

±17 ACRES FOR SALE

EXCLUSIVE LISTING | LEHI ROAD & LOOP 202, MARICOPA COUNTY, ARIZONA



CONTACT FOR MORE INFORMATION

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ORGANIZATION

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EXECUTIVE SUMMARY



LOCATION	The property is generally located at the intersection of Lehi Road and Loop 202 in Maricopa County, Arizona. The property can be accessed via the McDowell Road and Loop 202 interchange or the Val Vista Drive and Loop 202 interchange.
SIZE	±17.24 acres
PRICE	Submit
PARCEL	141-02-005H
ZONING	RU-43 (Maricopa County)
GENERAL PLAN	Traditional Residential (City of Mesa)
TAXES	\$4,675.36 (2025)
UTILITIES	Power: Salt River Project (SRP) Water: City of Mesa Sewer: City of Mesa Gas: City of Mesa

SCHOOLS	Mesa Unified School District - Hermosa Vista Elementary - Stapley Junior High - Mountain View High School
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POTENTIAL FILL OPPORTUNITY	The site is estimated to have approximately 902,000 cubic yards of void, representing a potential fill upside. Buyer to independently verify all quantities, assumptions, requirements, and potential value.
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PROPERTY HIGHLIGHTS	- Direct Loop 202 frontage with quick access to Loop 101, US 60, and SR 87 - Near the Falcon Field aerospace employment corridor and Salt River industrial hub - Approximately 15 minutes from ASU’s Tempe campus and the Novus Innovation Corridor - Approximately 15 minutes from Phoenix Sky Harbor International Airport - Loop 202 improvements underway, including new lanes and interchange upgrades expected to be complete in spring 2027 - New flyover connecting Lehi Road and East Thomas Road across Loop 202, improving access to the area
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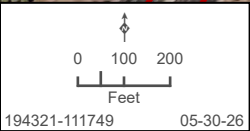
IMPACT FEES (SINGLE FAMILY)	<table><tr><th>Fee Category</th><th>Amount</th></tr><tr><td>Water System</td><td>\$7,719</td></tr><tr><td>Wastewater & Reclaimed</td><td>\$1,809</td></tr><tr><td>Police</td><td>\$402</td></tr><tr><td>Total</td><td>\$9,930</td></tr></table> <i>*Buyer to verify all fees. Effective 1/1/2026.</i>	Fee Category	Amount	Water System	\$7,719	Wastewater & Reclaimed	\$1,809	Police	\$402	Total	\$9,930
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DETAIL

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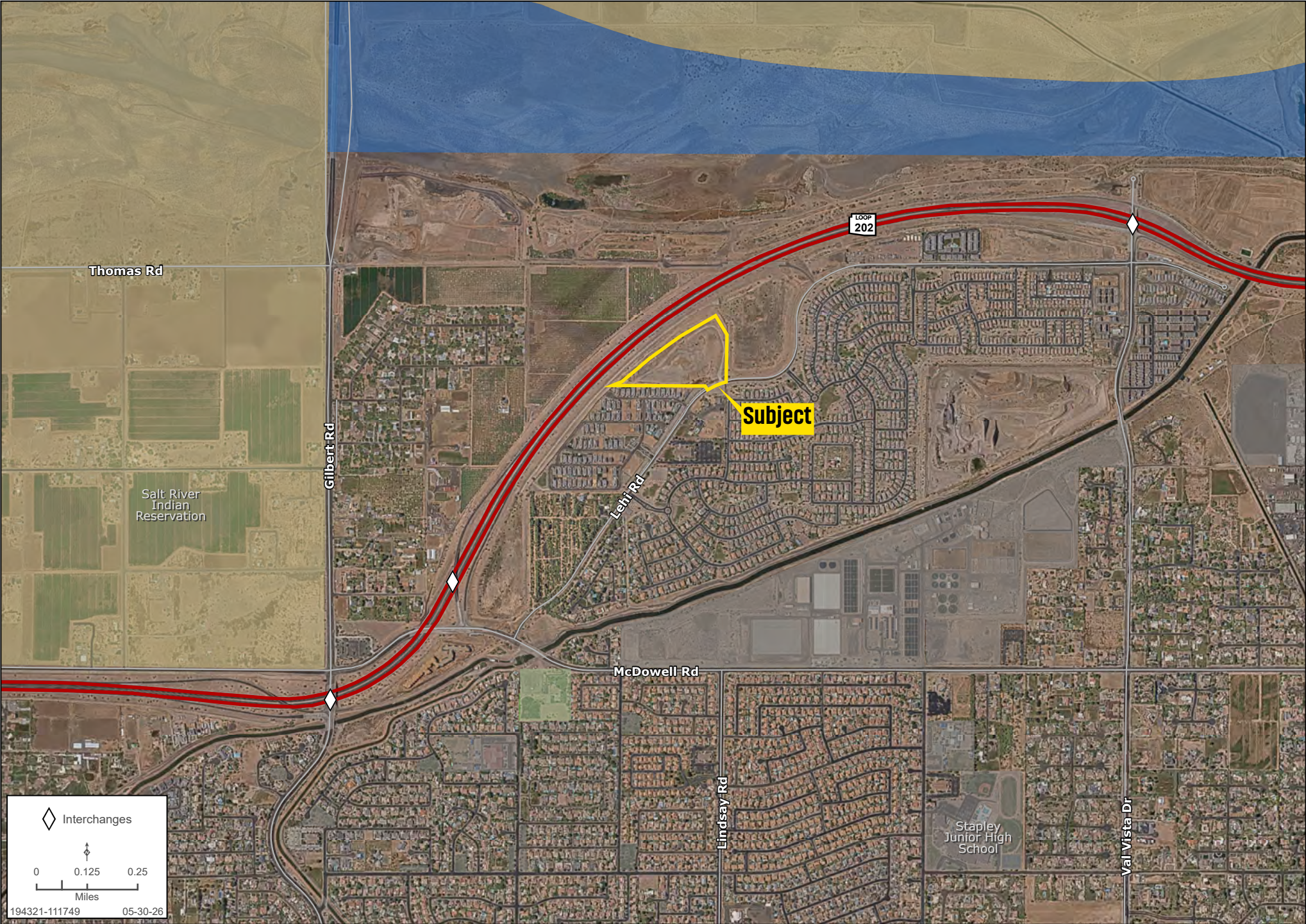


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AREA

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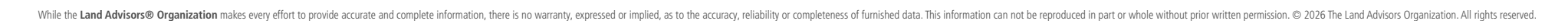


DEVELOPMENT

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