

# ELLIOT TECH CENTER

# LAND FOR SALE

2 LOTS TOTALING ±45.79 ACRES  
N/NWC SIGNAL BUTTE & ELLIOT ROAD | MESA, AZ



VIDEO



**THOMPSON  
THRIFT**  
A REAL ESTATE COMPANY

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# PHASE II LAND FOR SALE

LOT A	
• Total Size ±31.71 Acres	• Fully improved Land
• Divisible to ±10 Acres	• On-Site Amenities
• LI Zoning	• Located within Elliot Road Tech Community

LOT B	
• Total Size: ±14.08 Acres	• Fully improved Land
• Divisible to ±4.11 Acres	• On-Site Amenities
• LI Zoning	• Located within Elliot Road Tech Community

# PHASE 1

## ELLIOT ROAD

## LOT A

- Total Size ±31.71 Acres
- Divisible to ±10 Acres
- LI Zoning
- Fully improved Land
- On-Site Amenities
- Located within Elliot Road Tech Community

## LOT B

- Total Size: ±14.08 Acres
- Divisible to ±4.11 Acres
- LI Zoning
- Fully improved Land
- On-Site Amenities
- Located within Elliot Road Tech Community





### LOCATION FEATURES

- Direct access to Loop 202 Freeway
- 2 miles to Eastmark (4th Largest Planned Home Development in USA)
- Full diamond interchange at Elliot Road & Loop 202
- Easy access to many local restaurants, hotels, retail and airport
- 8 miles to Phoenix-Mesa Gateway Airport
- 2.5 miles to US 60
- Easy access to Mesa, Gilbert, Chandler, Queen Creek, San Tan Valley & Chandler Heights



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