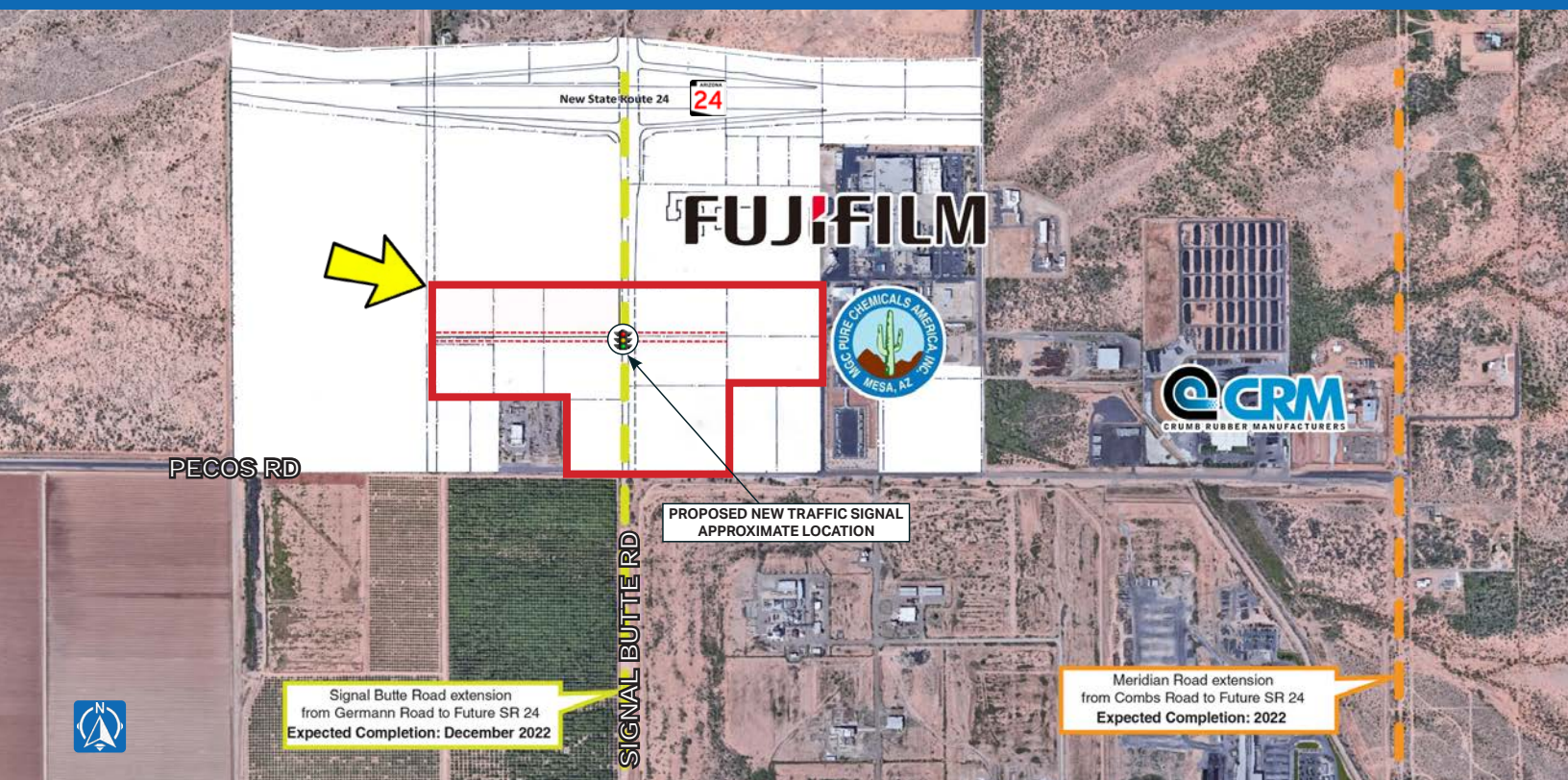


# LAND FOR SALE

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
<b>2019 Population</b>	22,984	101,331
<b>2024 Population</b>	27,911	118,140
<b>2019 Med HH Income</b>	\$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](http://WWW.PHOENIXCOMMERCIALADVISORS.COM) | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

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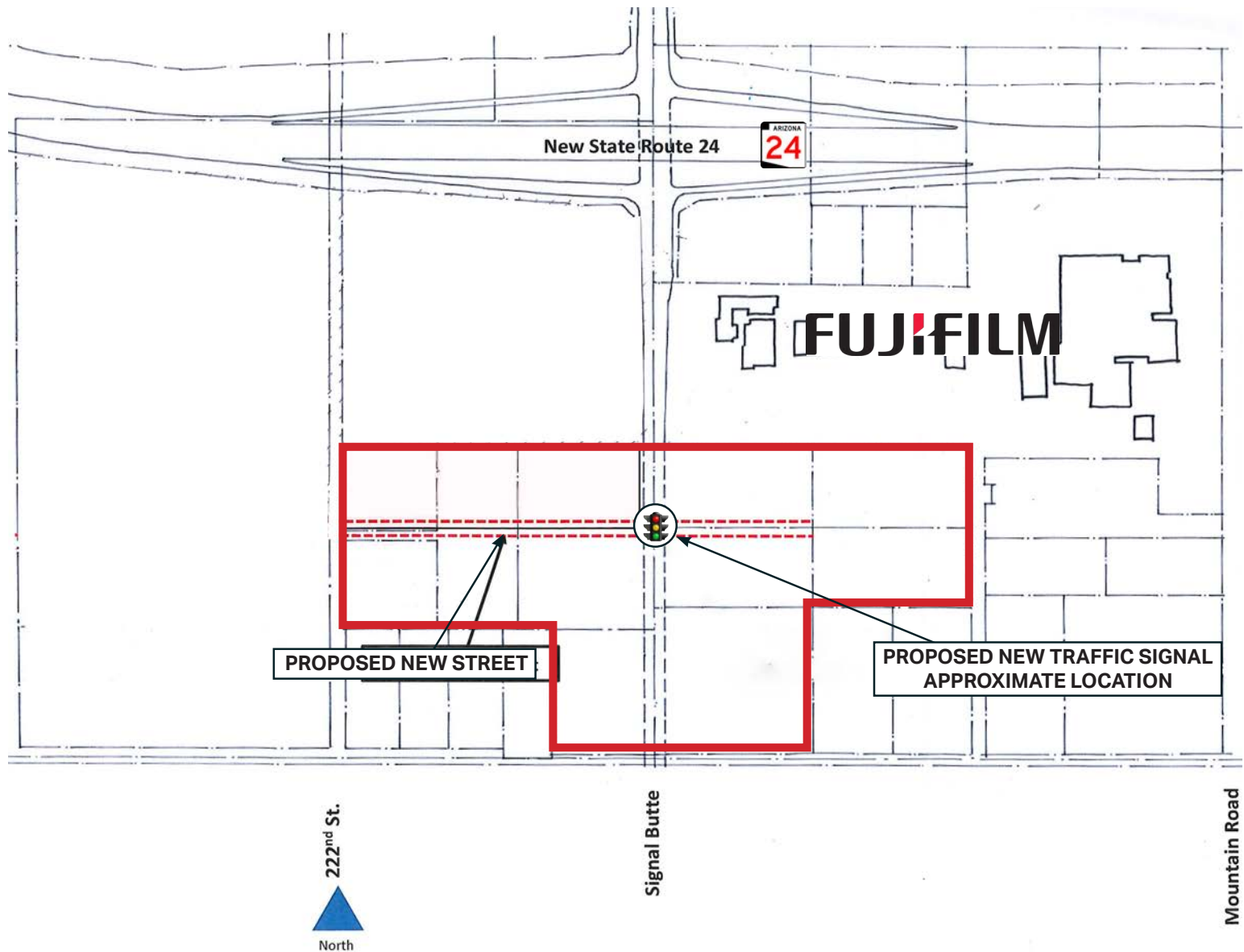


The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

[12/4/19]

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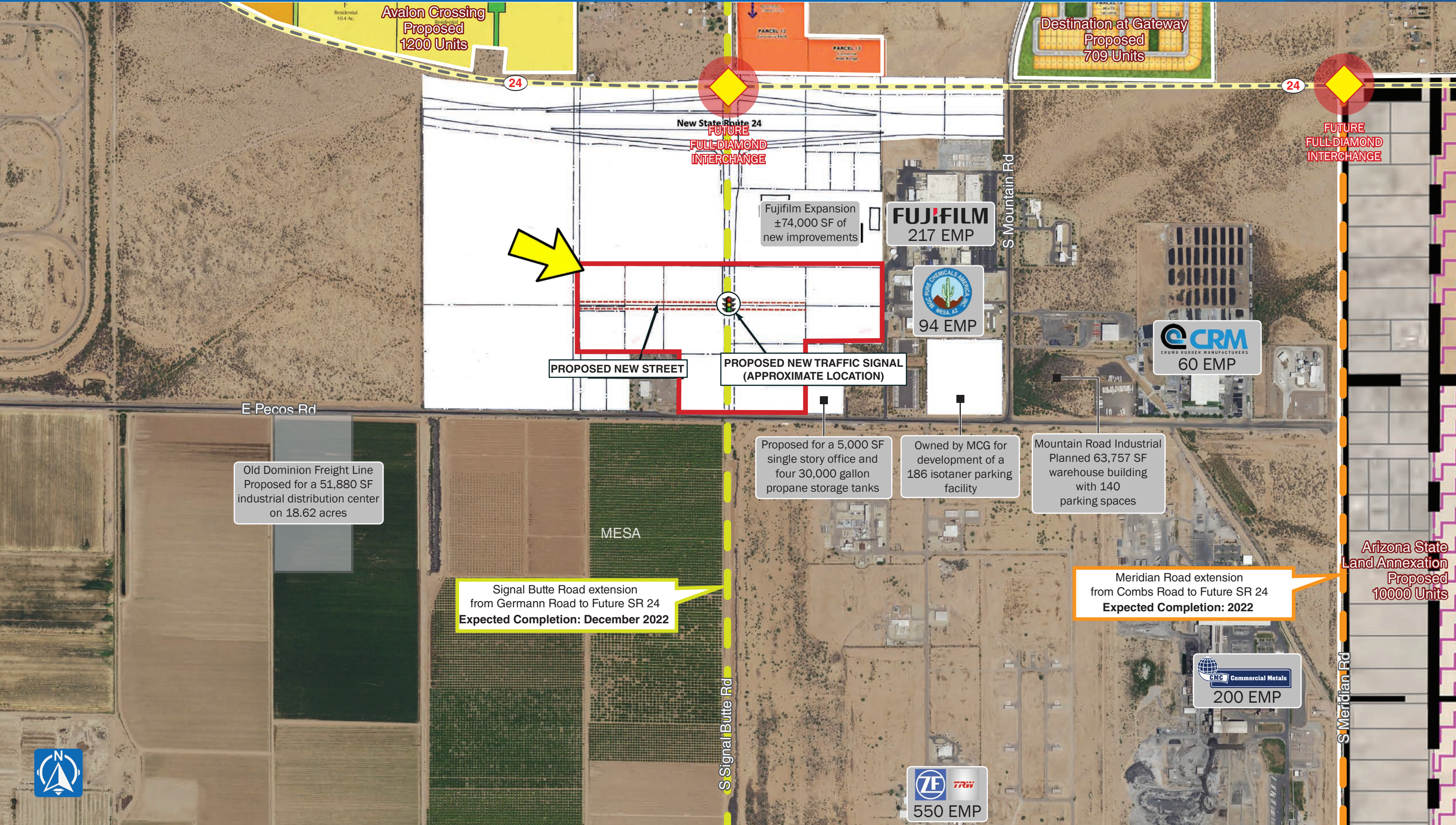
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[12/4/19]

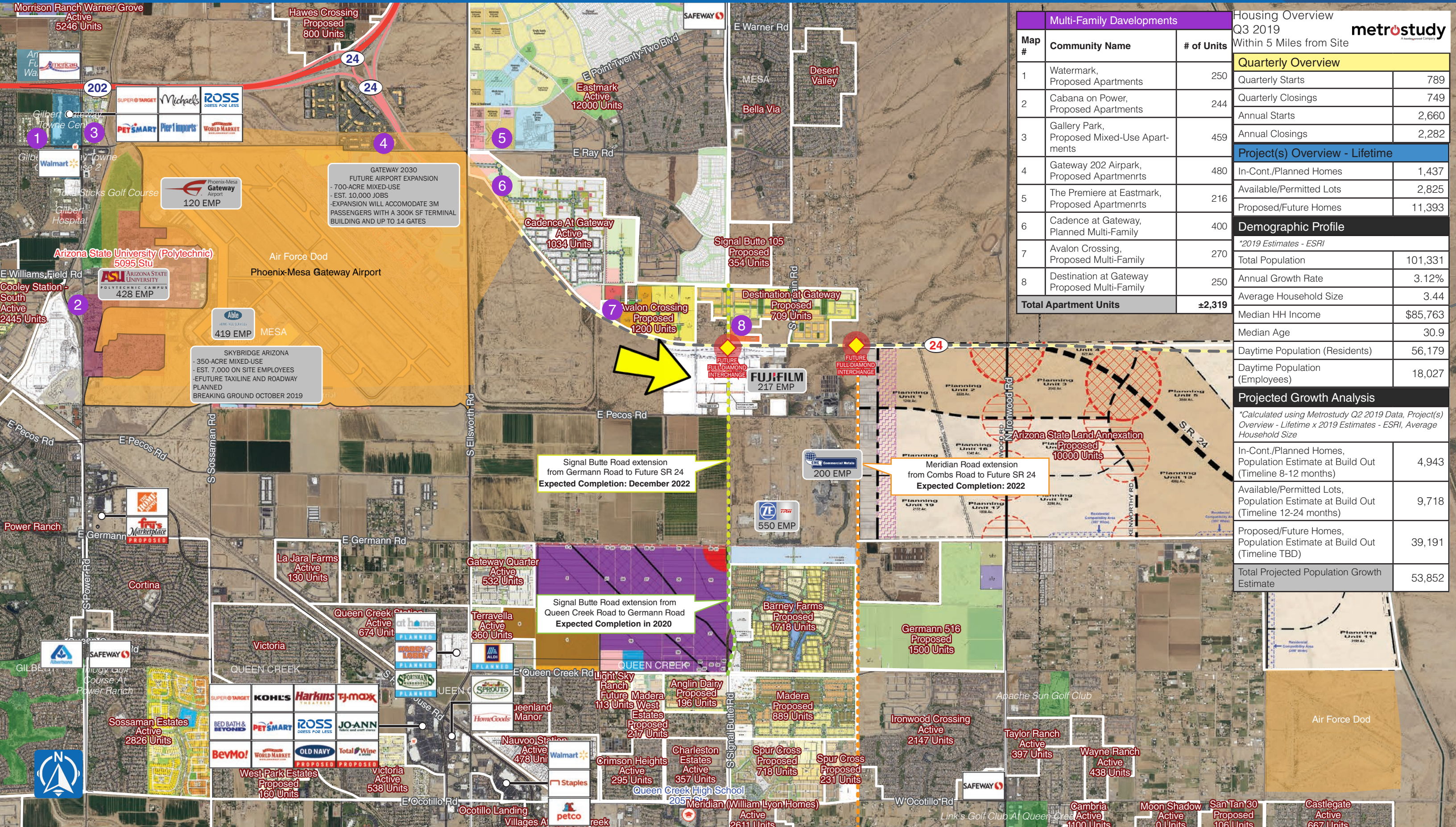








S/SEC AND S/SWC SIGNAL BUTTE RD & FUTURE SR-24 | MESA, AZ



Multi-Family Developments		
Map #	Community Name	# of Units
1	Watermark, Proposed Apartments	250
2	Cabana on Power, Proposed Apartments	244
3	Gallery Park, Proposed Mixed-Use Apartments	459
4	Gateway 202 Airpark, Proposed Apartments	480
5	The Premiere at Eastmark, Proposed Apartments	216
6	Cadence at Gateway, Planned Multi-Family	400
7	Avalon Crossing, Proposed Multi-Family	270
8	Destination at Gateway Proposed Multi-Family	250
Total Apartment Units		±2,319

Housing Overview	
Q3 2019	
Within 5 Miles from Site	
metrostudy	
Quarterly Overview	
Quarterly Starts	789
Quarterly Closings	749
Annual Starts	2,660
Annual Closings	2,282
Project(s) Overview - Lifetime	
In-Cont./Planned Homes	1,437
Available/Permitted Lots	2,825
Proposed/Future Homes	11,393
Demographic Profile	
*2019 Estimates - ESRI	
Total Population	101,331
Annual Growth Rate	3.12%
Average Household Size	3.44
Median HH Income	\$85,763
Median Age	30.9
Daytime Population (Residents)	56,179
Daytime Population (Employees)	18,027
Projected Growth Analysis	
*Calculated using Metrostudy Q2 2019 Data, Project(s) Overview - Lifetime x 2019 Estimates - ESRI, Average Household Size	
In-Cont./Planned Homes, Population Estimate at Build Out (Timeline 8-12 months)	4,943
Available/Permitted Lots, Population Estimate at Build Out (Timeline 12-24 months)	9,718
Proposed/Future Homes, Population Estimate at Build Out (Timeline TBD)	39,191
Total Projected Population Growth Estimate	53,852



## One Page Summary

Signal Butte Rd & Pecos Rd, Mesa  
-111.600458168 33.2919173170001  
Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
Latitude: 33.291917  
Longitude: -111.600458

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	46	1,532	7,344
2010 Total Population	54	8,347	57,948
2019 Total Population	64	22,984	101,331
2019 Group Quarters	0	3	371
2024 Total Population	77	27,911	118,140
2019-2024 Annual Rate	3.77%	3.96%	3.12%
2019 Total Daytime Population	2,011	17,659	74,206
Workers	1,979	3,145	18,027
Residents	32	14,514	56,179
<b>Household Summary</b>			
2000 Households	18	526	2,273
2000 Average Household Size	2.56	2.91	3.20
2010 Households	22	2,611	17,238
2010 Average Household Size	2.45	3.20	3.34
2019 Households	25	6,882	29,365
2019 Average Household Size	2.56	3.34	3.44
2024 Households	30	8,285	33,978
2024 Average Household Size	2.57	3.37	3.47
2019-2024 Annual Rate	3.71%	3.78%	2.96%
2010 Families	18	2,200	14,323
2010 Average Family Size	2.72	3.47	3.64
2019 Families	21	5,611	23,952
2019 Average Family Size	2.76	3.68	3.77
2024 Families	25	6,750	27,681
2023 Average Family Size	2.80	3.71	3.81
2019-2024 Annual Rate	3.55%	3.77%	2.94%
<b>Housing Unit Summary</b>			
2019 Housing Units	25	7,393	32,040
Owner Occupied Housing Units	96.0%	87.6%	77.3%
Renter Occupied Housing Units	4.0%	5.5%	14.4%
Vacant Housing Units	0.0%	6.9%	8.3%
<b>Median Household Income</b>			
2019	\$85,857	\$92,399	\$85,763
2024	\$110,036	\$103,053	\$96,939
<b>Median Home Value</b>			
2019	\$350,000	\$318,031	\$299,546
2024	\$361,765	\$347,463	\$334,179
<b>Average Income Value</b>			
Average Household Income	\$111,192	\$111,699	\$104,128
<b>Per Capita Income</b>			
2019	\$31,412	\$32,814	\$30,337
2024	\$37,908	\$37,359	\$34,637
<b>Median Age</b>			
2019	40.0	32.8	30.9
<b>2019 Population 25+ by Educational Attainment</b>			
Total	43	13,770	58,768
Less than 9th Grade	4.7%	3.2%	2.8%
9th - 12th Grade, No Diploma	7.0%	4.0%	4.4%
High School Graduate	18.6%	18.7%	19.5%
GED/Alternative Credential	4.7%	3.4%	3.1%
Some College, No Degree	23.3%	27.7%	26.7%
Associate Degree	9.3%	10.5%	10.5%
Bachelor's Degree	20.9%	20.6%	21.5%
Graduate/Professional Degree	11.6%	11.8%	11.5%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024

November 15, 2019