

SWC BROWN ROAD & CRISMON ROAD - MESA, AZ 85207



GENEVA VILLAS | 27 FINAL PLATTED PLOTS

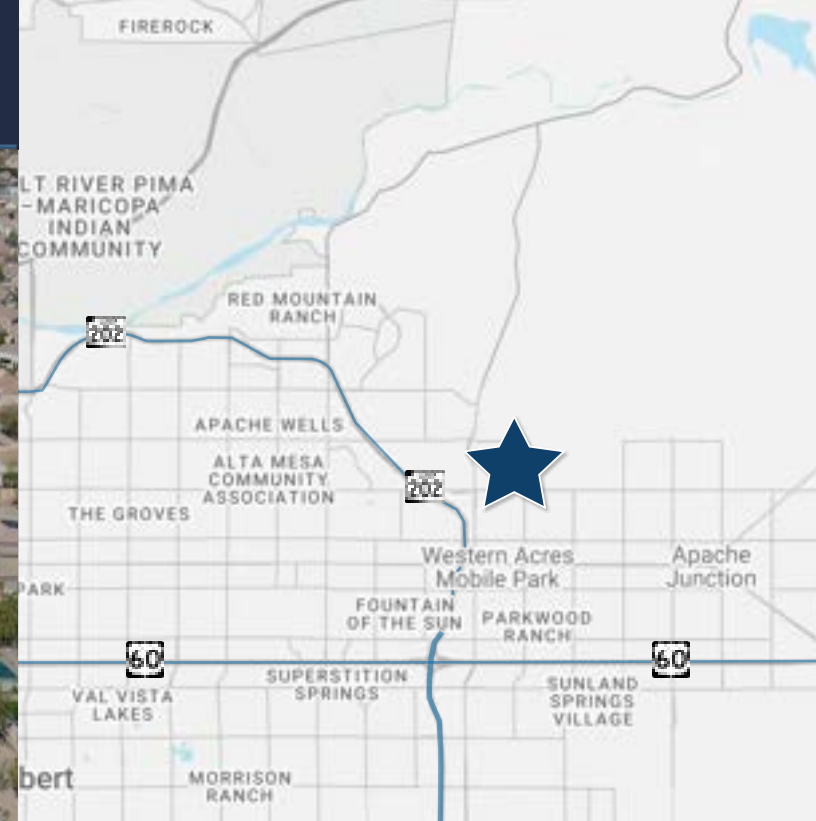
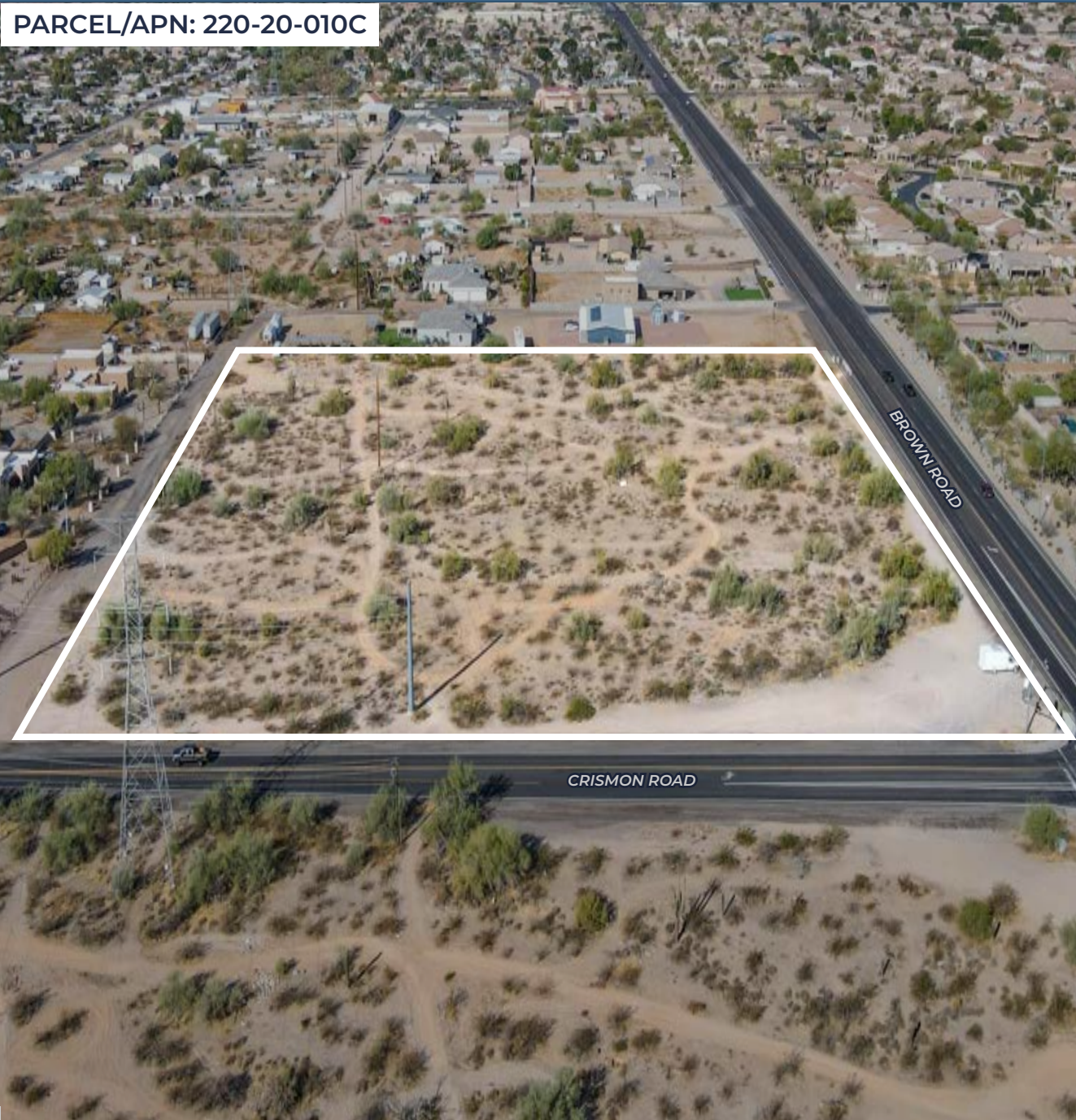
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GENEVA VILLAS

SWC BROWN ROAD & CRISMON ROAD - MESA, AZ 85207

PARCEL/APN: 220-20-010C



Asking Price:

Contact Broker

Size:

Gross: 9.99 Acres
Net: 7.78 Acres

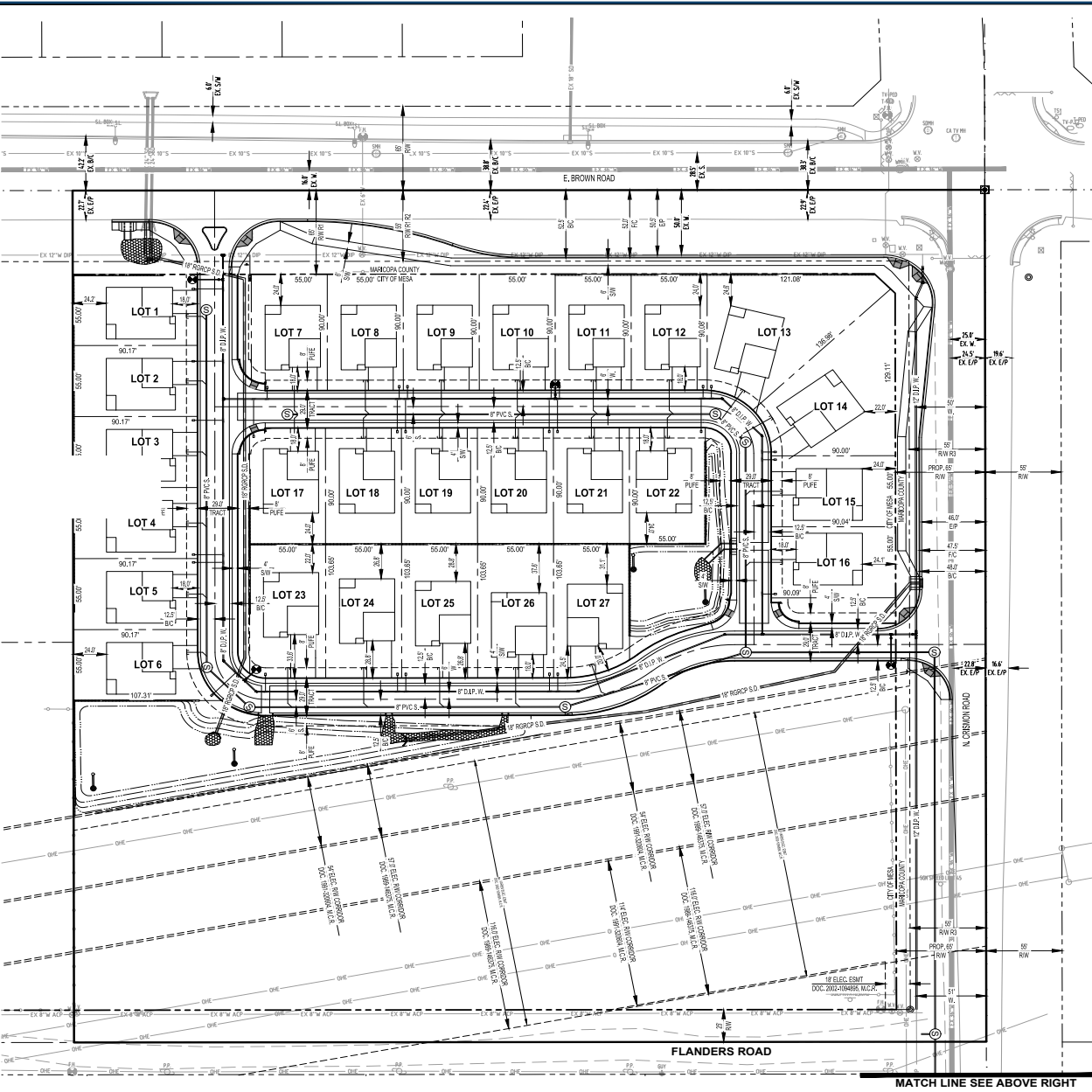
Number of Lots:

27

Typical Lot Size:

55' x 90'

SITE PLAN
SWC BROWN ROAD & CRISMON ROAD - MESA, AZ 85207

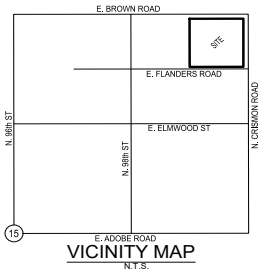


LEGAL DESCRIPTION
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXCEPT THE NORTH 55 FEET, THE EAST 55 FEET AND THE SOUTH 25 FEET THEREOF AND
EXCEPT THAT PORTION CONVEYED TO MARICOPA COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA RECORDED JUNE 18, 2008 IN RECORDING NO. 2008053948, RECORDS OF MARICOPA COUNTY, ARIZONA.

BENCHMARK
BRASS TAG IN THE CORNER OF CURB AT THE NORTHEAST CORNER OF 9th STREET AND BROWN ROAD.
ELEVATION: 1660.09, NAVD83 EL., COAM DATUM

BASIS OF BEARING
THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 7 EAST.
SAD LINE BEARS NORTH 89°30'33" EAST PER ADJUTED PLSS SUBDIVISION RECORD OF SURVEY RECORDED IN BOOK 652, PAGE 28, M.C.S.

SITE PLAN FOR GENEVA VILLAS
LOCATED IN A PORTION OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

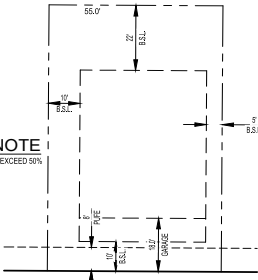


ENGINEER
D & M ENGINEERING
ATTN: DURAN THOMPSON
1020 EAST GILBERT DRIVE,
SUITE 0
TEMPE, AZ 85281
(480) 350-9590

SITE DATA
GROSS AREA: 9,999 AC(TO CENTERLINE)
NET AREA: 7,793 AC(TO RIGHT OF WAY)
PROPOSED LOTS: 27
EXISTING ZONING: R-43
APN: 220-05-010C-A-D
DENSITY(GROSS): 2.7 D.U./AC.
DENSITY(NET): 3.5 D.U./AC.
NATURAL AREA OPEN SPACE: 144,486 S.F. / 2,788 AC.

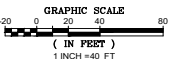
LOT TABLE			LOT TABLE		
LOT #	AREA (SF)	AREA(AC.)	LOT #	AREA (SF)	AREA(AC.)
LOT 1	4,963 S.F.	0.114 AC.	LOT 15	4,951 S.F.	0.114 AC.
LOT 2	4,961 S.F.	0.114 AC.	LOT 16	4,953 S.F.	0.114 AC.
LOT 3	4,959 S.F.	0.114 AC.	LOT 17	4,937 S.F.	0.113 AC.
LOT 4	4,996 S.F.	0.114 AC.	LOT 18	4,990 S.F.	0.114 AC.
LOT 5	4,954 S.F.	0.114 AC.	LOT 19	4,990 S.F.	0.114 AC.
LOT 6	5,149 S.F.	0.118 AC.	LOT 20	4,950 S.F.	0.114 AC.
LOT 7	4,941 S.F.	0.113 AC.	LOT 21	4,990 S.F.	0.114 AC.
LOT 8	4,950 S.F.	0.114 AC.	LOT 22	4,950 S.F.	0.114 AC.
LOT 9	4,950 S.F.	0.114 AC.	LOT 23	5,688 S.F.	0.131 AC.
LOT 10	4,950 S.F.	0.114 AC.	LOT 24	5,701 S.F.	0.131 AC.
LOT 11	4,950 S.F.	0.114 AC.	LOT 25	5,701 S.F.	0.131 AC.
LOT 12	4,950 S.F.	0.114 AC.	LOT 26	5,701 S.F.	0.131 AC.
LOT 13	8,926 S.F.	0.205 AC.	LOT 27	5,492 S.F.	0.126 AC.
LOT 14	8,303 S.F.	0.191 AC.			

DRIVEWAY NOTE
DRIVEWAY WIDTHS ARE NOT TO EXCEED 50% OF THE WIDTH OF THE LOT.



FLOOD INSURANCE RATE MAP (FIRM) INFORMATION
THIS SITE LIES WITHIN A FLOOD AREA DESIGNATED AS "ZONE X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 04015C22704I, DATED NOVEMBER 1991, 2015. "ZONE X" IS DESIGNATED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

NOTE: THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF D & M ENGINEERING. ANY UNAUTHORIZED REPRODUCTIONS, REVISIONS, ADDITIONS, OR ALTERATIONS OF THESE DRAWINGS IS STRICTLY PROHIBITED, AND WILL BE CONSIDERED TO BE IN VIOLATION OF ARIZONA STATE TECHNICAL BOARD, CODE 32-125 AND 32-142.



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Tempe, AZ 85281
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E-Mail: engineer@dmengineer.com

GENEVA VILLAS
9960 E FLANDERS ROAD
MESA, ARIZONA 85207

SITE PLAN

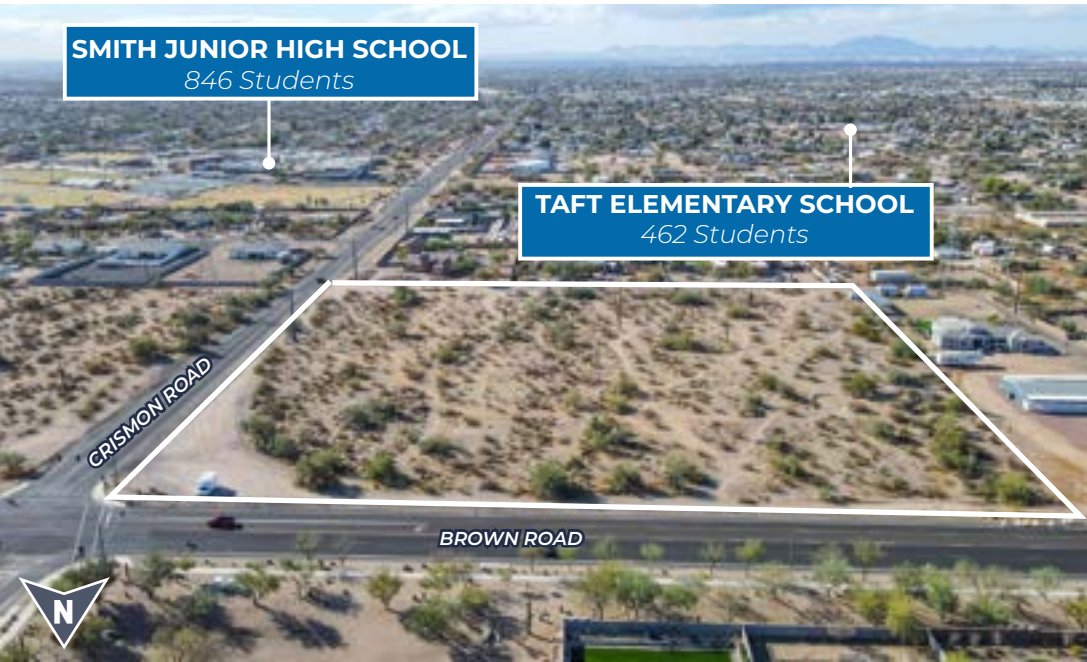
NO.	DATE	APP.	DESCRIPTION

DESIGNED: DTT
DRAWN: AGY
CHECKED: DTT
DATE: 6-6-2025
SCALE: 1" = 40'
PROJECT: 210401
FILE NAME: Site Plan

SHEET
1 OF 1

AERIAL VIEWS

SWC BROWN ROAD & CRISMON ROAD - MESA, AZ 85207



ABUNDANT, AFFORDABLE, HIGH-QUALITY WORKFORCE

Leading employers like Boeing and Banner Medical Centers benefit from Mesa's well-educated workforce, more than 42.4% of which have an associates degree or higher. From January 2010 to May 2020 the labor force in the Phoenix-Mesa MSA has increased by 17.73% and currently has more than 2,500,000 workers. (Source: ESRI, 2024)

As a right to work state, Arizona has one of the lowest unionization rates in the nation. Additionally, Arizona employers, on average, pay the 11th lowest unemployment insurance premium taxes. Whether focused on high-tech jobs, administrative operations, or customer service, Mesa and the Greater Phoenix area can meet all labor force needs.

Mesa's strong economic development, along with the state's pro-business ideology, has attracted a variety of industries including Healthcare, Education, Aerospace/Aviation and Technology.

The low risk of natural disaster ranks Phoenix-Mesa metro among the safest places in the US for high-tech companies to do business. A 2008 study by Sustain-Lane ranked Mesa as the safest place in the nation when considering natural disaster risks. In 2015, Apple revealed plans and selected Eastmark as a premier location for its \$2 billion Data and Global Operations Center. The 1.3 million square foot project was completed in August of 2018 and the building is 100 percent powered by clean solar energy. EdgeCore Data Campus is located within the Elliot Road Technology Corridor with an on-site substation designed to deliver 280 MW of utility power. The campus consists of 7 data centers utilizing 1.2 million square feet. EdgeCore selected Mesa because of the highly competitive power rates relative to southwestern US markets, along with the cost saving from Arizona's data center tax incentive.

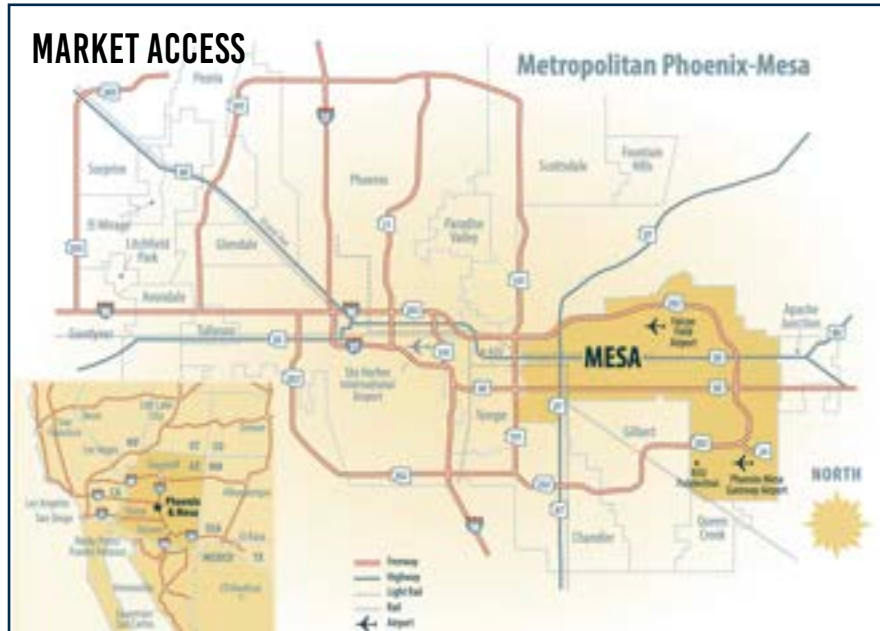
Mesa Based Employees:

Data represents number of employees at given locations



“A Smart Location for Intelligent Companies”

With a population of 517,496 Mesa, Arizona is the 36th largest city in the United States and second largest in the Phoenix-Mesa metro area and is larger than Miami, Minneapolis, Atlanta and St. Louis. Mesa encompasses 138 square miles inside the metro area, which has a population of 5 million people, and is projected to grow to 5.2 million by 2028.



517K+

More than a half a million people live in Mesa, Arizona

2nd

Largest City in Phoenix.
3rd Largest in Arizona

36th

Largest City in the U.S. *Larger than Miami, St. Louis

1.4M

Workforce Population within a 30-min drive

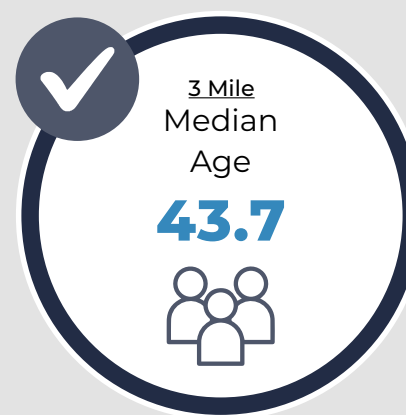
Mesa Offers:

- A diverse and sustainable economy that features a balance of base industries that create high quality jobs.
- An educated workforce.
- A partnership of government and industry that considers next generation technologies and products as economic opportunities.
- Business people who see Mesa as their home and the world as their marketplace.

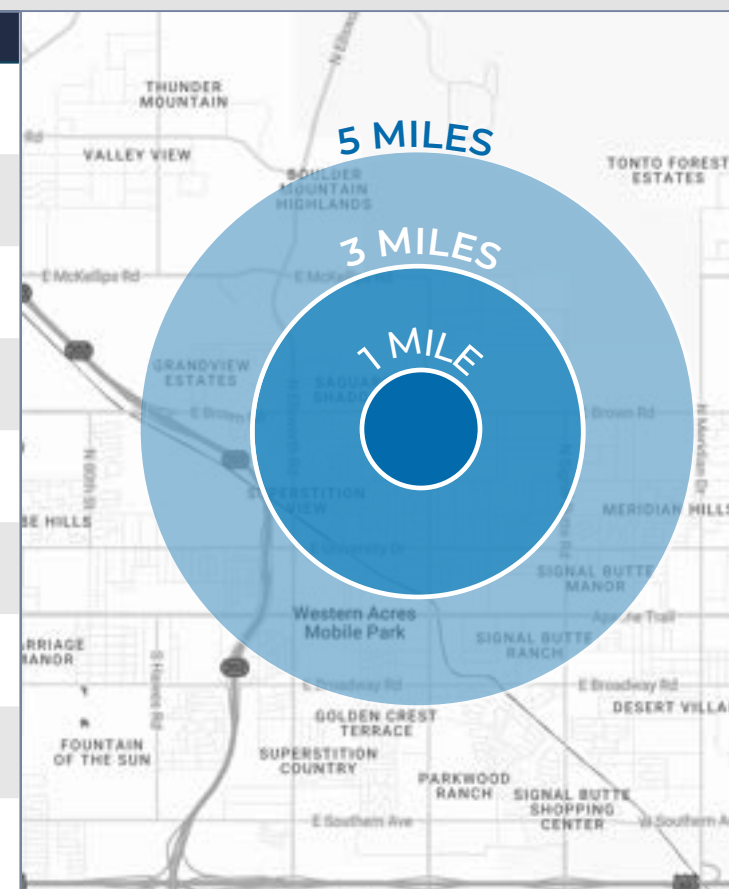


DEMOGRAPHICS

SWC BROWN ROAD & CRISMON ROAD - MESA, AZ 85207



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	7,910	79,760	218,801
Estimated Population:	6,919	73,686	189,096
2029 Proj. Residential Population:	6,877	76,824	196,051
Average Household Income:	\$157,652	\$102,144	\$106,272
Median Age:	42.2	43.7	46.2
Average Household Size:	2.8	2.4	2.3
Housing Units:	2,660	33,818	91,370
Total Households:	2,447	30,009	80,840
Total Employees:	991	6,074	29,705



DISCLAIMER

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.