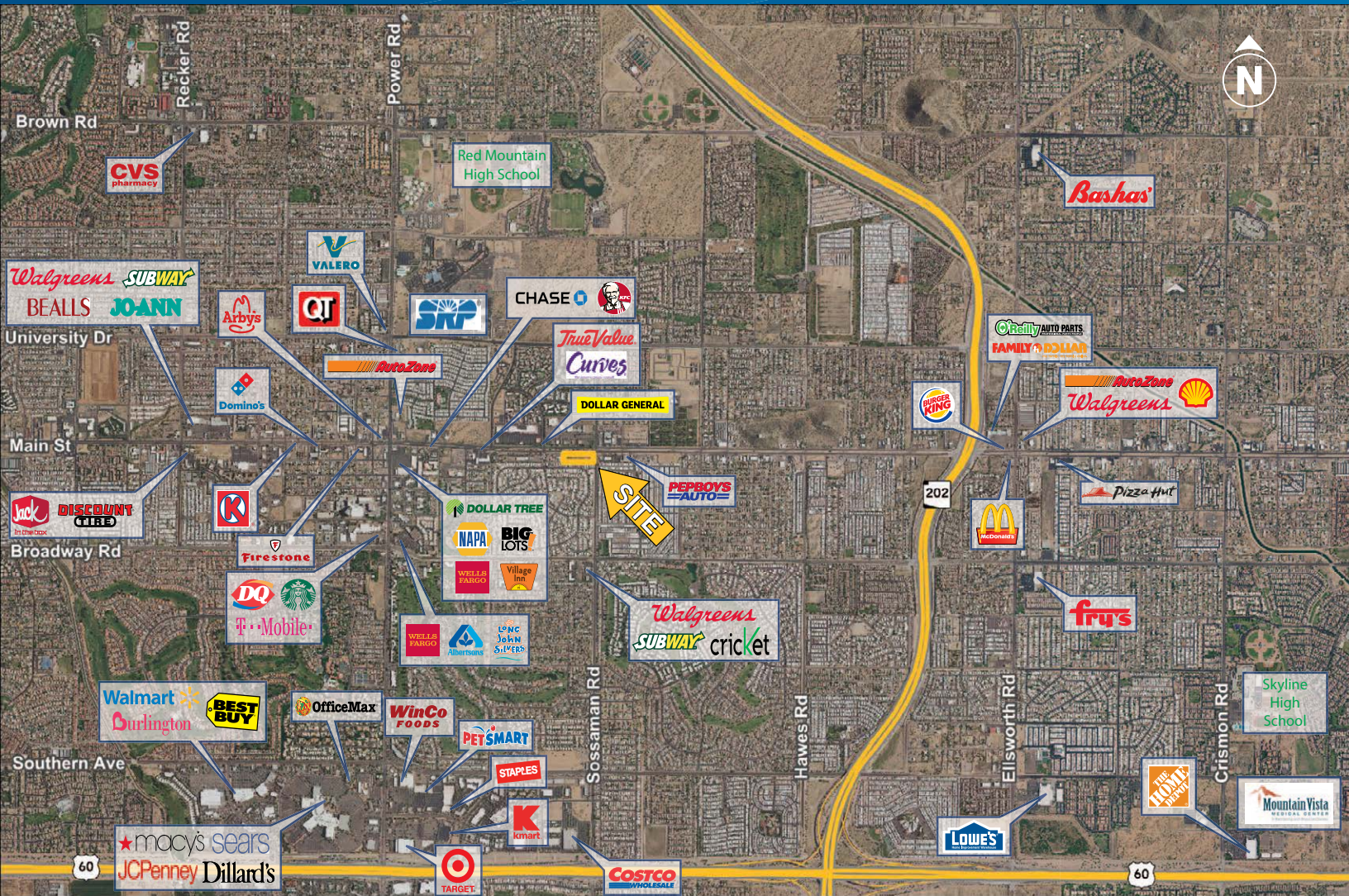


# FOR SALE > HARD CORNER LAND TRACT | MESA, AZ

## 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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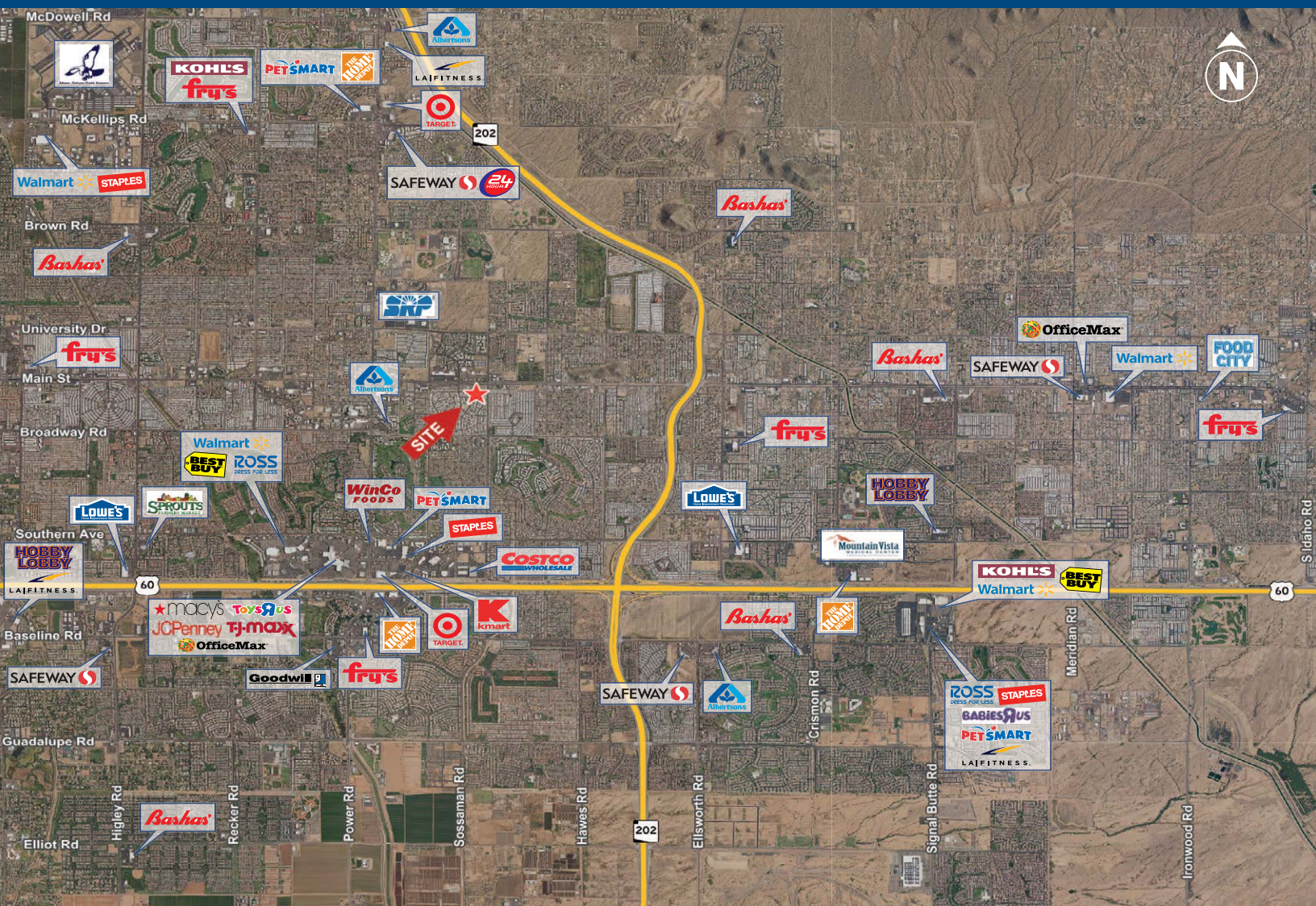
## Property Overview

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
2016 Property Tax	\$12,398
Utilities	Provided by City of Mesa

## Major Employers in Mesa







## Snapshot Demographics

2016	3 Mile	5 Mile	7 Mile
Total Population	98,631	253,205	405,880
Average HH Income	\$59,975	\$72,131	\$74,731
Median HH Income	\$45,753	\$54,945	\$56,241

## Traffic Counts

Main Street	37,255 VPD
Sossaman Road	16,898 VPD
<b>TOTAL</b>	<b>54,153 VPD</b>

## Contact Us

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