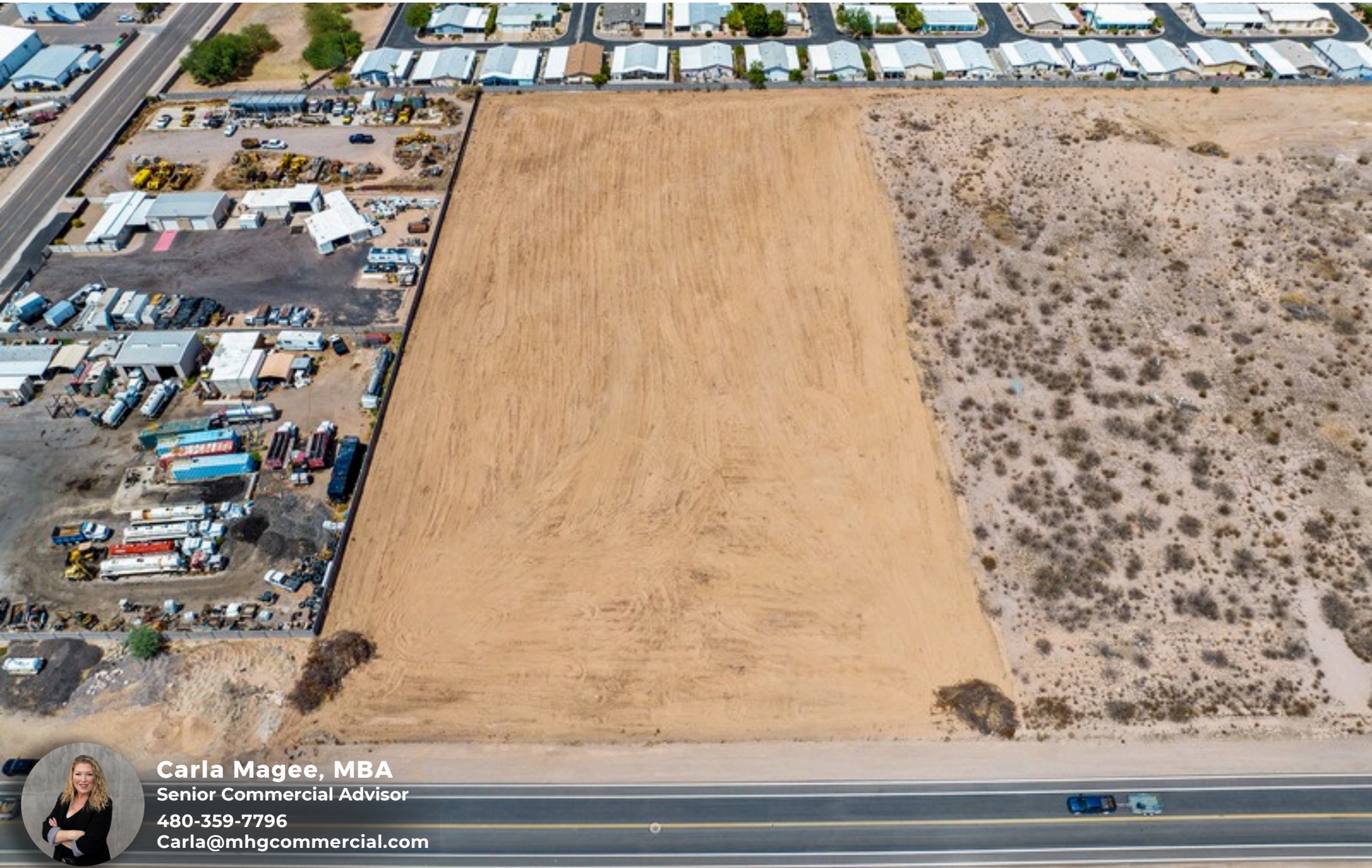




MHG Commercial
*Different. Driven. **Dark Horse.***
1702 E McNair Drive
Tempe, AZ 85283 | United States
mhgcommercial.com
powered by My Home Group

APACHE JUNCTION 5 ACRES

2 parcels totaling 5 acres



Carla Magee, MBA
Senior Commercial Advisor
480-359-7796
Carla@mhgcommercial.com



OVERVIEW OF THE BASELINE & TOMAHAWK AREA, INVESTOR'S LENS

Strategic Location & Infrastructure

- **Proximity to Major Highways:** The intersection is just south of U.S. Route 60, a primary east-west corridor connecting Apache Junction to the greater Phoenix metro area. This location offers excellent visibility and accessibility for commercial ventures.
- **Transportation Enhancements:** The city has approved a \$2.7 million project to widen Tomahawk Road from three to five lanes, incorporating bicycle lanes, sidewalks, and streetlights. This infrastructure improvement aims to accommodate future growth and enhance connectivity.



Property Details

APNs	102-20-014C 102-20-014D
Total property size	±5 Acres
Zoning	B-5 Heavy Industrial
Listing price	\$2,200,000

Market Insights

- **Industrial Expansion:** An 8-acre parcel near the northwest corner of Baseline and Tomahawk is undergoing rezoning to permit the construction of a 90,000-square-foot indoor manufacturing facility. This development underscores the area's potential for industrial growth.
- **Commercial Potential:** The area's strategic location near major highways and ongoing infrastructure improvements make it suitable for heavy industrial.
- **Residential Opportunities:** Affordable land and a growing demand for housing, particularly in active adult communities, present opportunities for residential development and investment.
- **Community Growth:** Investments in infrastructure and community amenities suggest a positive trajectory for property values and rental demand in the coming years.

GROWTH & TRANSFORMATION: APACHE JUNCTION, AZ

Rapid Population Gains

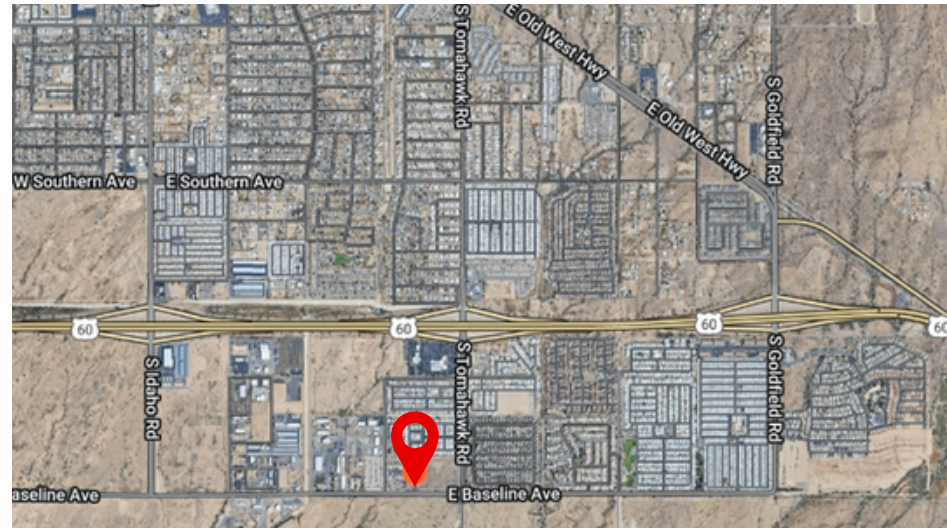
- Between 2020 and mid-2024, Apache Junction's population surged from around 38,500 to approximately 44,300—a 15% jump in just four years.
- Projected figures for 2025 estimate about 43,140 residents, reflecting sustained growth at around 2.4% annually.

Surging Home Values

- Over the past year, home prices in Apache Junction have soared—median list prices are up nearly 50%, reaching \$675,000 in Zip code 85119.
- As of mid-2024, the median home price stood at \$415,000, a striking rise from prior years.

Strategic Location & Economic Diversification

- Apache Junction serves as both the eastern gateway of Metro Phoenix and the western entry to scenic wilderness and recreational venues.
- The arrival of the extended SR-24 corridor and proximity to Phoenix-Mesa Gateway Airport positions the city for logistics, manufacturing, and distribution growth.
- The city is targeting four growth sectors: manufacturing (electronics, EVs), logistics, retail, and hospitality/tourism.
- With a regional labor force of over 345,000 and multiple higher education institutions—including Central Arizona College's Superstition Mountain Campus—the city offers a well-trained and accessible workforce.





MHG Commercial
Different. Driven. Dark Horse.

1702 E McNair Drive
Tempe, AZ 85283 | United States
mhgcommercial.com

powered by My Home Group



Carla Magee, MBA
Senior Commercial Advisor
480-359-7796
Carla@mhgcommercial.com

MHG Commercial is based in Phoenix, Arizona, and is dedicated to providing unparalleled service to its clients. MHG Commercial is a division of My Home Group, the fastest-growing real estate brokerage in Arizona.

MHG Commercial builds strong partnerships based on trust and integrity. They prioritize relationships with their residential agent partnerships, community leaders, clients, and referrals. Their commitment to these relationships allows them to expand their knowledge and make a positive impact on the local community.

Overall, MHG Commercial is known for its experienced professionals, transparent and informed approach, and dedication to client satisfaction. Their diverse expertise, collaborative experience, and commitment to building relationships make them a reliable partner for commercial real estate needs in Arizona.

Disclaimer

The information and content contained in this Offering Memorandum ("OM") is proprietary and strictly confidential. It is intended to be reviewed only by the party in receipt and should not be made available to any other person or entity without the written consent of MHG Commercial Real Estate brokered by My Home Group ("MHG"). This OM has been prepared to provide a summary to prospective buyers and to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. MHG has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any buyer/tenant, or any buyer/tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this OM has been obtained from sources we believe to be reliable; however, MHG has not verified, and will not verify, any of the information contained herein, nor has MHG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Buyers/tenants must verify all of the information and bears all risk for any inaccuracies. All prospective buyers/tenants must take appropriate measures to verify all of the information set forth herein.

By accepting the terms of this Disclaimer you agree to release MHG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase/lease of this property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE LISTING AGENT FOR MORE DETAILS.