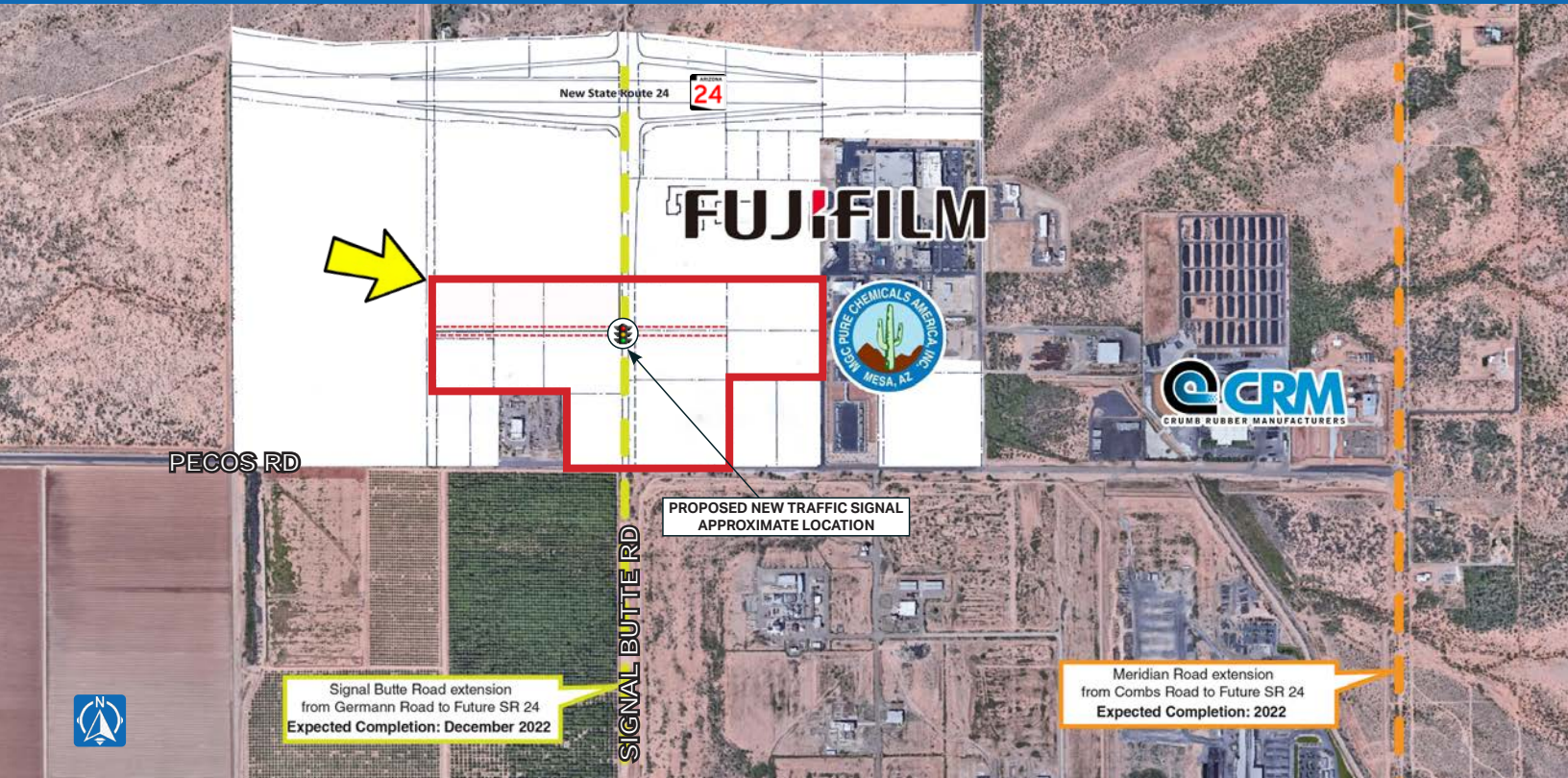


LAND FOR SALE

S/SEC AND S/SWC SIGNAL BUTTE RD & FUTURE SR-24 | MESA, AZ



PROPERTY SUMMARY

Land Size: ±57.44 AC
Asking Price: Please call for pricing
Zoning: East side - AG, City of Mesa
 West side - LI, City of Mesa

DEMOGRAPHICS

	3 Miles	5 Miles
2019 Population	22,984	101,331
2024 Population	27,911	118,140
2019 Med HH Income	\$92,399	\$85,763

ESRI 2019 Estimates

PROPERTY HIGHLIGHTS

- To be located off the new full-diamond interchange at Signal Butte Road and State Route 24
- Very strong existing employment in the immediate area with additional planned
- Signal Butte Road is planned to expand from Germann Road to the new SR-24 by December 2022
- New housing is planned to the north, south, and east (Eastmark is the #1 master-planned community in Arizona to the north with ±12,000 units at full buildout)
- Close proximity to the Phoenix-Mesa Gateway Airport

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

Zachary Pace
 602.734.7212
 zpace@pcaemail.com

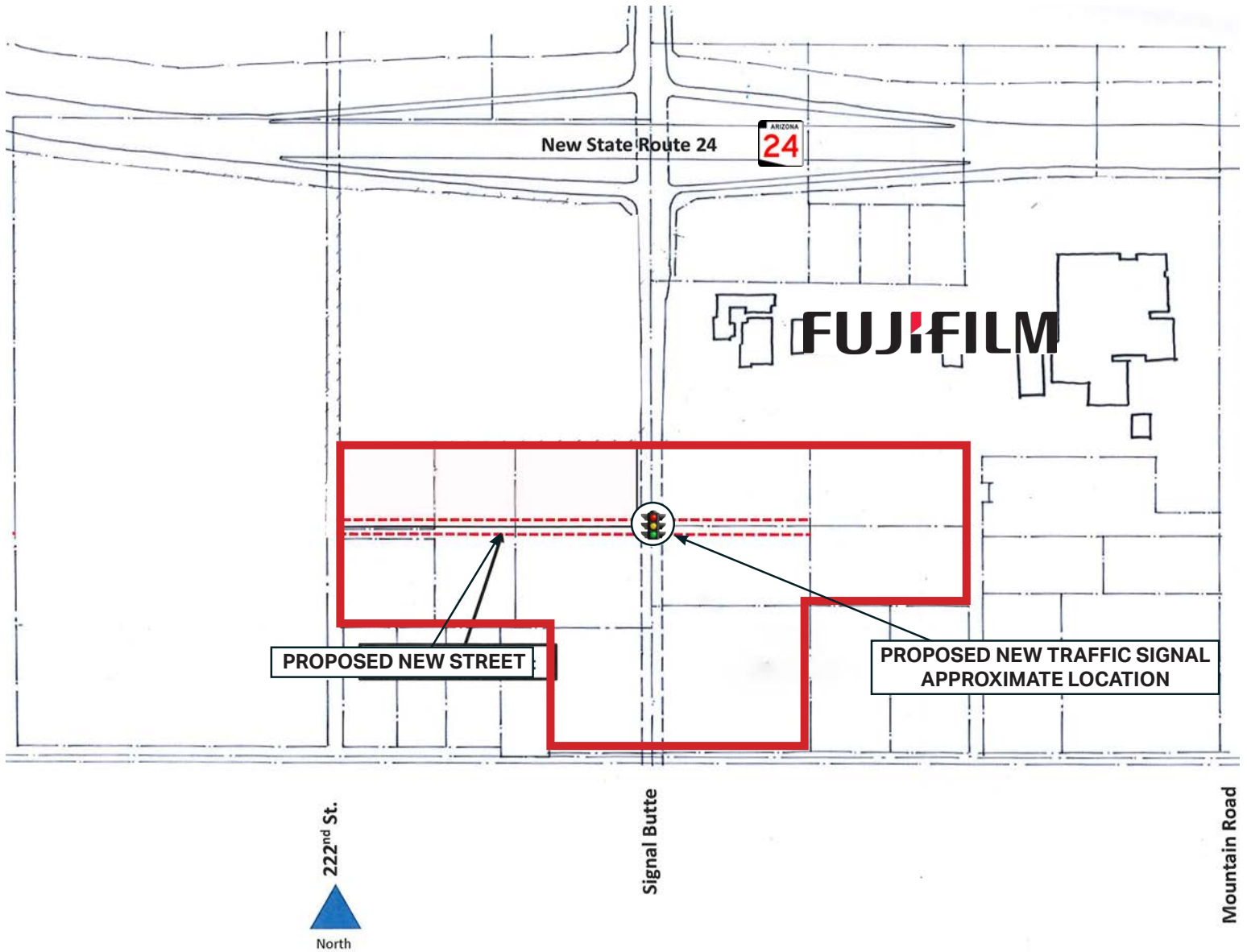
Greg Laing
 602.734.7207
 glaing@pcaemail.com



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