

±9.51 ACRES ZONED RM-4

EXCLUSIVE LISTING | E/SEC MESA DRIVE & MCKELLIPS ROAD



CONTACT FOR MORE INFORMATION

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PROPERTY OVERVIEW



LOCATION	The property is located E/SEC of Mesa Drive & McKellips Road in Mesa, Arizona.
SIZE	±9.51 Gross Acres
PRICE	Submit - Demolition of the mobile home park has been completed.
ZONING	RM-4 - City of Mesa The zoning designation allows for Single-Family and Multifamily residences. The zoning category also has a maximum density of 30 du/ac. Click on this link to access the development standards for the RM-4 zoning district.
UTILITIES	Power - Salt River Project (SRP) Water - City of Mesa Sewer - City of Mesa Gas - City of Mesa
SCHOOLS	Whitman Elementary School Kino Junior High School Mountain View High School
RESIDENTIAL PIPELINE	Rental - There is limited competition with no new projects within a two-mile radius of the subject property in the past five years, presenting rental developers with an opportunity to introduce new product in an area with no direct competition from newly built communities. For Sale - Only two active projects are located within a two-mile radius of the subject property, presenting homebuilders with a strong opportunity to enter the market amid limited new housing supply. Home prices range from the high \$400,000's to \$636,990.



MESA OVERVIEW

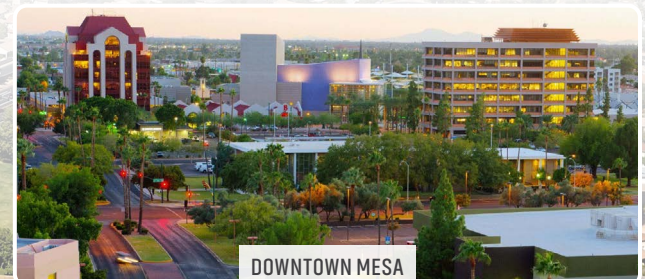


The property presents a unique infill development opportunity in the heart of Mesa, offering a buyer the opportunity to capitalize on an established residential market within one of the East Valley's largest cities. Its RM-4 zoning provides flexibility for residential development, allowing a prospective buyer to evaluate a range of potential development options based on site characteristics and applicable development standards.

The property's infill location also offers the opportunity to deliver new housing within an established community supported by existing infrastructure, employment centers, retail amenities, and regional transportation networks.

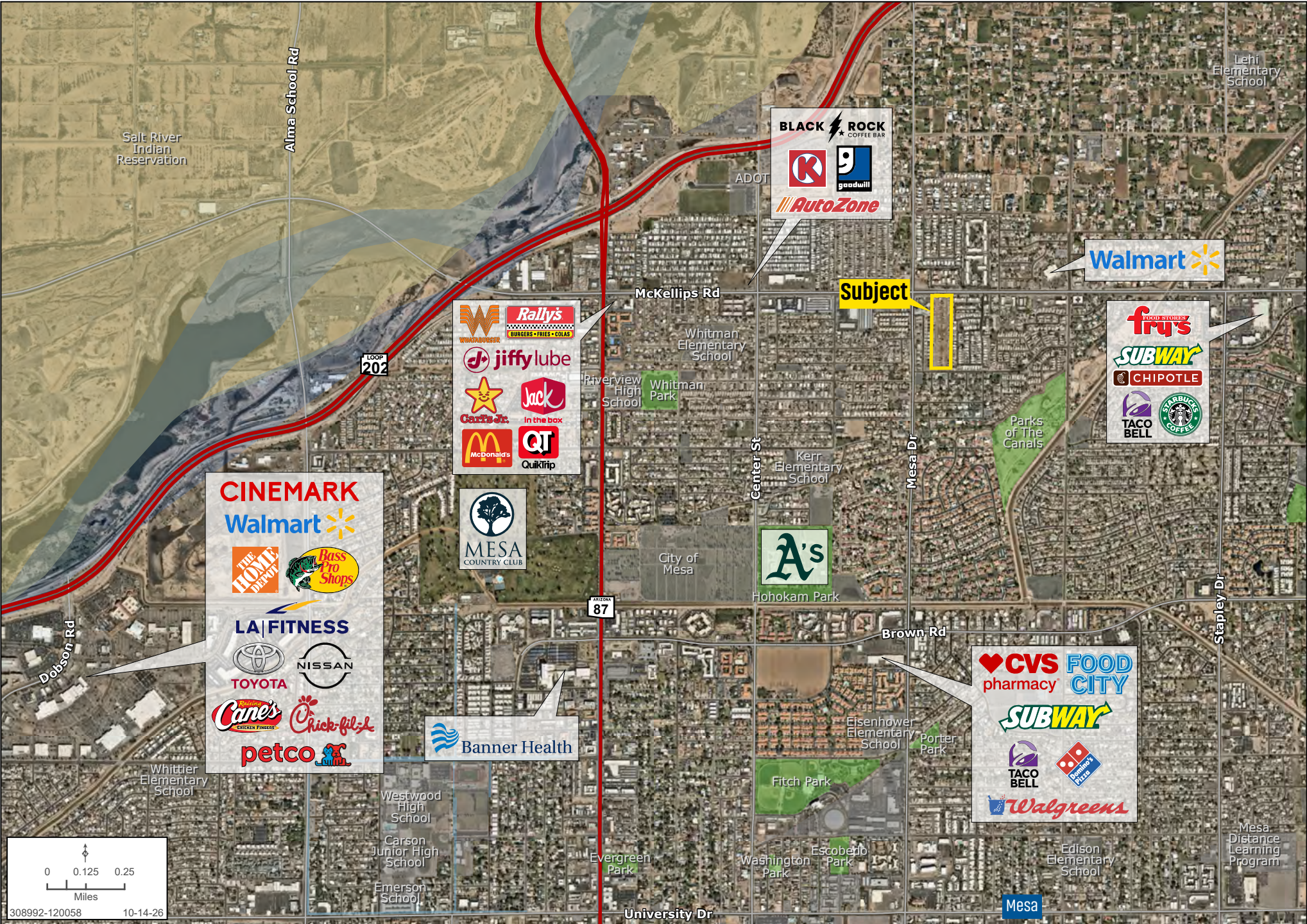
Mesa benefits from a diverse employment base spanning healthcare, education, aerospace, advanced manufacturing, and municipal services. Major employers include Banner Health, Mesa Public Schools, Boeing, Dexcom, and the City of Mesa, providing a broad foundation of employment opportunities throughout the area. The city's continued role as a major employment and population center within the East Valley supports demand for a variety of housing options across different price points and residential product types.

The property also benefits from convenient access to major East Valley transportation corridors, including US-60, Loop 202, and Loop 101, providing connectivity to employment centers throughout Mesa, Tempe, Chandler, Gilbert, and the greater Phoenix metropolitan area. Additionally, Phoenix-Mesa Gateway Airport serves the southeastern Valley, further supporting regional accessibility. Combined with Mesa's established residential neighborhoods, diverse employment base, and extensive transportation network, the property offers an attractive opportunity for a developer seeking to pursue residential development in a well-connected infill location.



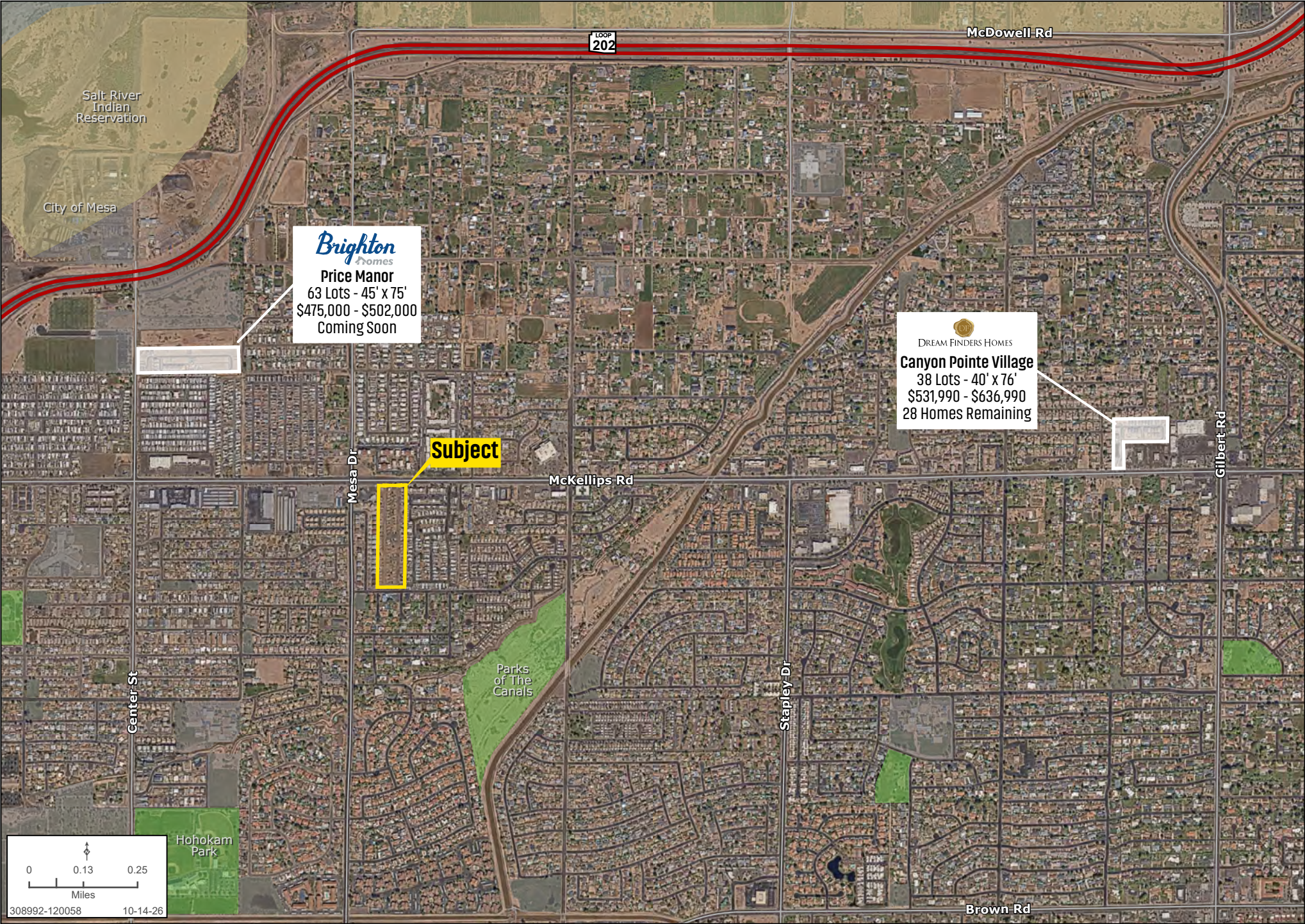
AMENITIES

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NEARBY BUILDER ACTIVITY

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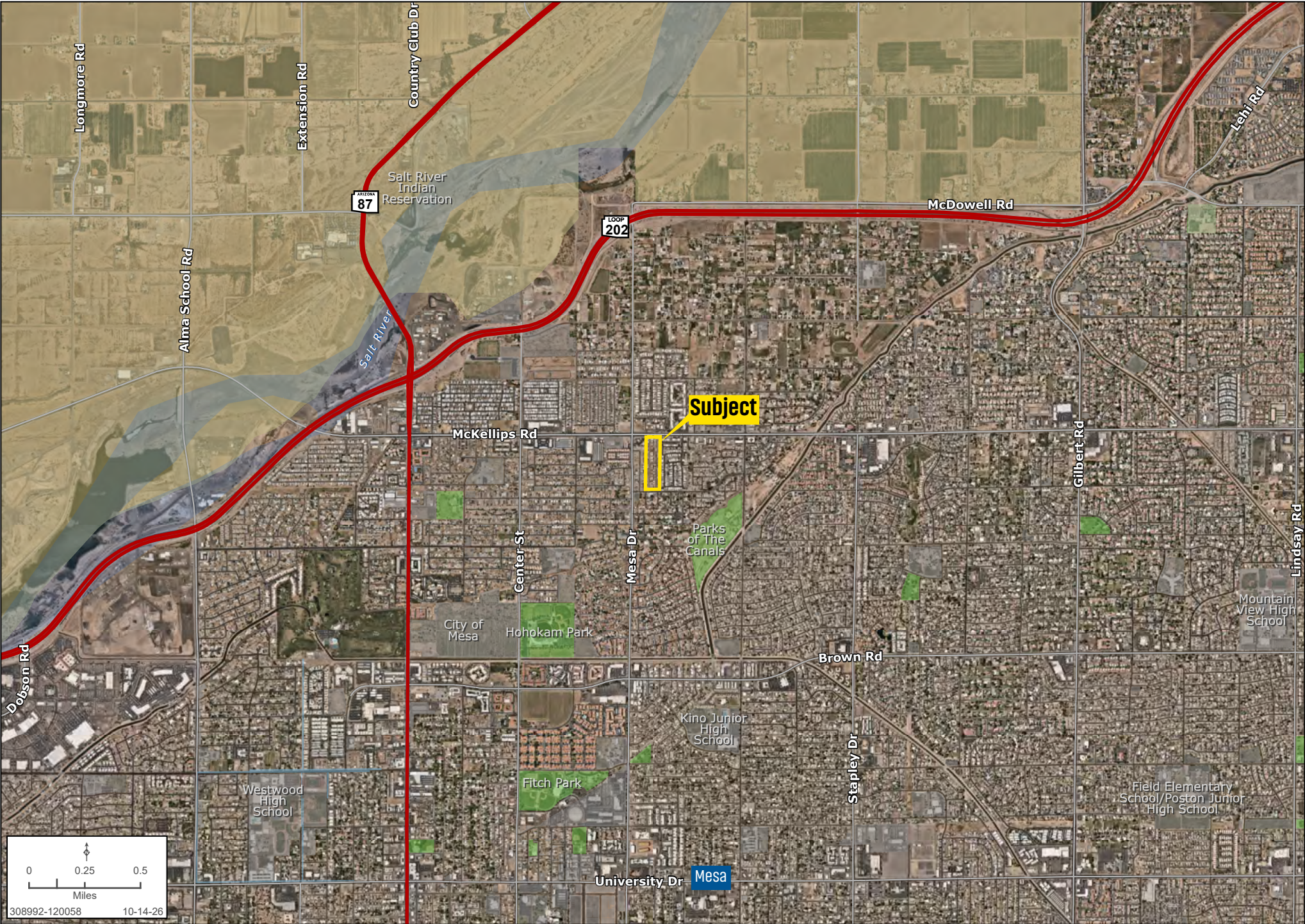
DETAIL

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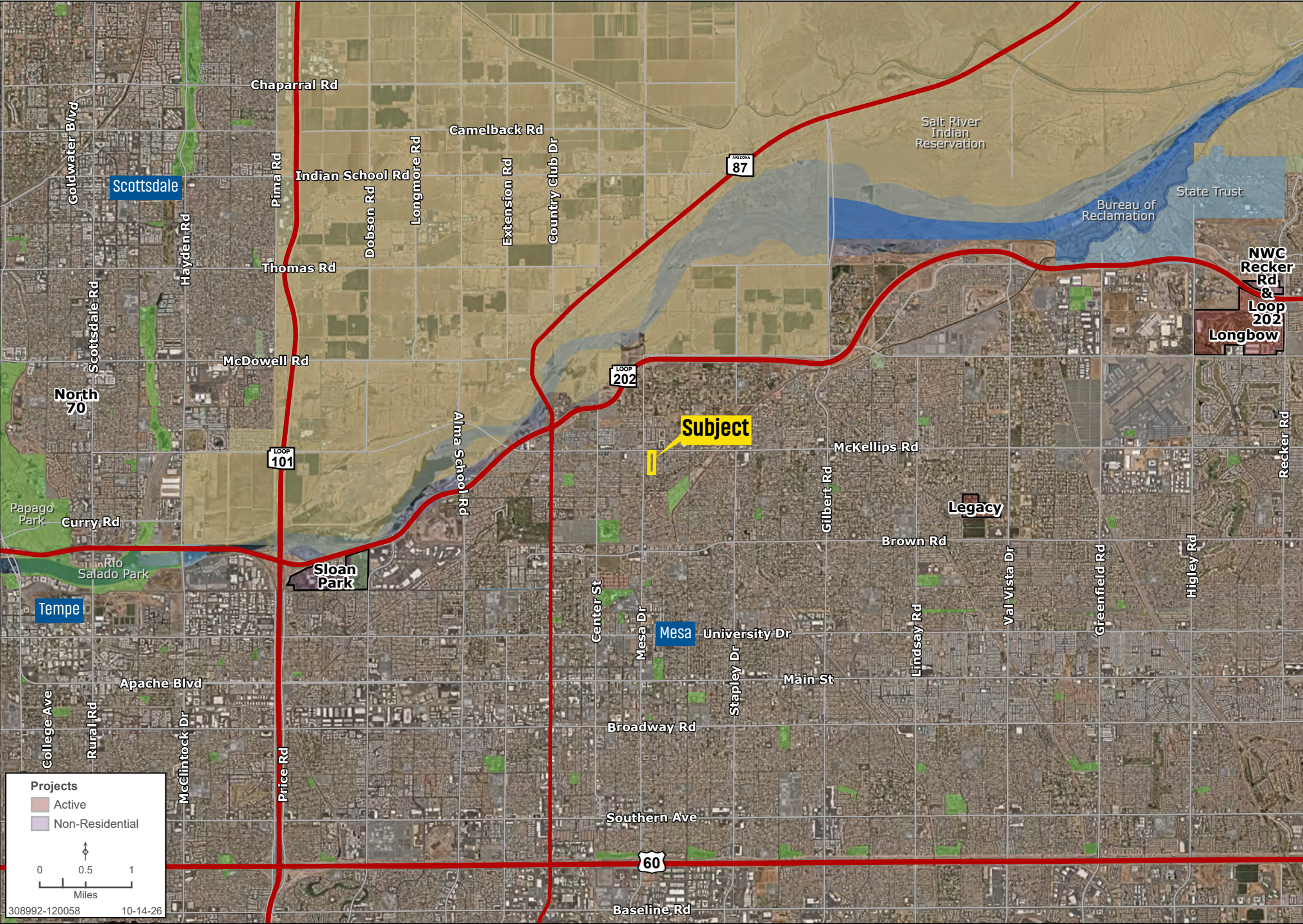
AREA

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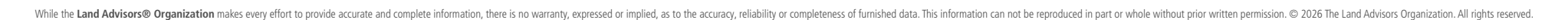


DEVELOPMENT

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