



BACK ON MARKET
Price Reduction

LAND FOR SALE

SOUTHERN & EXTENSION LAND
1104 SOUTH EXTENSION ROAD

MESA, ARIZONA

AVAILABLE

SITE

S EXTENSION RD

W SOUTHERN AVE

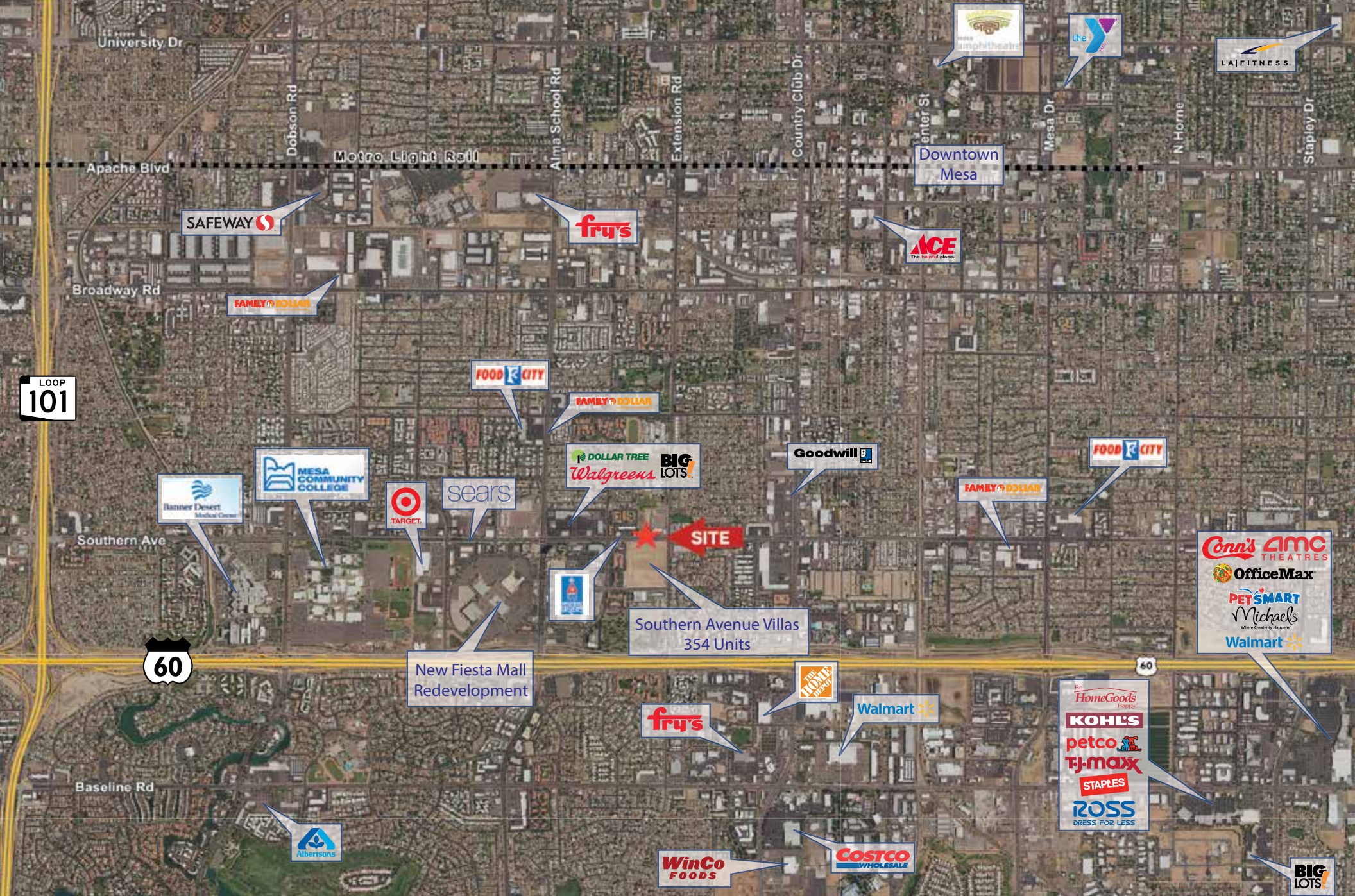
SOUTHERN AVENUE
VILLAS
new 354 unit apartment building



LOCATION One parcel of land located north of the northwest intersection of Southern and Extension

KIM SOULÉ | 602 222 5047
kim.soule@colliers.com

REDUCED ASKING PRICE \$550,000 or \$359,477 per Acre



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Features

- 134-19-008B
- 1104 S. Extension, Mesa
- 66,647 SF or 1.53 Acres
- Approximately 351' x 190' *
- Rectangular
- 2017 Taxes \$7,200.22*
- Approximately 190' frontage on Extension
- Zoning LC BIZ**
- Previously approved for mini-storage units

*According to Maricopa County Website

**According to the City of Mesa, Planning & Zoning Maps



Fiesta Mesa Development

Mesa, Arizona is the 38th largest city in the United States and second largest in the Phoenix metropolitan area. Just shy of 500,000 people, Mesa offers a diverse and sustainable economy with a balance of base industries.

This parcel is located in the new Fiesta Mesa Redevelopment Overlay District. The District is now nearing completion with beautiful streetscapes, pedestrian islands, themed lighting, new police and fire stations and

corporate headquarter relocations. The nearby Fiesta Mall was purchased in 2017 with the area planned to be redeveloped and designed for medical learning centers and colleges. Housing, eating and entertainment venues also are planned for the area. A new 354-unit multifamily development was constructed south of the subject property in 2016. The stabilization of the complex should increase demand in the area.

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COLLIERS INTERNATIONAL
2390 East Camelback Road | Ste 100
Phoenix, AZ 85016
602 222 5000
www.colliers.com/greaterphoenix