



**±2.88 Acres of Land**  
*NNEc Southern & Stapley, Mesa, AZ*

**\$752,322**  
**\$6.00/ sq. ft.**



**Looking Northwest**

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OUR  
20<sup>TH</sup> ANNIVERSARY  
**1993-2013**  
YEARS





### Vacant Land Overview

Price:	\$752,322
Price Per Foot:	\$6.00
Land Area:	±125,387 sq. ft. (±2.878 acres)
Parcel #:	139-05-004K (portion)
Zoning:	LC, City of Mesa

### Comments

This land is currently on a parcel that includes the adjacent shopping center. The land will need to be separated onto its own parcel prior to sale.

### Demographics (2014)

	1-mile	3-miles	5-miles
Population:	18,557	158,407	402,627
Avg. Household Inc.: \$	53,580	55,626	63,385
Total Households:	5,239	54,706	149,075
Complete demographics are available upon request.			

### Traffic Counts (2015)

North on Stapley:	31,800 VPD
South on Stapley:	39,000 VPD
East on Southern:	19,700 VPD
West on Southern:	20,000 VPD

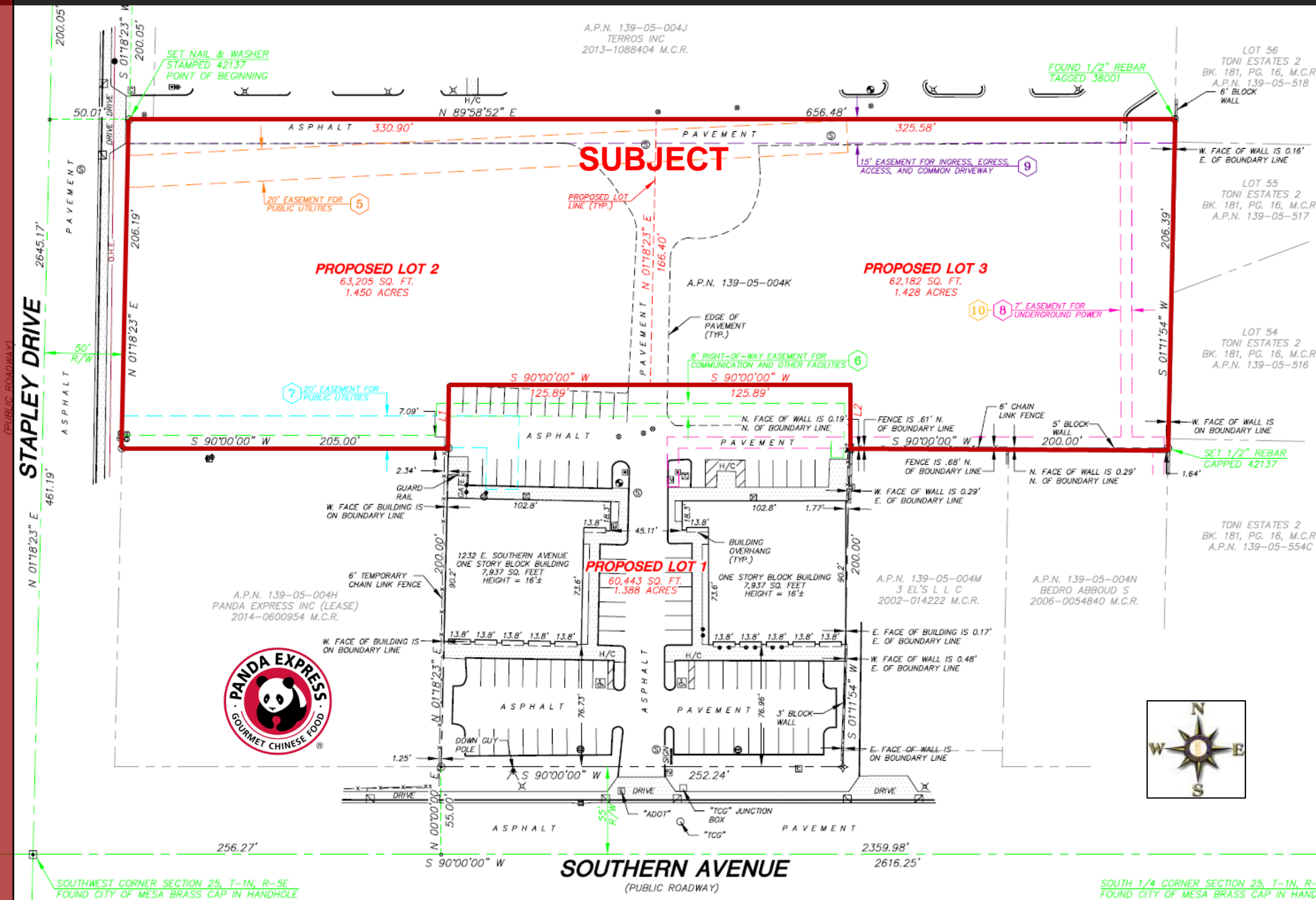
This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify this information and bear all risk for inaccuracies.



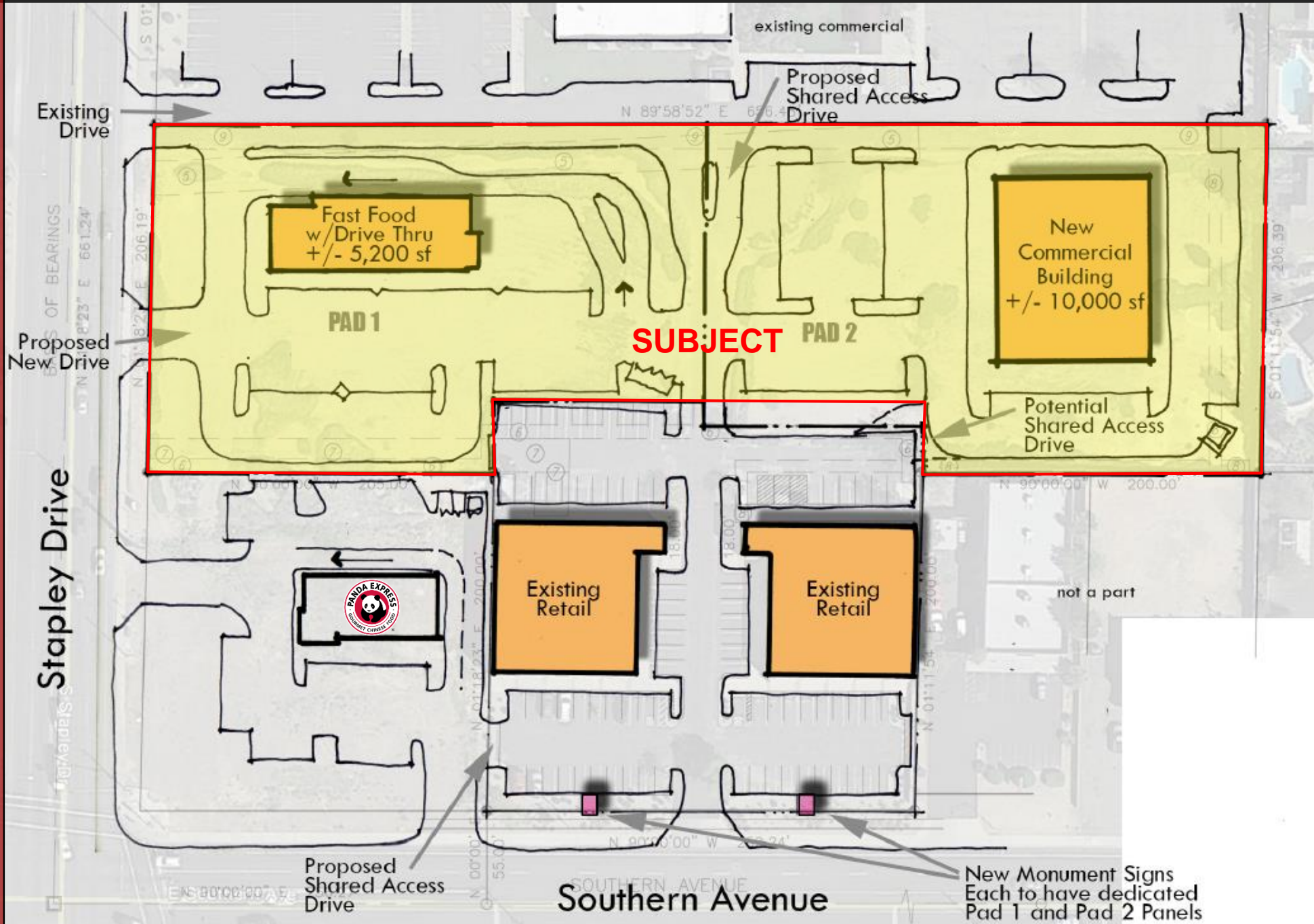
Looking North



Looking Northeast





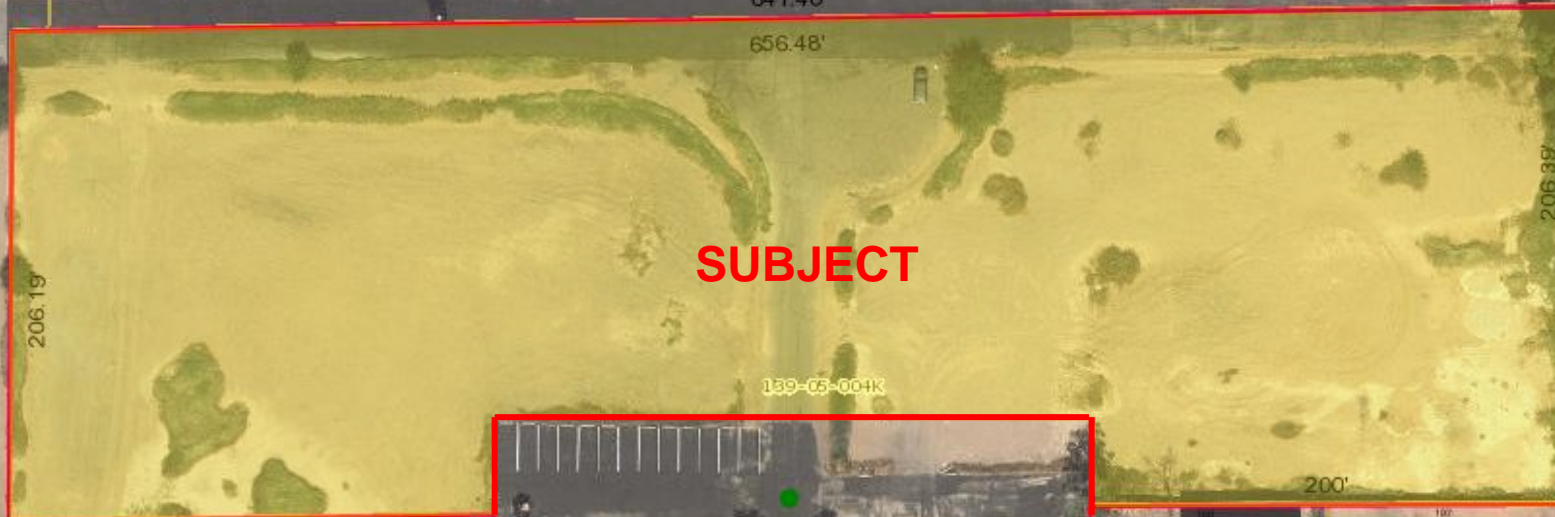






S STAPLEY

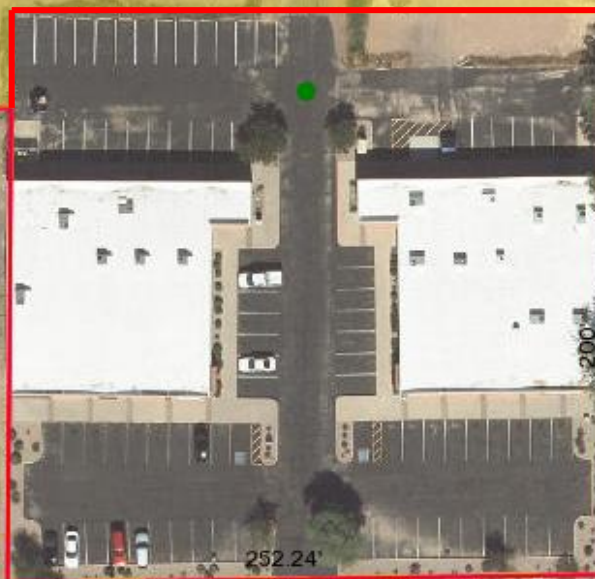
STAPLEY



SUBJECT

139-05-004K

200'



252.24'

139-05-004M

139-05-004N

139-05-554C

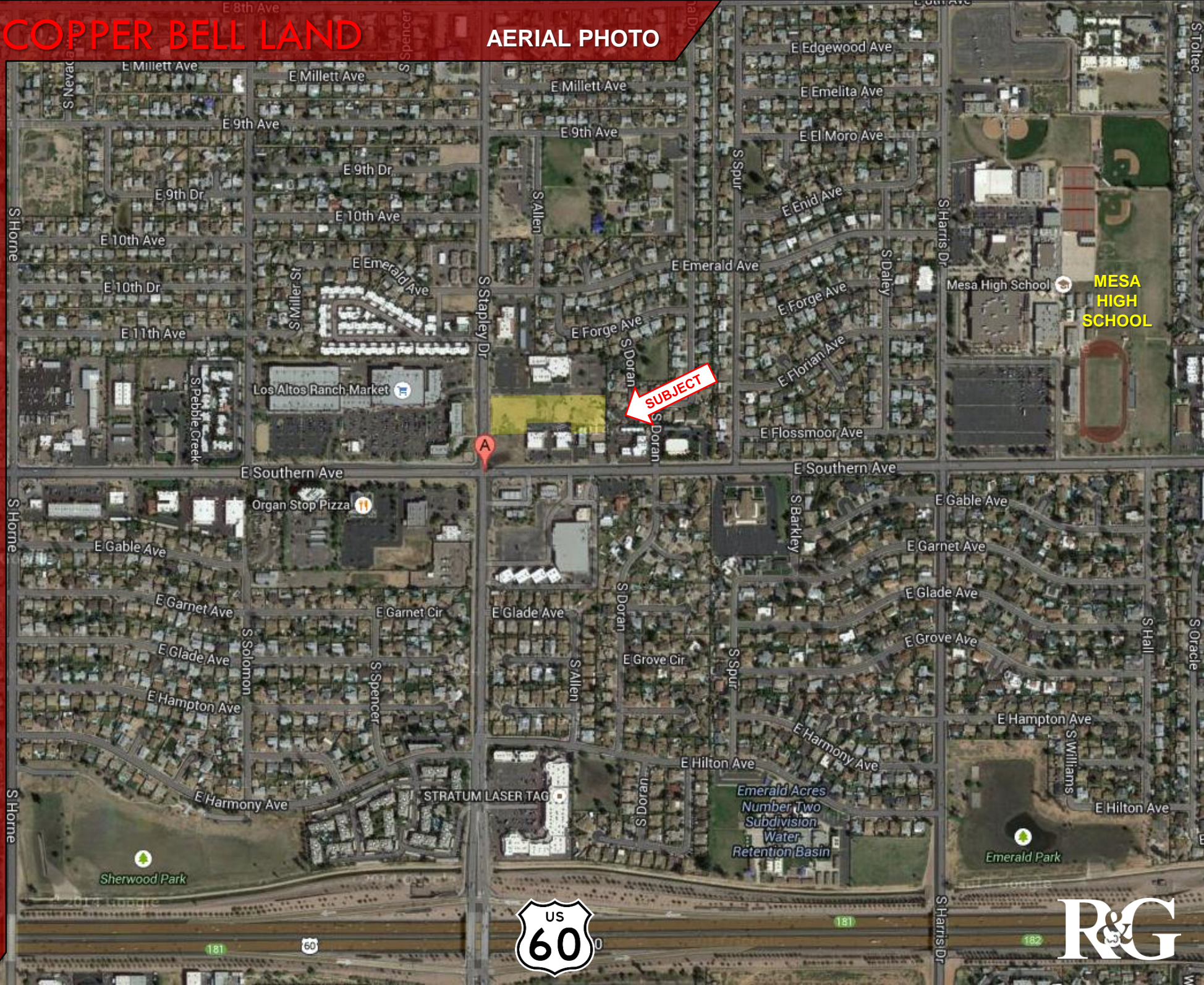
SOUTHERN

R&G



# COPPER BELL LAND

## AERIAL PHOTO



MESA  
HIGH  
SCHOOL

SUBJECT



R&G



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