

11560 WEST UNIVERSITY DRIVE | APACHE JUNCTION, AZ 85120



MERIDIAN PLAZA

1.003 ACRES | HARD CORNER PAD
ZONED LC | FOR SALE OR BUILD-TO-SUIT

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EXECUTIVE SUMMARY

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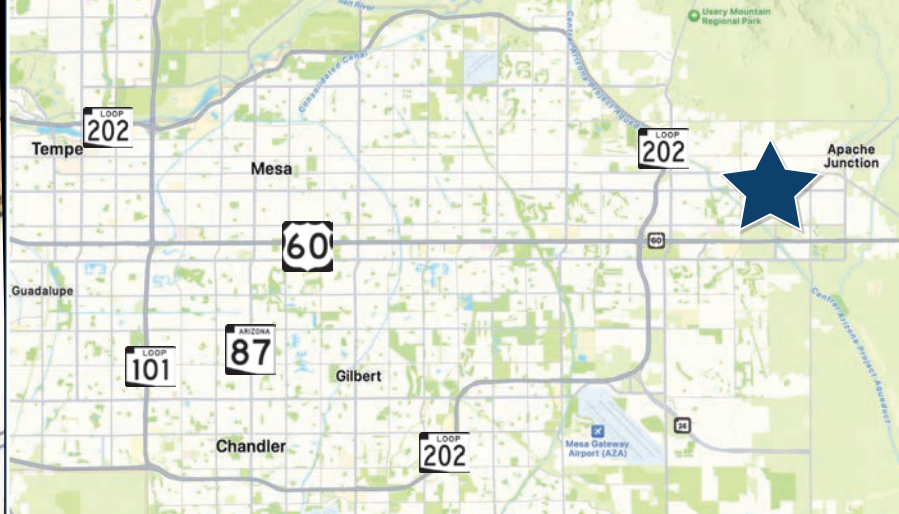
Meridian Plaza presents a prime development opportunity at the signalized hard corner of University Dr and Meridian Dr, strategically positioned on the border of Mesa and Apache Junction. This ± 1.003 -acre parcel sits within an established office center and is fully improved with utilities, sidewalks, and driveways already in place - offering a rare shovel-ready site in a fast-growing East Valley corridor.

Zoned LC (Limited Commercial), the site offers broad flexibility for medical office, retail, professional services, or drive-thru uses (with city approval). Its location, infrastructure readiness, and zoning versatility make it an ideal candidate for users seeking infill pads, developers targeting high-demand medical or QSR tenants, or investors looking for long-term value in a rising submarket.

BUILD-TO-SUIT
PARCEL/APN: 220-11-001T

N MERIDIAN DR 6,393 VPD

E UNIVERSITY DR 13,544 VPD



INVESTMENT HIGHLIGHTS

Lot Size: ± 1.003 Acres / ± 43,687 SF

SALE PRICE: ~~\$675,050 (\$15.50 PSF)~~
\$599,000 (\$13.75 PSF)

Price Per Acre: \$599,000

Price Per SF: \$13.75 PSF

Zoning: LC - Limited Commercial
(Allows Medical, Retail, Office,
Drive-Thru with City Approval)

Location: Hard Corner with
Signalized Intersection at
W University Dr & Meridian Dr

Notes: Sidewalks, Driveways & Utilities to the
Property are Installed

AERIAL VIEW

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NEW DEVELOPMENT

- **LANDSEA** Homes has closed on approximately 90 home-sites on ~14.5 acres at the northwest corner of the Loop 202 and University Drive in Mesa.
- **THE** community is named “Circlestone,” offering a mix of single- and two-story homes ranging from 1,400–2,600 sq ft.
- **SITE** work started early 2025, and sales are set to launch in June 2025.
- **AMENITIES** will include a pool, pool house, and pickleball courts.
- **HOMES** will feature Landsea’s “High Performance Home” package: Apple HomeKit-compatible automation (HomePod mini, smart locks, thermostat, garage control, doorbell camera-ready, etc.) and energy-performance features.

SINGLE-FAMILY DEVELOPMENT AT NW CORNER OF LOOP 202 & UNIVERSITY DRIVE (CIRCLESTONE)

LANDSEA HOMES CLOSES ON 90 HOMESITES FOR A NEW COMMUNITY IN MESA, ARIZONA

Landsea Homes Closes on 90 Homesites for a New Community in Mesa

“We’re excited to expand our presence in the city of Mesa with the closing of these 90 new homesites,” said Heather Cammisio, Arizona Division President, Landsea Homes. “Circlestone will provide both single-story and two-story home floorplans to meet various lifestyle needs. Mesa is a desirable place to live with its warm weather, affordable living, great schools and employment opportunities along with various recreation activities. We look forward to bringing more of our High Performance Homes to homebuyers in Mesa next year.”

Located on more than 14.5 acres at Northwest Corner Loop 202 and University Drive in Mesa, Circlestone will consist of 90 single-story and two-story floorplans ranging from 1,400 to 2,600 square feet. Land development will begin next month, and sales are expected to begin in June 2025.

Residents of Circlestone will enjoy various amenities including a pool, pool house and pickleball courts.

Located just outside of Phoenix and Tempe, Mesa is Arizona’s third largest city and offers an affordable cost of living, top-rated schools, and amazing outdoor recreation. One of the largest industries in the area is aerospace, with companies like Marsh Aviation headquartered in the city. Mesa Unified School District is the largest school district in Arizona.



Cross-Streets
NWC of Loop 202 and University Dr

General Land Area
14.46 Acres



NEW DEVELOPMENT

- **EXCELLENT** visibility along University Drive and the Loop 202, where approximately 54,000 vehicles pass by the site per day.
- **STRONG** daytime population in the immediate trade area with over 203,443 persons within a 5 mile radius
- **ESTABLISHED** neighborhoods surround the intersection where the average HH incomes exceed \$79,388 and there are more than 89,390 homes within 5 miles



Cross-Streets
SWC of Ellsworth Rd and University Dr

General Land Area
4.3 Acres

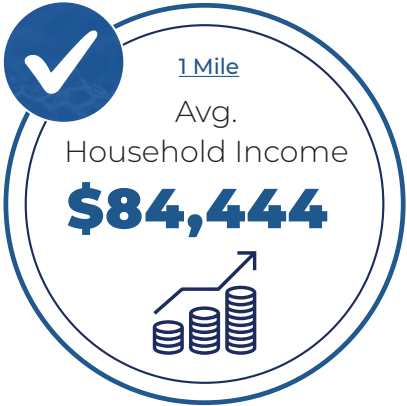
ELLSWORTH RD AND UNIVERSITY DR (PROPOSED WENDY'S) - (PROPOSED DUTCH BROS)



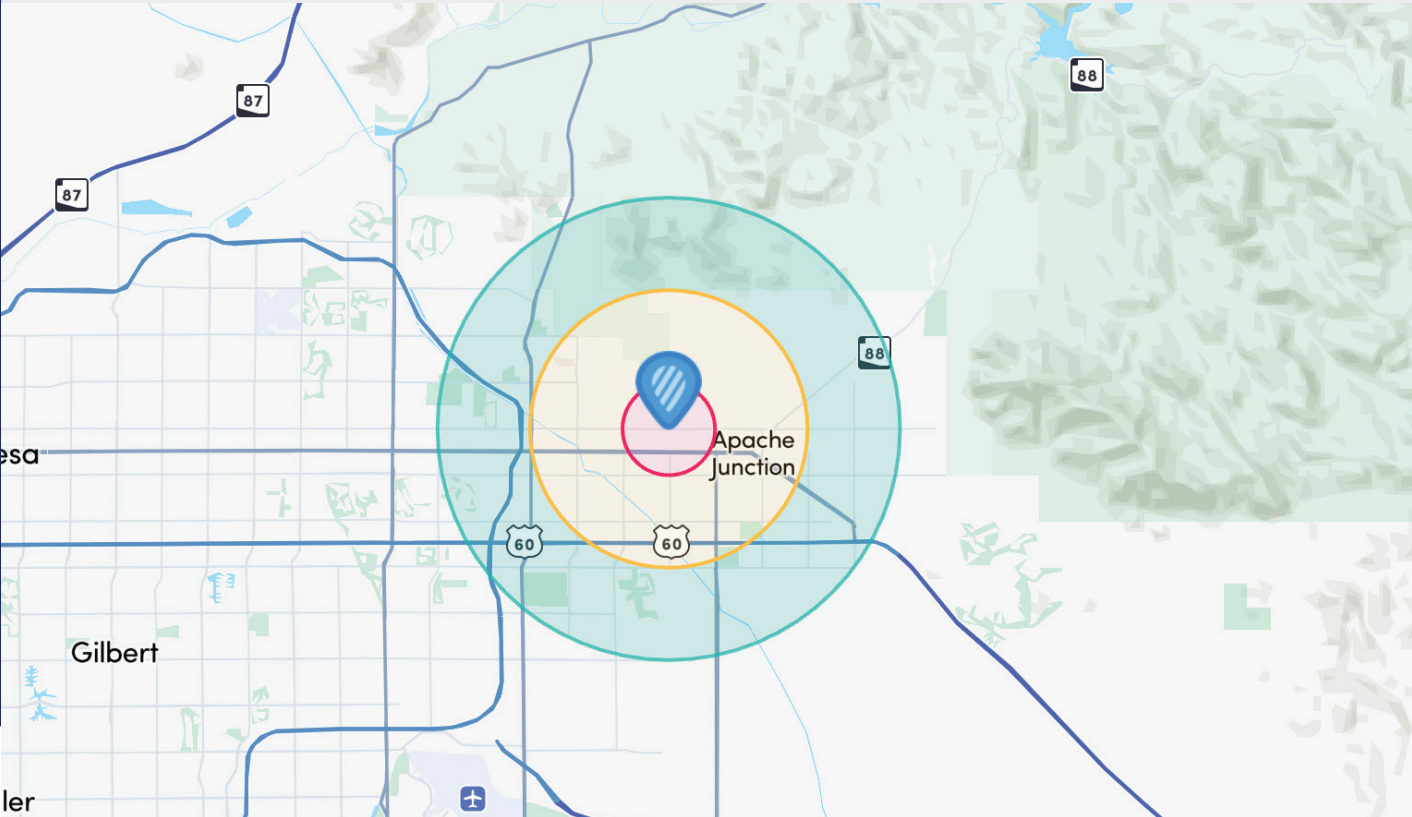
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DEMOGRAPHICS



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	13,298	79,520	166,555
Residential Population:	14,731	88,389	184,505
2029 Proj. Residential Population:	14,064	85,764	176,956
Average Household Income:	\$84,444	\$92,350	\$102,036
Total Household Expenditures:	\$522.07 M	\$3.15 B	\$6.92 B
Median Age:	47.5	45.1	46.6
Average Household Size:	2.2	2.3	2.3
Housing Units:	6,654	37,981	79,438
Total Households:	6,031	34,149	71,038
Total Employees:	1,433	8,869	17,950



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