prime, high-density, single-family residential property in a desirable East Valley location. This unimproved parcel, spanning ±9.5 acres, is situated in Mesa, Arizona, with frontage along E Brown Rd. Located just under one mile east of Loop 202, the property is centrally located with close access to beautiful mountain ranges. The current zoning designation is RS-9, denoting a Residential Single Dwelling District, allowing for the construction of one single-family residence per 9,000 square feet of land.

PROPERTY HIGHLIGHTS

- High-density (RS-9) residential land in Mesa, AZ.
- Prime location with mountain views in high income area
- Close Access to Superstition Mountains and Loop 202

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NEARBY DEVELOPMENTS

BROWN RD LAND, MESA, AZ

FOR SALE



Map data ©2024 Imagery ©2024 TerraMetrics

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SURROUNDED BY SEVERAL PARKS, GOLF COURSES, & MORE

BROWN RD LAND, MESA, AZ

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NEAR A VARIETY OF ESTABLISHED RETAILERS

BROWN RD LAND, MESA, AZ

FOR SALE



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MESA LAND MINUTES FROM LOOP 202

BROWN RD LAND, MESA, AZ

FOR SALE



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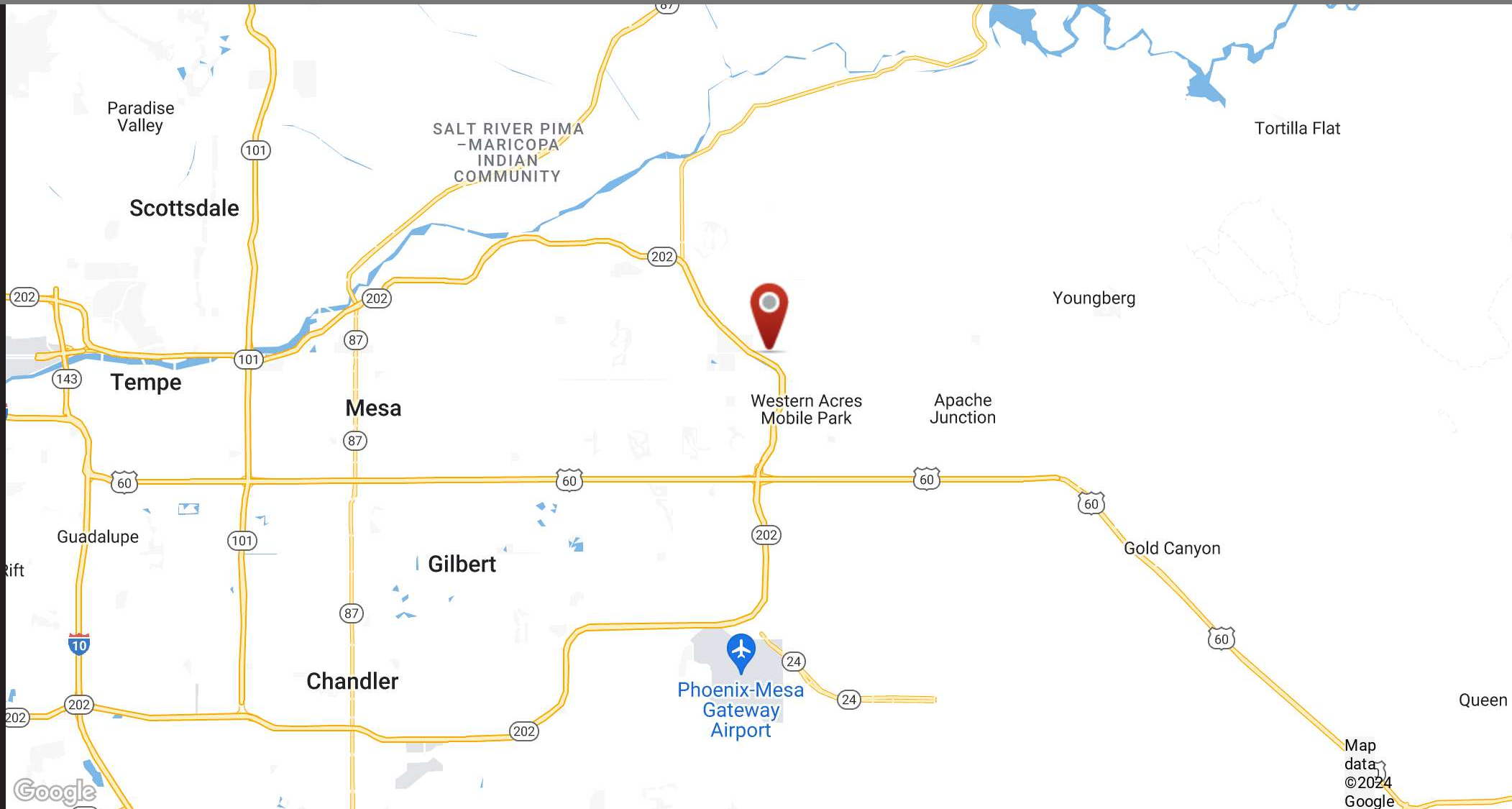
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±9.5 OF RS-9 LAND IN THE EAST VALLEY

BROWN RD LAND, MESA, AZ

FOR SALE



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1-MILE DEMOGRAPHIC SUMMARY

BROWN RD LAND, MESA, AZ

FOR SALE

DEMOGRAPHIC SUMMARY

85207

Ring of 1 mile

KEY FACTS

7,556

Population



2,985

Households

42.3

Median Age

\$78,088

Median Disposable Income

EDUCATION

6%

No High School Diploma



21%

High School Graduate



29%

Some College



44%

Bachelor's/Grad/Prof Degree

INCOME



\$97,518

Median Household Income



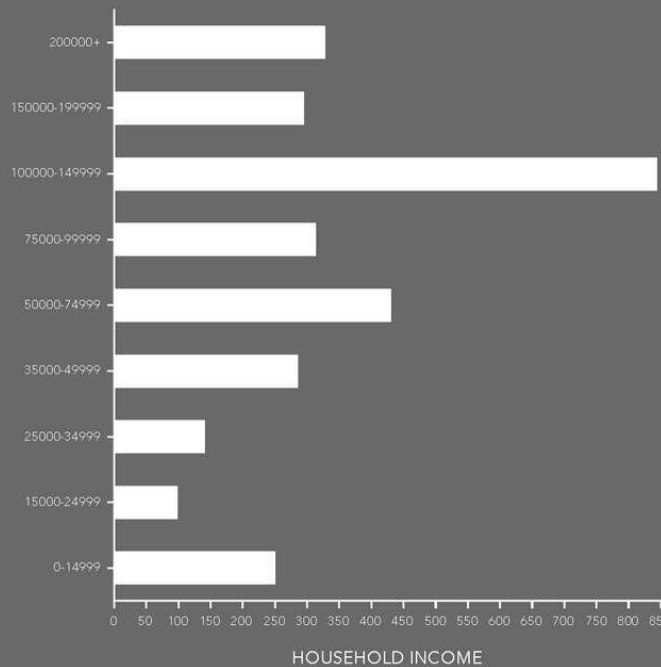
\$46,048

Per Capita Income

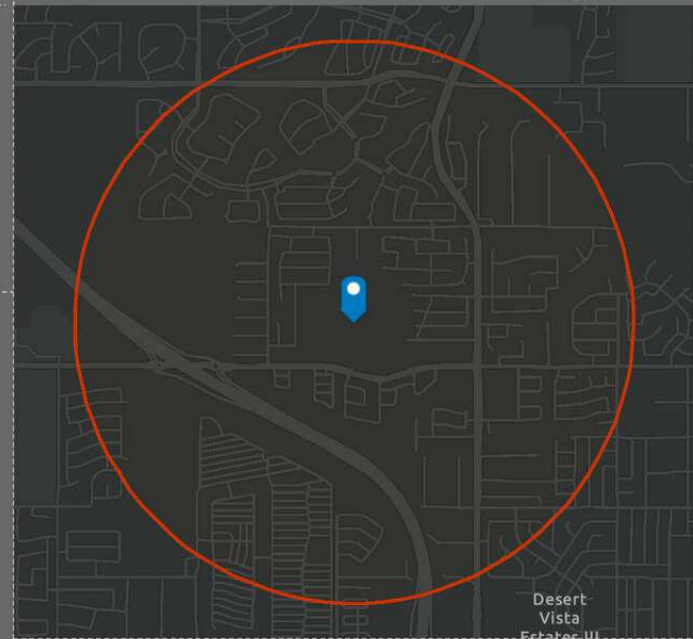


\$296,583

Median Net Worth



HOUSEHOLD INCOME



Desert Vista Estates, UT

EMPLOYMENT



70%

White Collar



20%

Blue Collar



11%

Services

3.2%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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3-MILE DEMOGRAPHIC SUMMARY

BROWN RD LAND, MESA, AZ

FOR SALE



DEMOGRAPHIC SUMMARY

85207

Ring of 3 miles

KEY FACTS

73,773

Population



29,710

Households

45.0

Median Age

\$57,131

Median Disposable Income

EDUCATION

9%

No High School Diploma



28%

High School Graduate



35%

Some College



29%

Bachelor's/Grad/Prof Degree

INCOME



\$67,485

Median Household Income



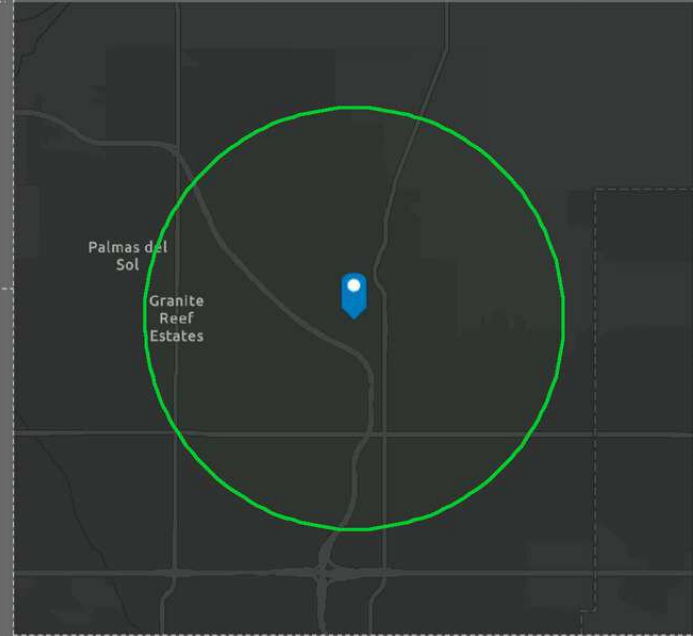
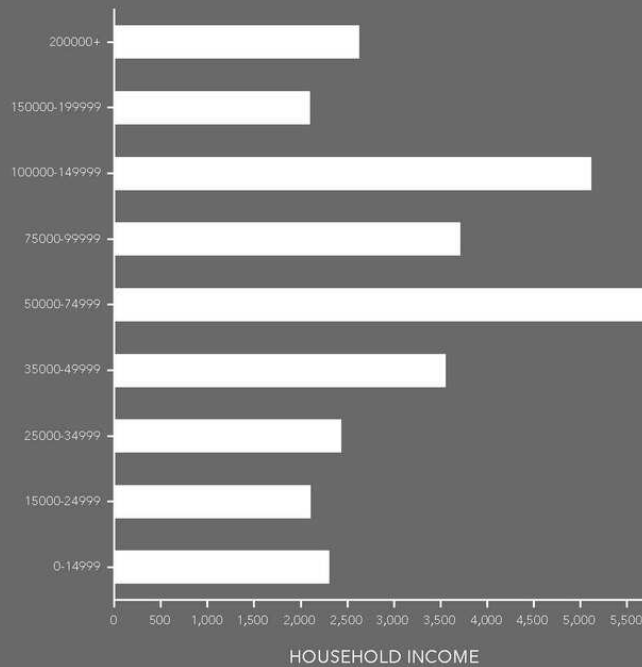
\$39,832

Per Capita Income



\$215,904

Median Net Worth



EMPLOYMENT



White Collar

65%



Blue Collar

22%



Services

16%

4.7%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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5-MILE DEMOGRAPHIC SUMMARY

BROWN RD LAND, MESA, AZ

FOR SALE

DEMOGRAPHIC SUMMARY

85207

Ring of 5 miles

KEY FACTS

194,607

Population



81,896

Households

48.1

Median Age

\$57,168

Median Disposable Income

EDUCATION

8%

No High School Diploma



28%

High School Graduate



35%

Some College



29%

Bachelor's/Grad/Prof Degree

INCOME



\$67,963

Median Household Income



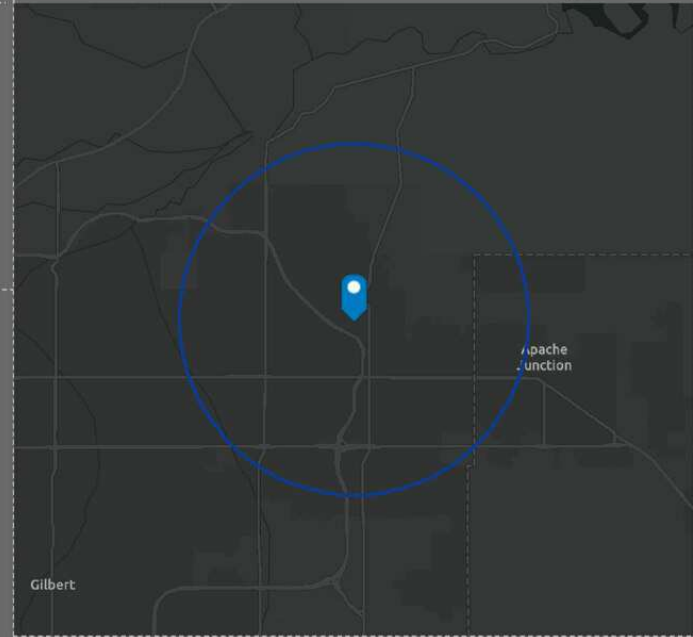
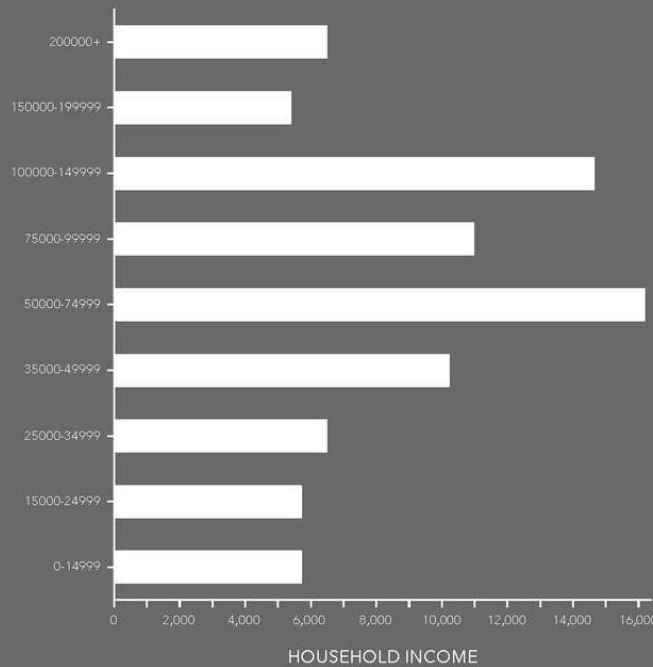
\$40,796

Per Capita Income



\$228,584

Median Net Worth



EMPLOYMENT

White Collar 67%

Blue Collar 20%

Services 16%

3.9%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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