



LOOP
202

AVAILABLE
1.00-3.46 AC

PLANNED

Industrial/
Office



LEHI COVE

BUILT

89-Unit
Townhome

EAST THOMAS RD

AVILLA

BUILT

180-Unit
Townhome

LEHI CROSSING

Lofts at
Pioneer
Crossing

UNDER CONSTRUCTION

90-Unit
Townhome

TYLER RANCH

PLANNED

160-Unit
Single Family

±135,000 VPD

LOOP
202

UNDER CONSTRUCTION

60-Unit
Single Family

The Village
at Pioneer
Crossing

FOR SALE | LAND

LOOP 202 & VAL VISTA LAND

3510 E Thomas Rd, Mesa, AZ 85213

Steve Beck President & Associate Broker / 480.610.2400 / steve@coberealestate.com

TJ Zaharis Partner & Designated Broker / 480.610.2400 / tj@coberealestate.com

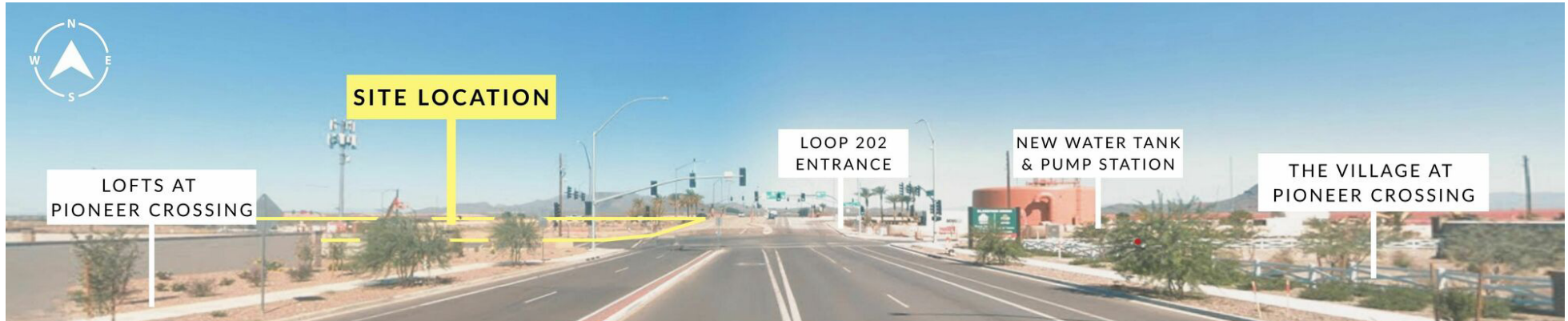


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PROPERTY SUMMARY

Lot Size:	3.46 Acres
Lot Sizes Available:	1.00 - 3.46 Acres
Entire Property Pricing:	Contact Broker
1-Acre Lot Pricing:	\$30.00/SF
APN #:	141-21-007A
Zoning:	GI
Cross Streets:	E Thomas Rd/N Val Vista Dr

PROPERTY OVERVIEW

Located at the SWC of Loop 202 (Red Mtn Fwy) and Val Vista Dr, this property is the perfect location for those seeking easy access in a quickly expanding location. Surrounded by established and upcoming communities, this land is a must-buy in a growing area with limited land options left! With flexible General Industrial zoning (GI), this site allows for commercial processing and manufacturing, as well as a wide range of commercial activities and uses. Nearby are several amenities, like grocery stores, parks, and shopping. With the option to purchase the property as a whole or purchase individual 1-AC parcels, this property presents flexible options to meet your needs.

PROPERTY HIGHLIGHTS

- Flexible GI Zoning; Build C-Store, Bank, Car Wash, Restaurant, Office or Industrial Park, and more!
- Purchase entire parcel or individual 1-AC lots
- Great Loop 202 & Val Vista Dr location with freeway frontage
- Sitting in expanding location

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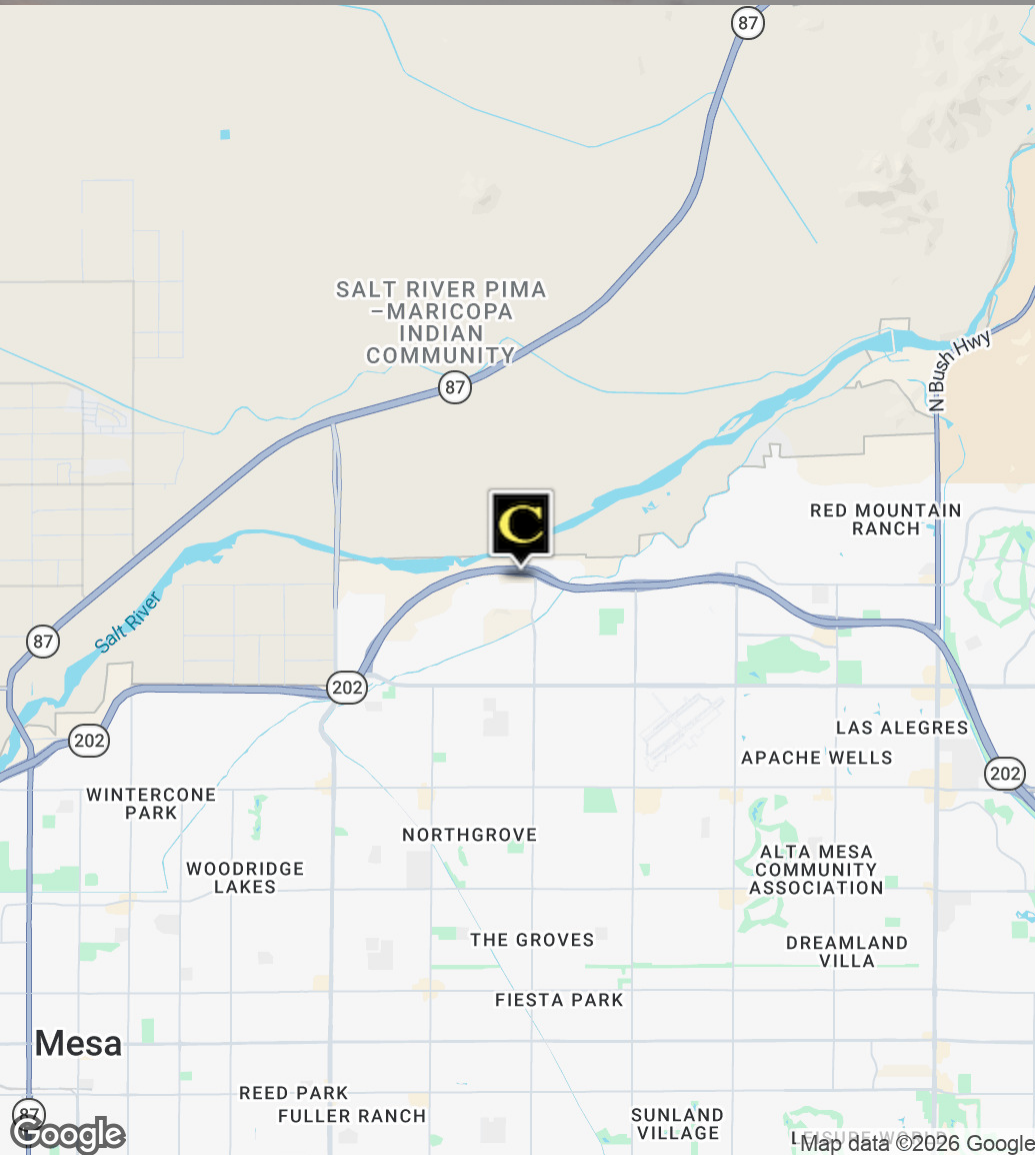
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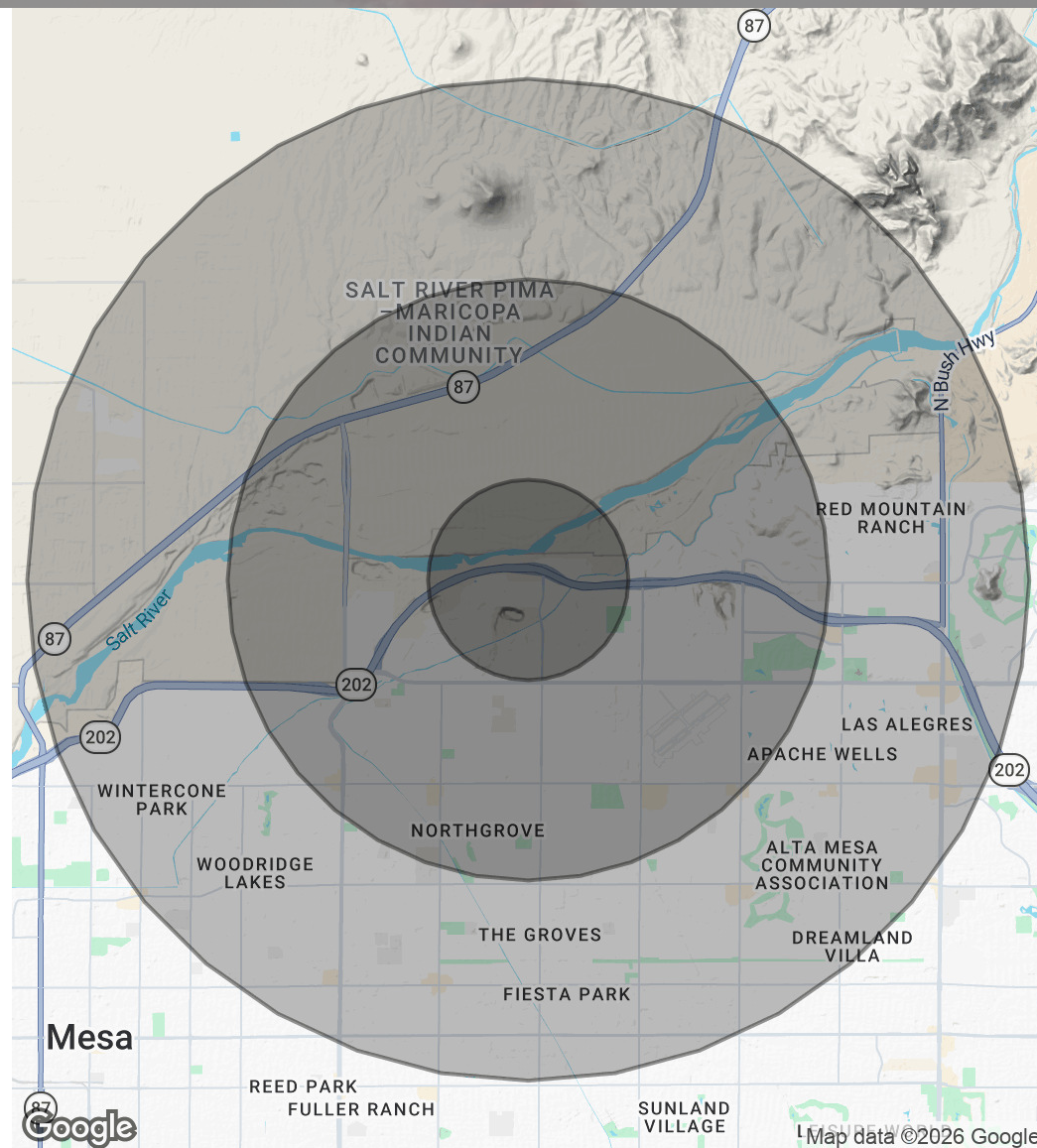
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,172	25,780	136,572
Average Age	34.0	39.5	42.3
Average Age (Male)	34.7	38.8	41.7
Average Age (Female)	34.0	40.2	43.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,046	8,688	53,728
# of Persons per HH	3.0	3.0	2.5
Average HH Income	\$185,690	\$155,396	\$109,461
Average House Value	\$628,105	\$555,299	\$394,442

2023 American Community Survey (ACS)



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