



3 Parcels Totaling ± 3.73 Acres
fronting Falcon Field

4827 E. McKellips Rd | Mesa, AZ



The Property

Highlights

- 3 separate parcels totaling 3.73 acres
- Located at the entry of Falcon Field
- 542 ft of frontage on McKellips Rd.
- Accessible via 48th St.
- Light Industrial zoning can accommodate a wide variety of uses
- Plans pre-approved by the city for multiple small industrial buildings as well as a hotel
- Neighbors include: Boeing, MD Helicopter, Northrop Grumman
- Build-to-suit opportunities available

Zoning - Light Industrial

Total Lot Size - 3.73 acres



Details

Parcels

1 141-34-481B

2 141-34-481C

3 141-34-482



Total Population (2024)

5 Miles: 61,178
10 Miles: 167,786



Median Age

5 Miles: 34.8
10 Miles: 37.1



Total Households (2024)

5 Miles: 19,960
10 Miles: 57,596

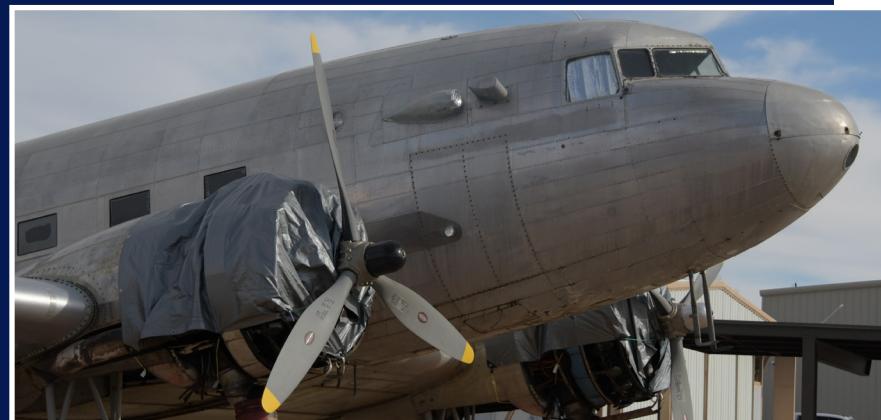
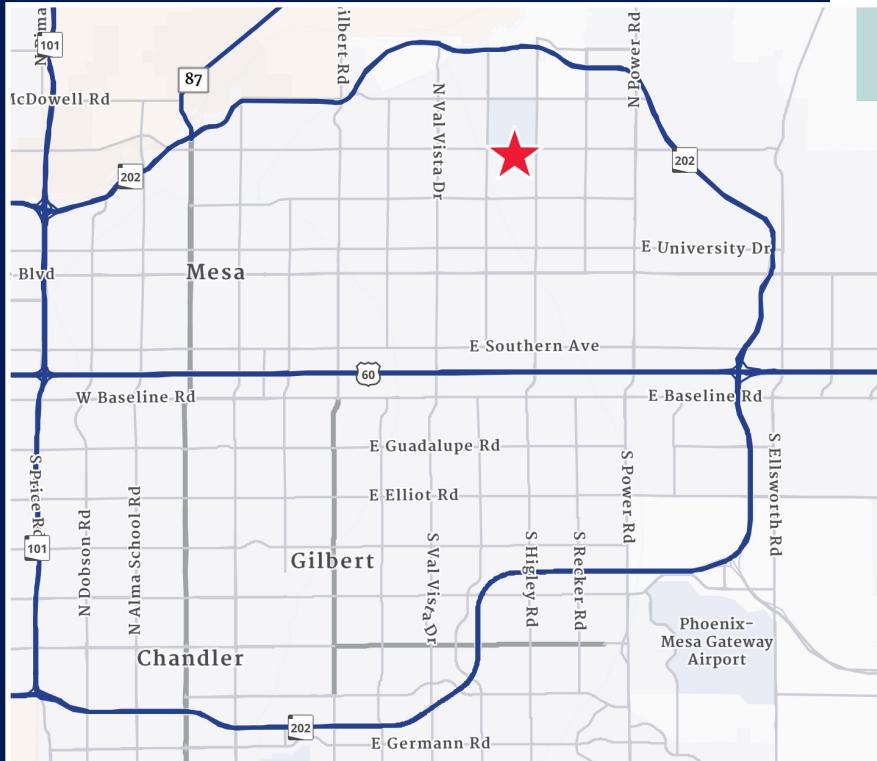


Average Household Income (2024)

5 Miles: \$74,429
10 Miles: \$75,212

Demographics

Location



Strategic Location with High Visibility: Position your business for success with *542 feet of premium frontage* along McKellips Road, where daily traffic ranges from 20,000 to 29,000 vehicles. Located directly across from the main entrance to Falcon Field—*one of the top five busiest general aviation airports in the U.S.*—this site offers unmatched exposure and connectivity in a thriving commercial and aviation hub. This property offers exceptional visibility and accessibility, making it ideal for businesses seeking high exposure and strategic placement.

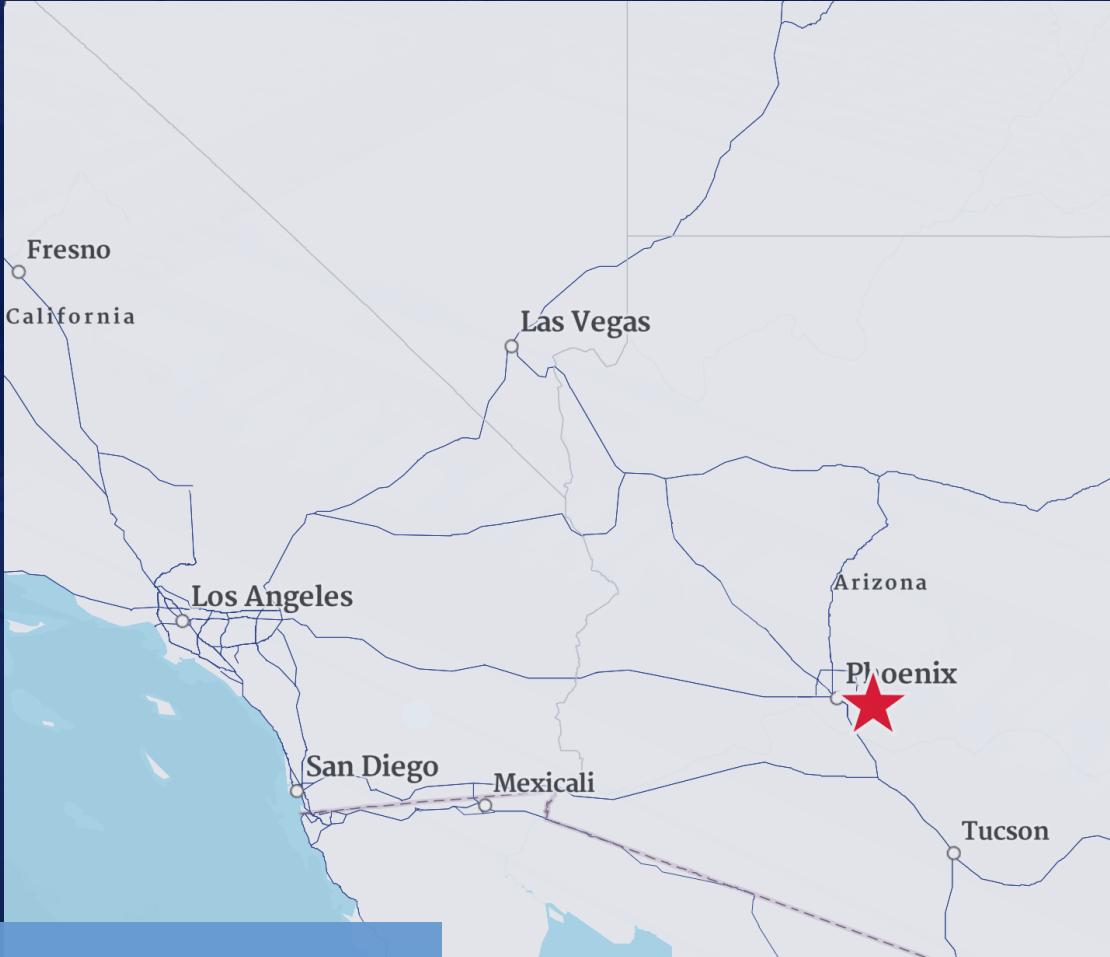
Versatile Development Opportunity: This 3.7-acre property—totaling approximately 162,721 square feet across three contiguous parcels—is zoned I-1 for Light Industrial use, *offering exceptional flexibility for a wide range of commercial developments*. The site is well-suited for hotel, warehouse, distribution, flex space, office, and indoor manufacturing projects. Comprehensive planning has already been completed for both light industrial warehouses and a hotel, with preliminary approvals secured from the City of Mesa, streamlining the path to development. It is also sits in an *Opportunity Zone*.

Business Advantages: This location offers unparalleled visibility and access, making it *ideal for businesses seeking to maximize customer reach and brand presence*. Its proximity to Falcon Field enhances opportunities for aviation-related enterprises and services.

Located near Freeways and Airports: Two full diamond interchanges are located approximately two miles from the site, one at Loop 202/Greenfield Road and one at Loop 202/Higley Road. Phoenix-Mesa Gateway Airport is approximately 17 miles away, and Phoenix Sky Harbor is approximately 19 miles away.

Labor: Leading employers like Boeing and Banner Health Systems benefit from Mesa's well-educated workforce, more than 44% of which have an associate degree or higher. The Phoenix-Mesa MSA has more than 2.7 million workers, up 1.8% from 2024.

Source: ESRI Business Analyst, 2025; US Bureau of Labor Statistics, 2025



Contact us

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Work and Live in Mesa

- More than half a million people live in Mesa, Arizona - **523,220**.
- Mesa is the **37th largest city** in the U.S. Larger than Miami, Minneapolis, and Atlanta.
- Mesa is the **2nd largest city** in Phoenix-Mesa metro. 3rd largest in Arizona.
- There is a **1.2M workforce population** within a 30-minute drive of Mesa.



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