



# ELLSWORTH ROAD PAD OPPORTUNITIES

## Location Details

Location: NEC Ellsworth Road and Point 22 | Mesa, AZ  
 Available: Shop & Pads  
 Zoning: PC, City of Mesa

## #1 Master-Planned Community in AZ

Eastmark is one of the best-selling master plan communities in America and is ranked the #1 best-selling master-planned community in Arizona. Eastmark is a ±3,200 acre/5 square mile mixed-use integrated community with approximately 15,000 units planned.

## Area Highlights/Comments

- Limited opportunity on Ellsworth Corridor.
- Less than 1 mile north of the Ellsworth Road and SR-24 interchange.
- Eastmark **ranked #5 in the US** for Master Planned Community home sales in 2019
- Over 1,000 homes sold in 2019!! (±2,859 homes sold since 2017)

## Traffic Counts

N/S: ±29,425 VPD / ±36,006 VPD  
 SR-24: ±49,507 VPD  
 ADOT 2018

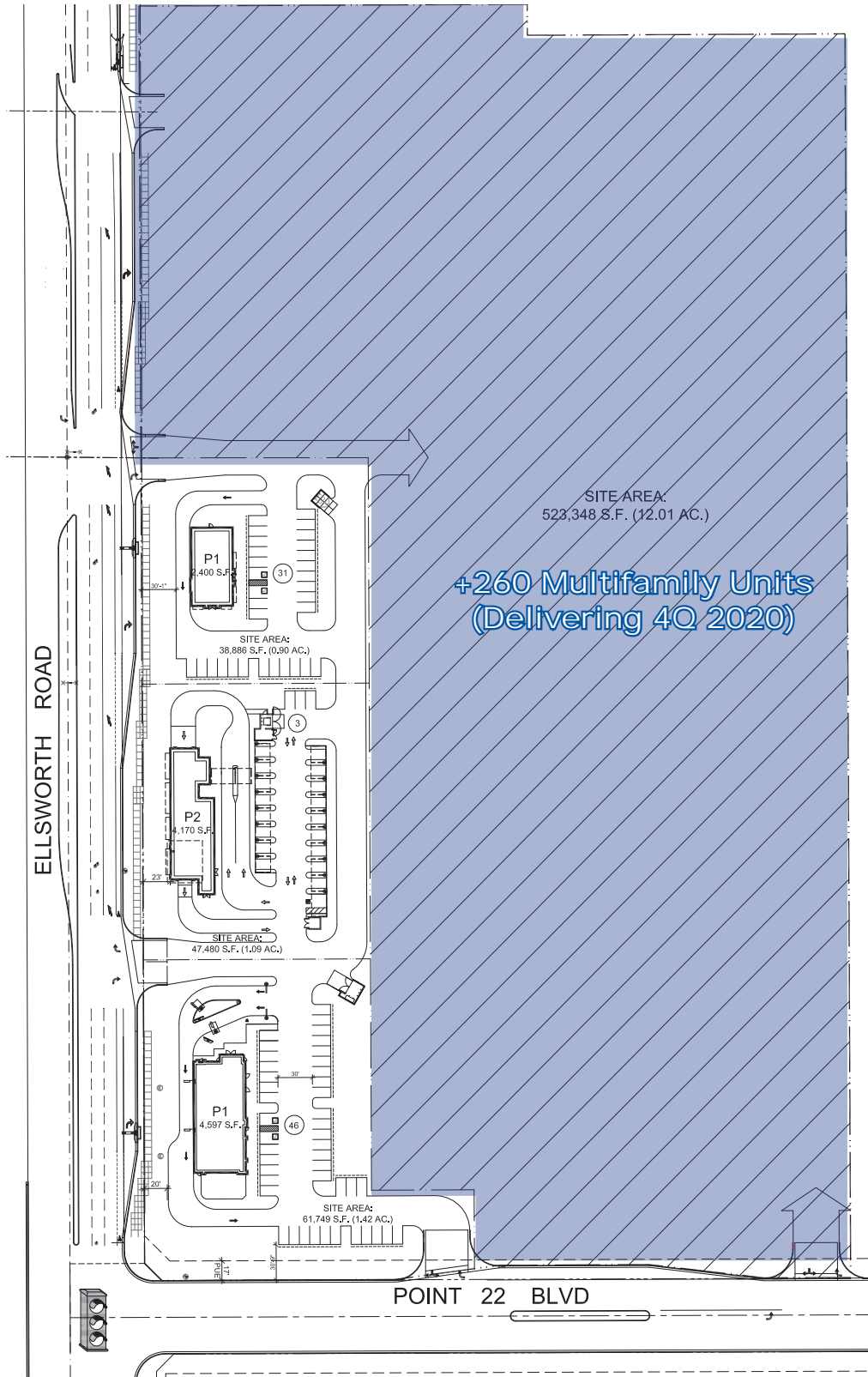
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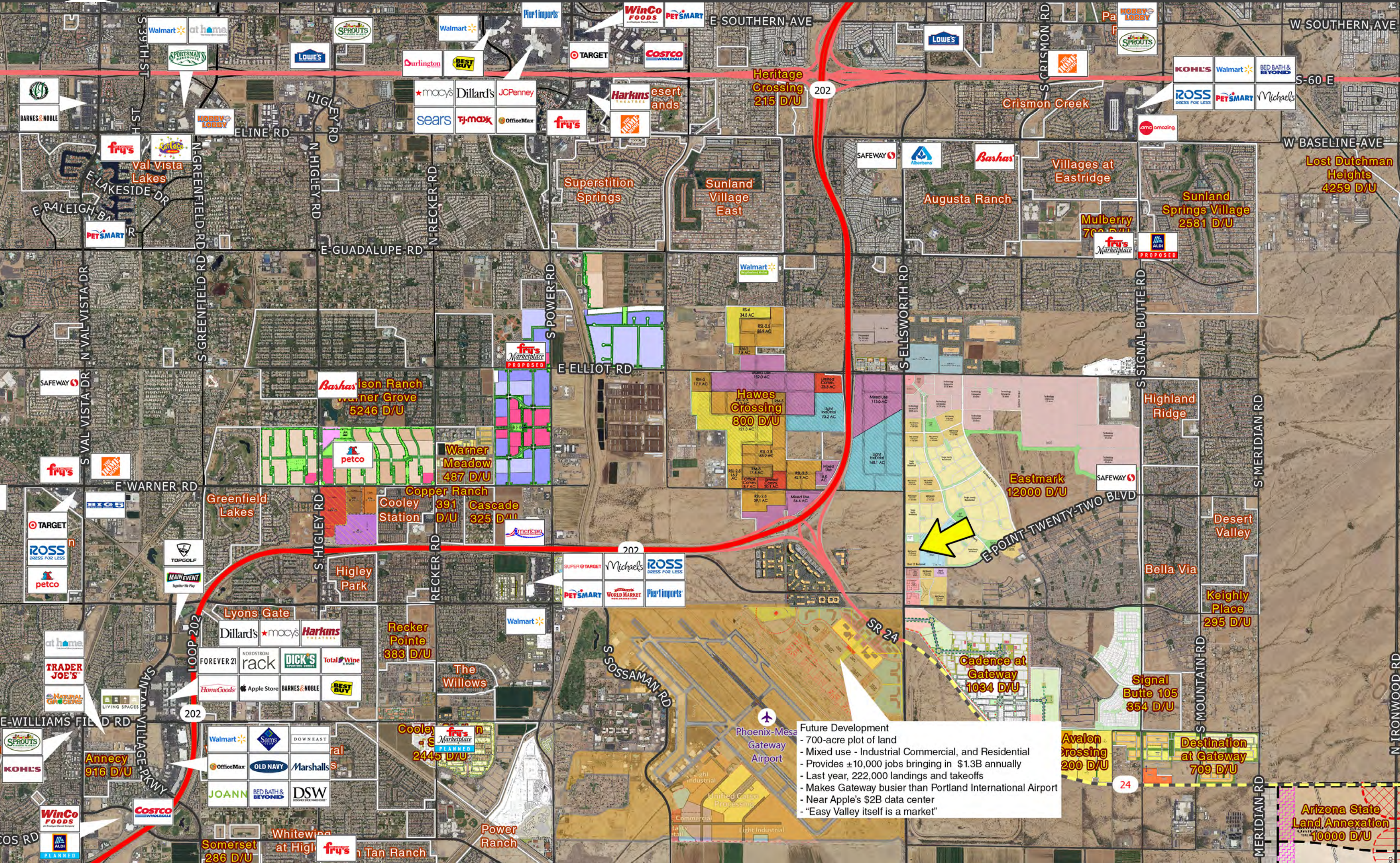
# SITE PLAN



Ellsworth Road and Point 22  
Mesa, Arizona







**Future Development**

- 700-acre plot of land
- Mixed use - Industrial Commercial, and Residential
- Provides ±10,000 jobs bringing in \$1.3B annually
- Last year, 222,000 landings and takeoffs
- Makes Gateway busier than Portland International Airport
- Near Apple's \$2B data center
- "Easy Valley itself is a market"

**Arizona State Land Annexation**  
10000 D/U

Val Vista Lakes  
E LAKESIDE DR

Greenfield Lakes  
E WARNER RD

Anney  
E WILLIAMS FIELD RD

Heritage Crossing  
215 D/U

Sunland Village East

Hawes Crossing  
800 D/U

Eastmark  
12000 D/U

Cadence at Gateway  
1034 D/U

Avalon Crossing  
200 D/U

Destination at Gateway  
709 D/U

Lost Dutchman Heights  
4259 D/U

Sunland Springs Village  
2581 D/U

Bashas Warner Grove  
5246 D/U

Warner Meadow  
487 D/U

Copper Ranch  
391 D/U

Cascade  
325 D/U

Recker Pointe  
383 D/U

Cooley  
2445 D/U

Lyons Gate

Somerset  
286 D/U

Whitewing at Higley

Power Ranch

Highland Ridge

Bella Via

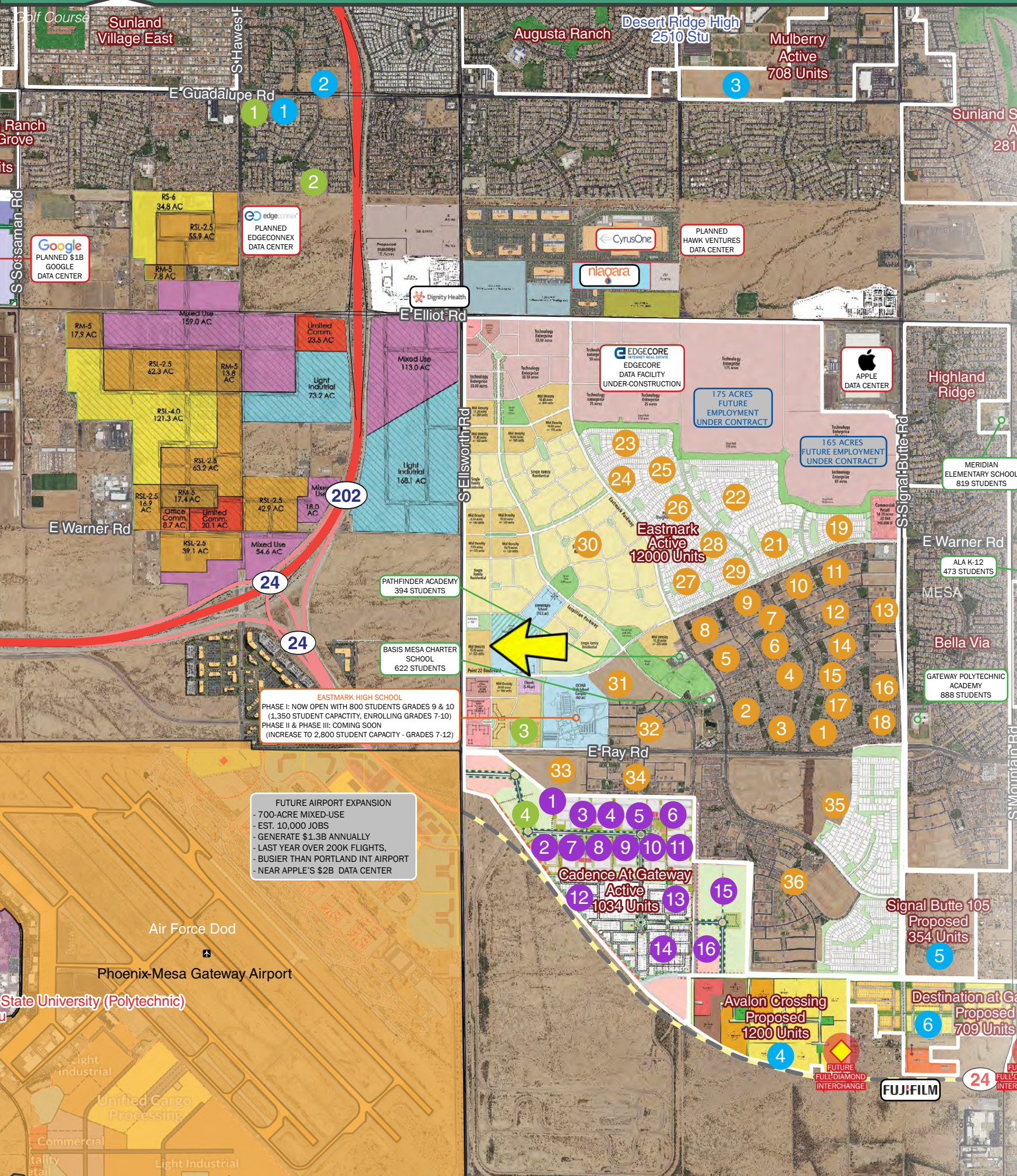
Keighly Place  
295 D/U

Signal Butte 105  
354 D/U

Destination at Gateway  
709 D/U

Arizona State Land Annexation  
10000 D/U





Eastmark Development		Eastmark Development Cont.	
#	Builder/Subdivision	Units	
1	Mattamy Homes / Lincoln Square	77	35 Taylor Morrison, Richmond American Homes, Ashton Woods, Shea Homes / The Estates
2	Taylor Morrison / Discovery	189	36 Taylor Morrison / Encore (55+ Community)
3	Maracay / Kinetic Point	80	
4	Maracay / Lumiere Gardens	85	<b>Cadence at Gateway</b>
5	Maracay Homes / Curie Court	106	<b># Builder/Subdivision Units</b>
6	Maracay / Aileron Square	58	1 Lennar / TBD 654
7	Maracay / Palladium Point	53	2 Newport Homes / The Strand at Cadence 82
8	Shea Homes / Ambition	99	3 Pulte Homes / Cypress 81
9	CalAtlantic / Tamery Court	78	4 Pulte Homes / Estates 47
10	CalAtlantic / Corbin Point	47	5 Lennar / Signature 49
11	Mattamy Homes / Benton Park	134	6 Lennar / Horizon 82
12	William Ryan Homes / Concorde Place	121	7 Lennar / Discovery 68
13	CalAtlantic / Antinole Square	81	8 Pulte Homes / Cactus 65
14	Taylor Morrison / Summit	56	9 Gehan Homes / Villagio at Cadence 54
15	Meritage Homes / Easton Greens (Phase II)	66	10 Lennar / Harmony 57
16	Woodside Homes / Signature	43	11 David Weekley Homes / Commons at Gateway 72
17	Meritage Homes / Easton Greens	40	12 Lennar / TBD 160
18	CalAtlantic Homes / Figueroa Green	84	13 TBD / TBD 75
19	Taylor Morrison / Endeavour	176	14 Lennar / TBD 136
20	David Weekley Homes / South Reflection & South Harmony	113	15 Toll Brothers / TBD 250
21	Ashton Woods / South Aurora, Nova & Stellar	266	16 TBD / TBD 90
22	Lennar / South Discovery & South Horizon	119	<b>Other Notable Developments</b>
23	Taylor Morrison / South	63	<b># Builder/Subdivision Units</b>
24	Shea Homes / South Ascent	62	1 KB Homes/Mattamy Homes / Tavera Park 68
25	Woodside Homes / South Tranquility, South Elegance & South Legacy	389	2 Matamy Homes / Tavera Vista 93
26	Maracay / South Electron	53	3 Blandford Homes / Mulberry 708
27	Lennar / South Eclipse	63	4 TBD / Avalon Crossing 1200
28	William Ryan Homes / South Wavelength	52	5 Taylor Morrison / Signal Butte 105 354
29	Taylor Morrison / Unit 3/4 North	927	6 Freedom Communities / Destination at Gateway 709
30	Pinnacle West Homes, Lennar & Ashton Woods / Inspirian Park	444	<b>Proposed Multi-Family</b>
31	BB Living / @ Eastmark	132	<b># Builder/Community Units</b>
32	TBD / TBD	N/A	1 NexMetro Communities / Avilla Enclave 96
33	Meritage / Innovation Park	357	2 Eastridge Manor / TBD 36
34			3 Premiere at Eastmark / TBD 216
			4 Cadence @ Gateway Multi-Family / TBD N/A

Housing Overview  
Q2 2019  
Within Map Frame



**Quarterly Overview**

Quarterly Starts	353
Quarterly Closings	374
Annual Starts	1,390
Annual Closings	1,153

**Project(s) Overview - Lifetime**

In-Cont./Planned Homes	677
Available/Permitted Lots	1,681
Proposed/Future Homes	4,782

**Demographic Profile**

*\*2019 Estimates - ESRI*

Total Population	71,890
Annual Growth Rate	2.18%
Average Household Size	2.99
Median HH Income	\$80,930
Median Age	36.6
Daytime Population (Residents)	39,754
Daytime Population (Employees)	13,406

**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)	2,024
Available/Permitted Lots, Population Estimate at Build Out (Timeline 12-24 months)	5,026
Proposed/Future Homes, Population Estimate at Build Out (Timeline TBD)	14,298
<b>Total Projected Population Growth Estimate</b>	<b>21,348</b>

**Legend**

100 Acre and Larger Communities



# MONUMENT RENDERING



October 23, 2018

**Brookfield**  
Residential

  
**EASTMARK**

Entry Monument Option 3-1

 **andersonbaron**  
plan · design · achieve

 **tate studio**  
architects

# MONUMENT RENDERING



October 23, 2018  
**Brookfield**  
Residential

  
**EASTMARK.**  
Entry Monument Option 3-2

 **andersonbaron**  
plan · design · achieve  
  
**tate studio**  
architects





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