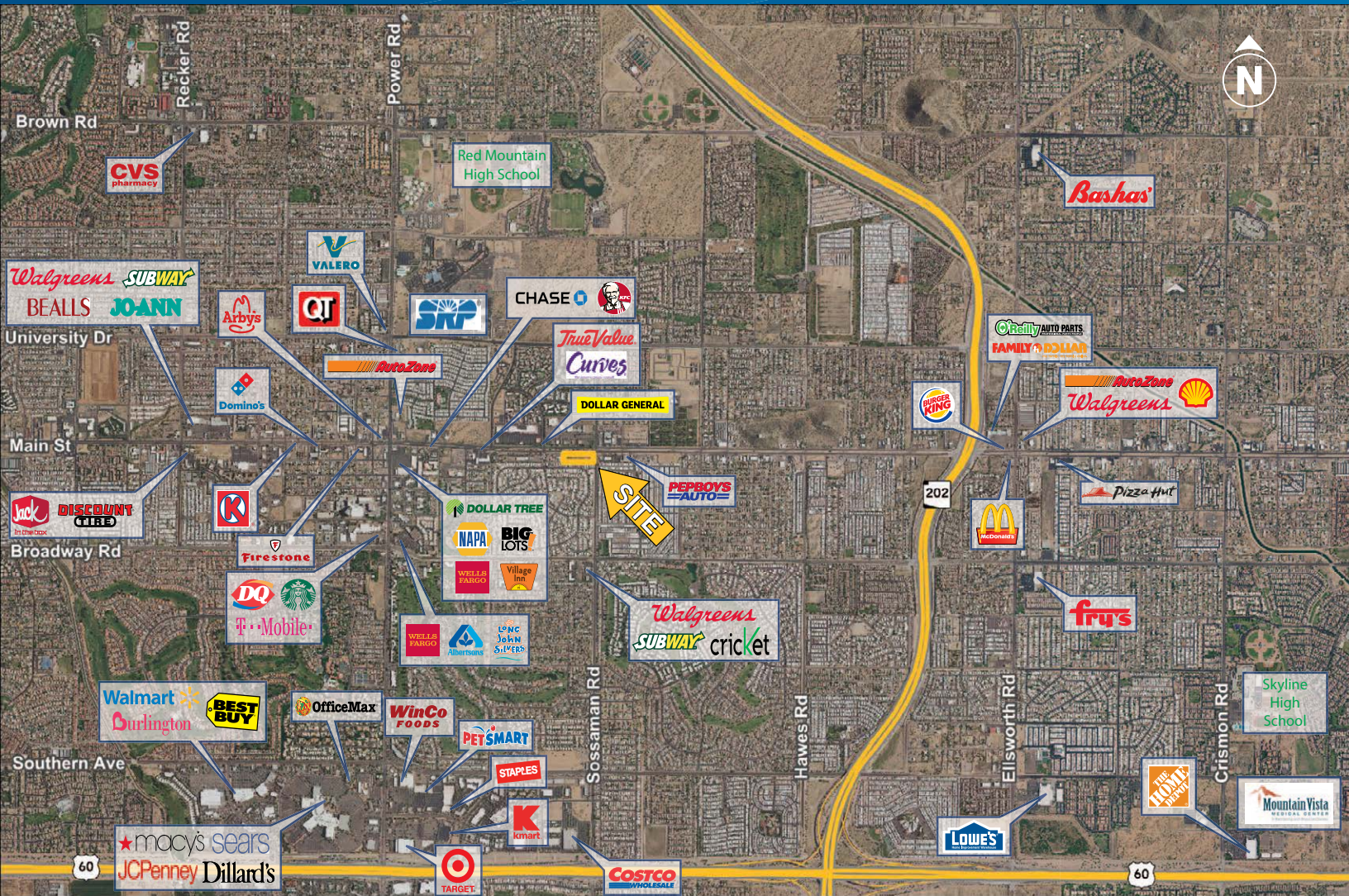


FOR SALE > HARD CORNER LAND TRACT | MESA, AZ

SWC Main Street & Sossaman Road



±3.52 ACRES AVAILABLE FOR RESIDENTIAL OR COMMERCIAL DEVELOPMENT



Opportunity Highlights

- > Highly visible location
- > Median cut for access to westbound Main Street
- > Along the major arterial corridor into Apache Junction
- > Great access from both the US-60 (Superstition Freeway) and Loop 202 (Red Mountain Freeway)
- > Dense population immediately surrounding the property

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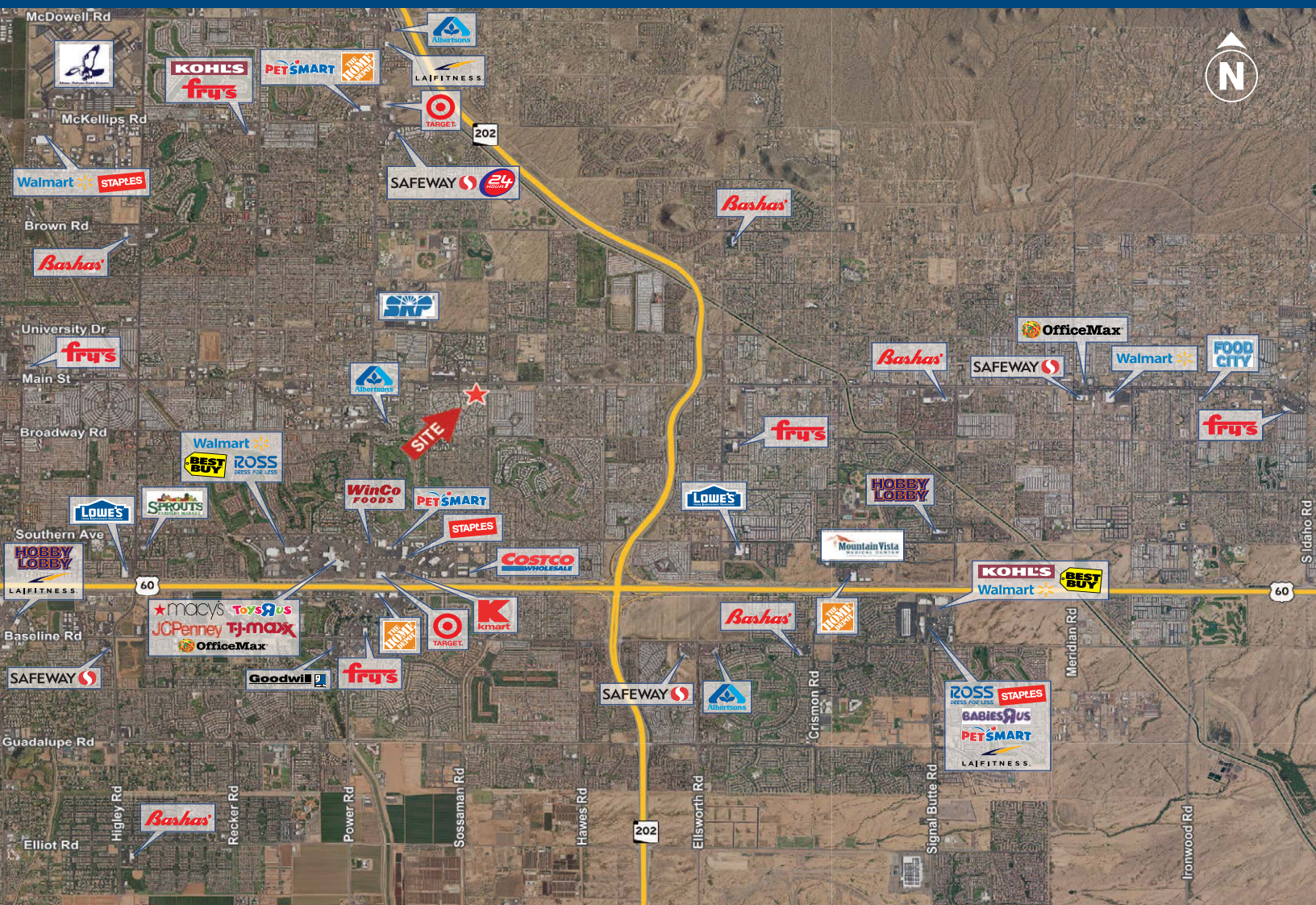
COLLIERS INTERNATIONAL
2390 East Camelback Road, Suite 100
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Property Overview

Cross Streets	SWC Main Street & Sossaman Road
County	Maricopa
Land Area	±153,243 SF ±3.52 acres
Current Zoning	LC (Limited Commercial)
Parcel Numbers	218-18-001J, 218-18-001K
2017 Property Tax	\$12,633
Utilities	Provided by City of Mesa

Major Employers in Mesa





Snapshot Demographics

2017	3 Mile	5 Mile	7 Mile
Total Population	102,655	255,948	427,085
Average HH Income	\$61,105	\$73,590	\$77,380
Median HH Income	\$46,932	\$55,304	\$57,484

Traffic Counts

Main Street	19,193 VPD
Sossaman Road	5,733 VPD
TOTAL	24,926 VPD

Contact Us

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