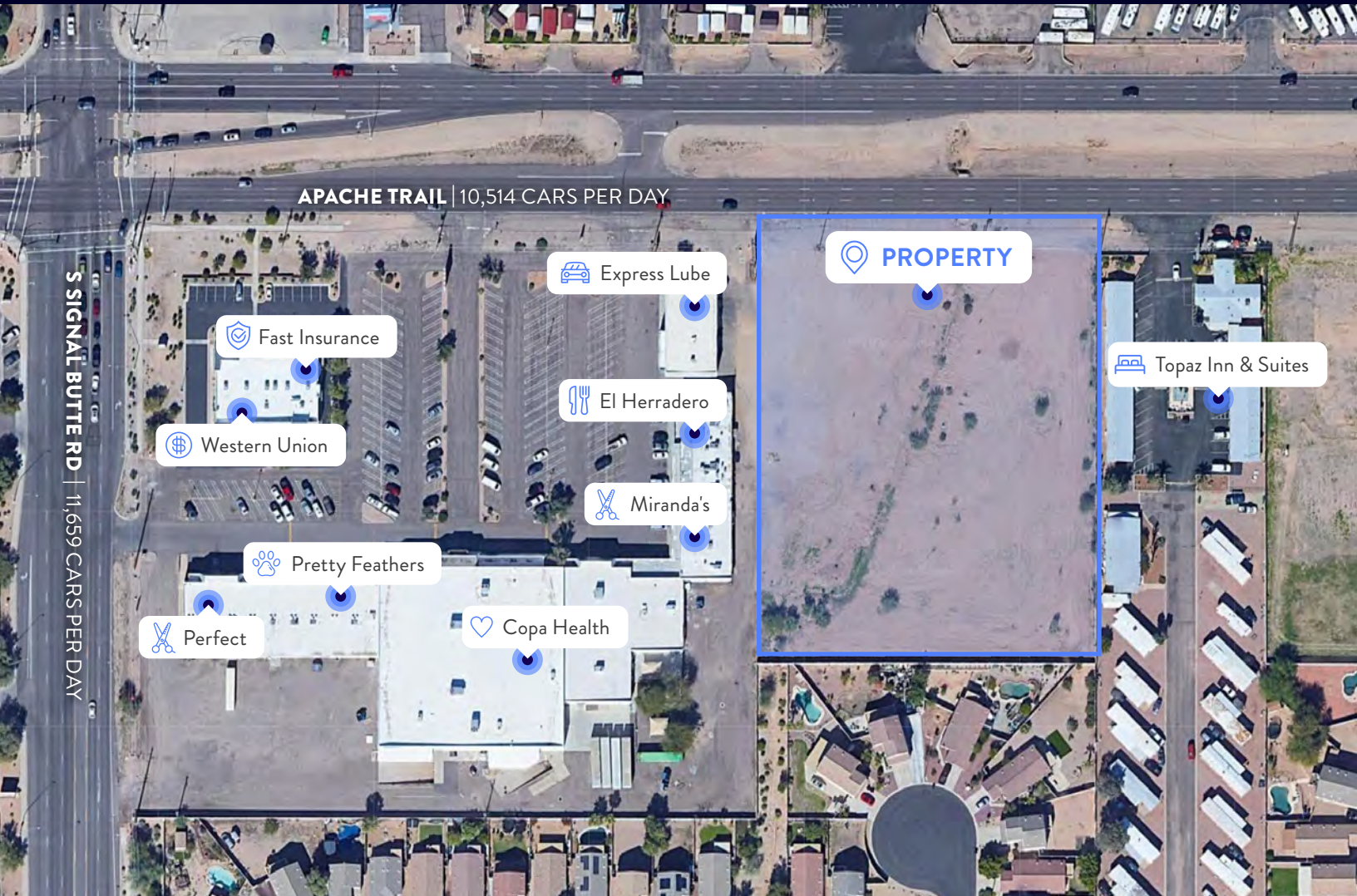


Land for Sale



ESEC of Apache Trail & S Signal Butte Rd

10917 E Main Street
Mesa, Arizona 85208



\$1,250,000 | ±3.03 Acres (132,000 SF)

- + Zoned: C-G, Commercial General, City of Mesa
- + APN: 220-58-003B



Located in an
Opportunity Zone



10917 E Main Street
Mesa, Arizona 85208

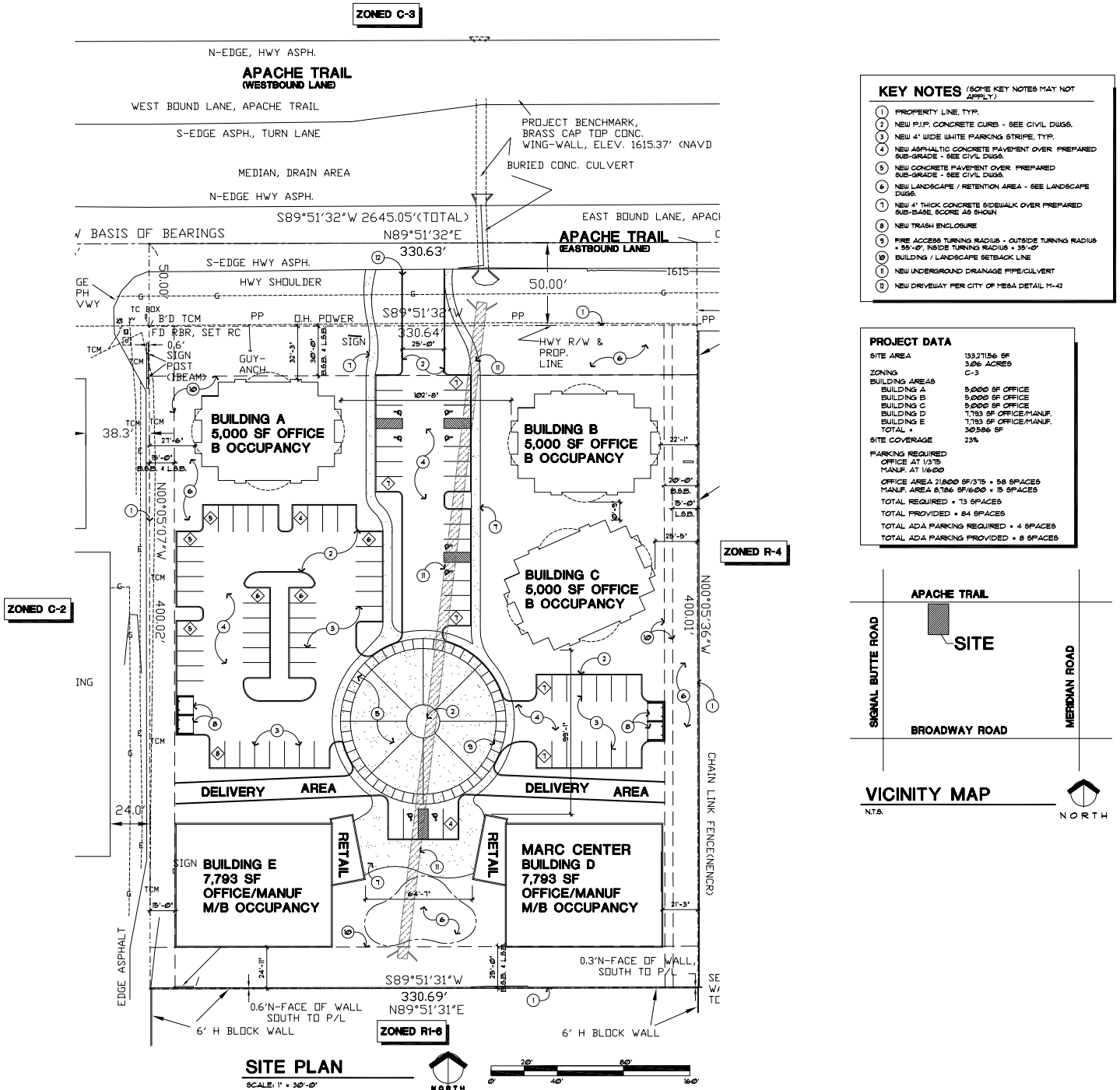
For Sale

Property



Potential Site Plan

*TO BE VERIFIED
BY BUYER

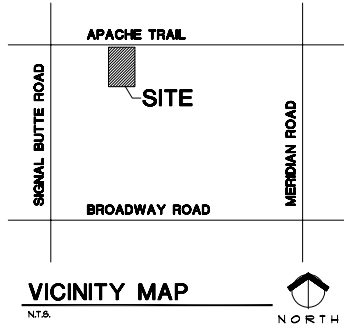


KEY NOTES (SOME KEY NOTES MAY NOT APPLY)

- 1 PROPERTY LINE, TYP.
- 2 NEW P.I.P. CONCRETE CURB - SEE CIVIL DIAG.
- 3 NEW 4" WIDE WHITE PARKING STRIPE, TYP.
- 4 NEW ASPHALTIC CONCRETE PAVEMENT OVER PREPARED SUB-GRADE - SEE CIVIL DIAG.
- 5 NEW CONCRETE PAVEMENT OVER PREPARED SUB-GRADE - SEE CIVIL DIAG.
- 6 NEW LANDSCAPE / RETENTION AREA - SEE LANDSCAPE DIAG.
- 7 NEW 4" THICK CONCRETE SIDEWALK OVER PREPARED SUB-BASE, SCORE AS SHOWN
- 8 NEW TRASH ENCLOSURE
- 9 FIRE ACCESS TURNING RADIUS - OUTSIDE TURNING RADIUS = 95'-0", INSIDE TURNING RADIUS = 35'-0"
- 10 BUILDINGS / LANDSCAPE SETBACK LINE
- 11 NEW UNDERGROUND DRAINAGE PIPE/CULVERT
- 12 NEW DRIVEWAY PER CITY OF MESA DETAIL M-42

PROJECT DATA

SITE AREA	132,715.6 SF
	3.05 ACRES
ZONING	C-3
BUILDING AREAS	
BUILDING A	5,000 SF OFFICE
BUILDING B	5,000 SF OFFICE
BUILDING C	5,000 SF OFFICE
BUILDING D	1,193 SF OFFICE/MANUF.
BUILDING E	1,193 SF OFFICE/MANUF.
TOTAL	30,586 SF
SITE COVERAGE	23%
PARKING REQUIRED	
OFFICE AT 1/375	
MANUF. AT 1/600	
OFFICE AREA 21,800 SF/575 = 58 SPACES	
MANUF. AREA 8,786 SF/600 = 15 SPACES	
TOTAL REQUIRED = 73 SPACES	
TOTAL PROVIDED = 84 SPACES	
TOTAL ADA PARKING REQUIRED = 4 SPACES	
TOTAL ADA PARKING PROVIDED = 8 SPACES	

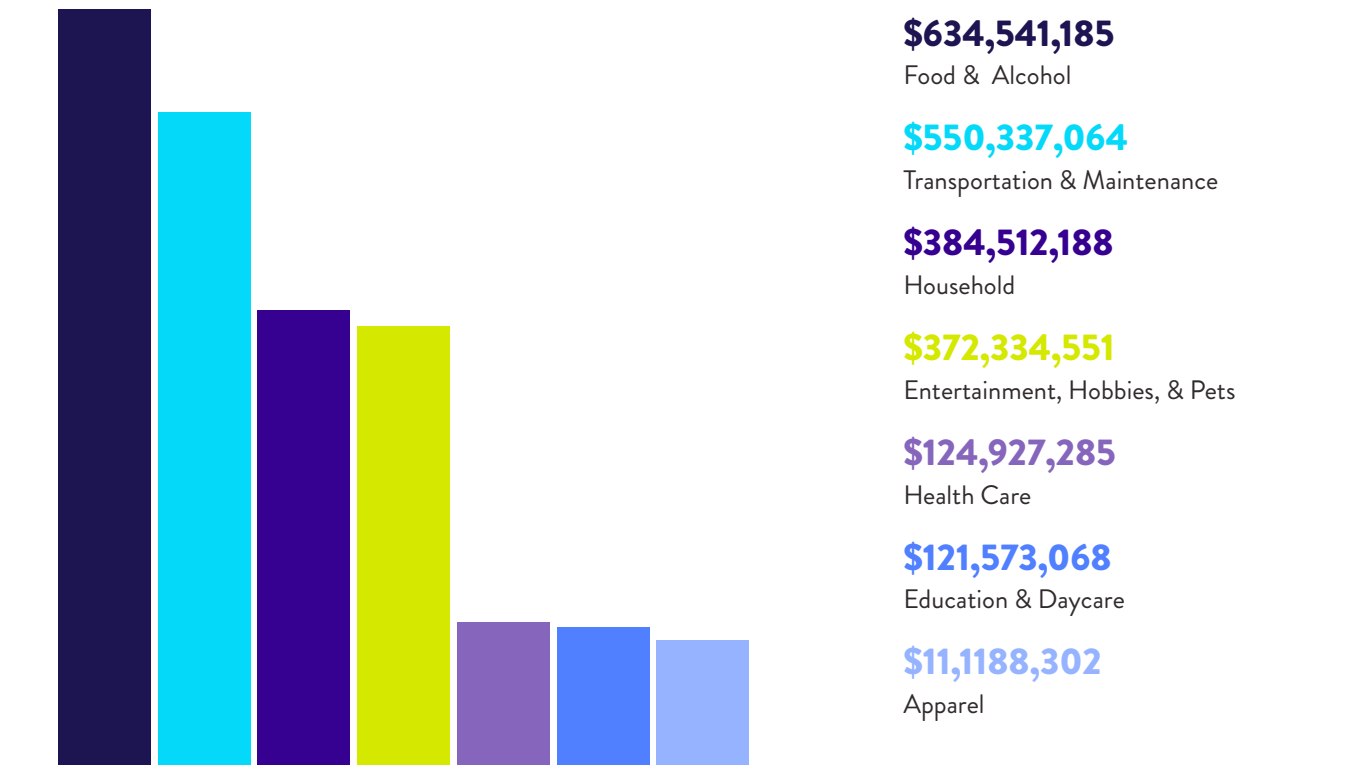


Demographics

	2 Miles	5 Miles	10 Miles
Current Population	48,214	182,272	471,761
Annual Growth 2023-2028	0.1%	0.2%	0.4%
Households	18,906	73,080	185,136
Median HH Income	\$56,415	\$62,168	\$72,776

CONSUMER EXPENDITURE

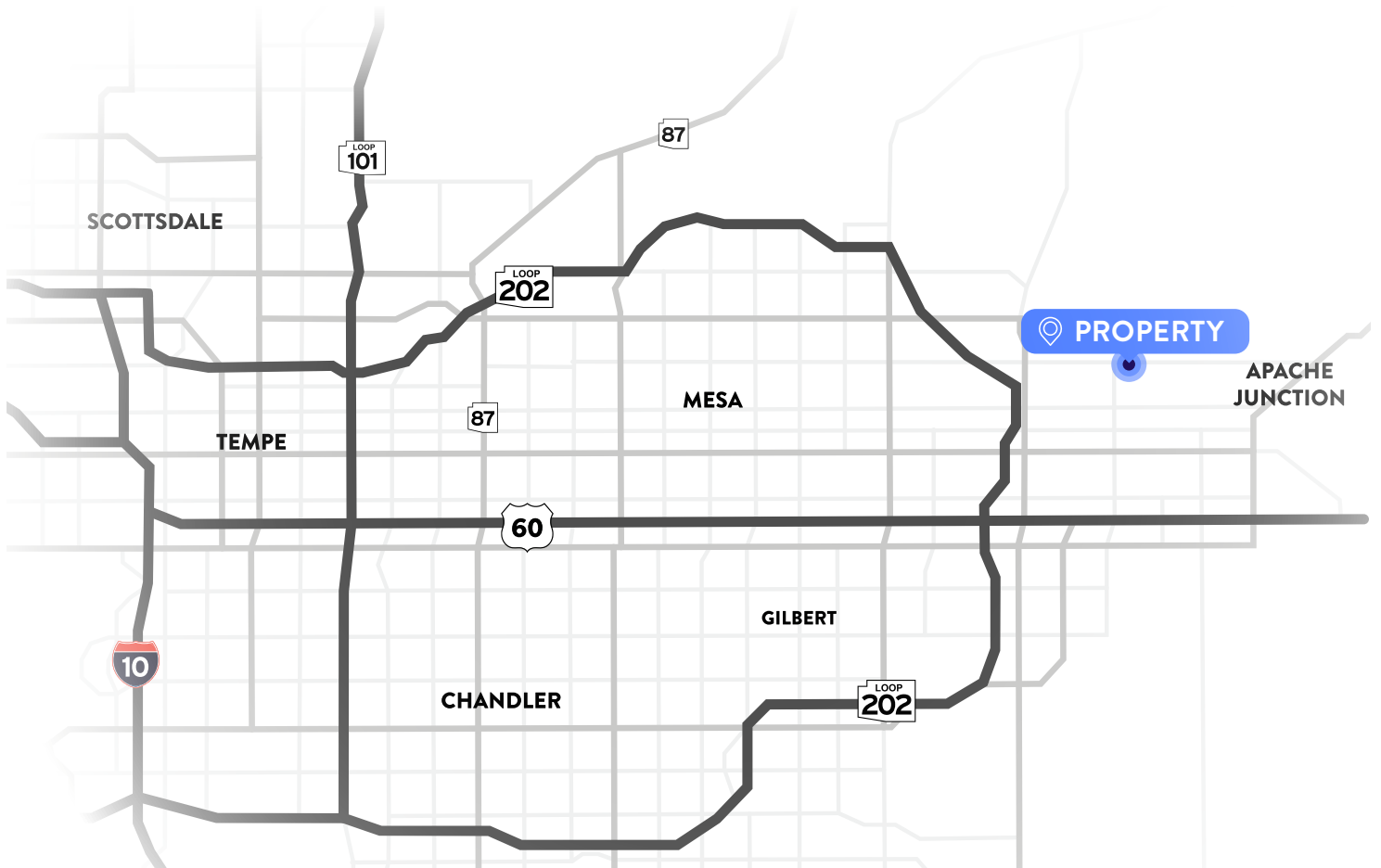
(Within 5 Mile Radius)



10917 E Main Street
Mesa, Arizona 85208

For Sale

Map



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Thank You

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