



**±1.6 Acres of Land**  
*NNEc Southern & Stapley, Mesa, AZ*

**\$275,000**  
**\$3.96/ sq. ft.**




**Looking Northeast**

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A photograph showing a paved road leading south towards a shopping center with several buildings and palm trees under a clear blue sky.

Looking South

#### Vacant Land Overview

Price:	\$275,000
Price Per Foot:	\$3.96
Land Area:	±69,530 sq. ft. (±1.6 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 (2016)

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.

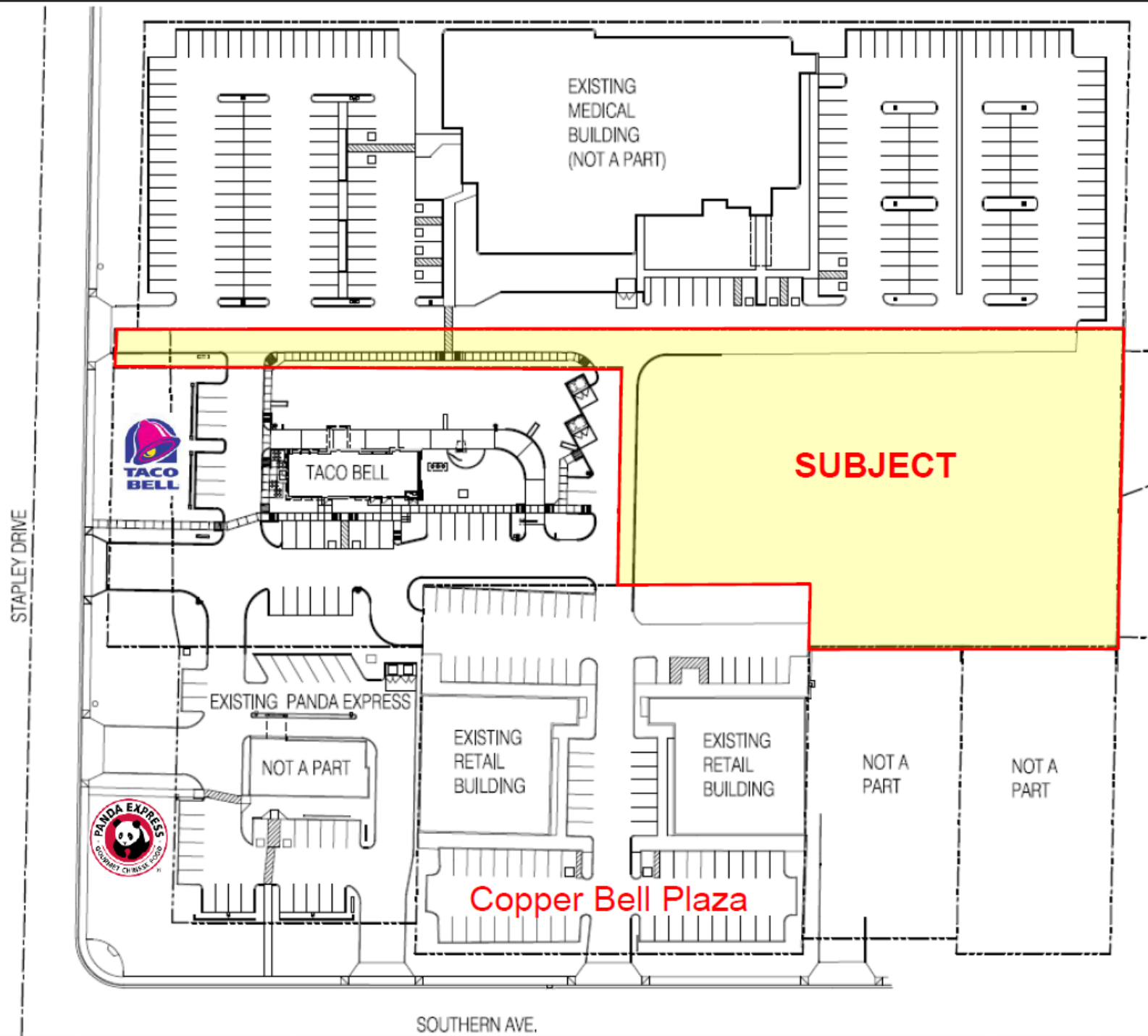
A wide-angle photograph of a large, mostly empty asphalt parking lot with some dry grass and weeds. In the background, there are commercial buildings and a clear blue sky.

**SUBJECT**

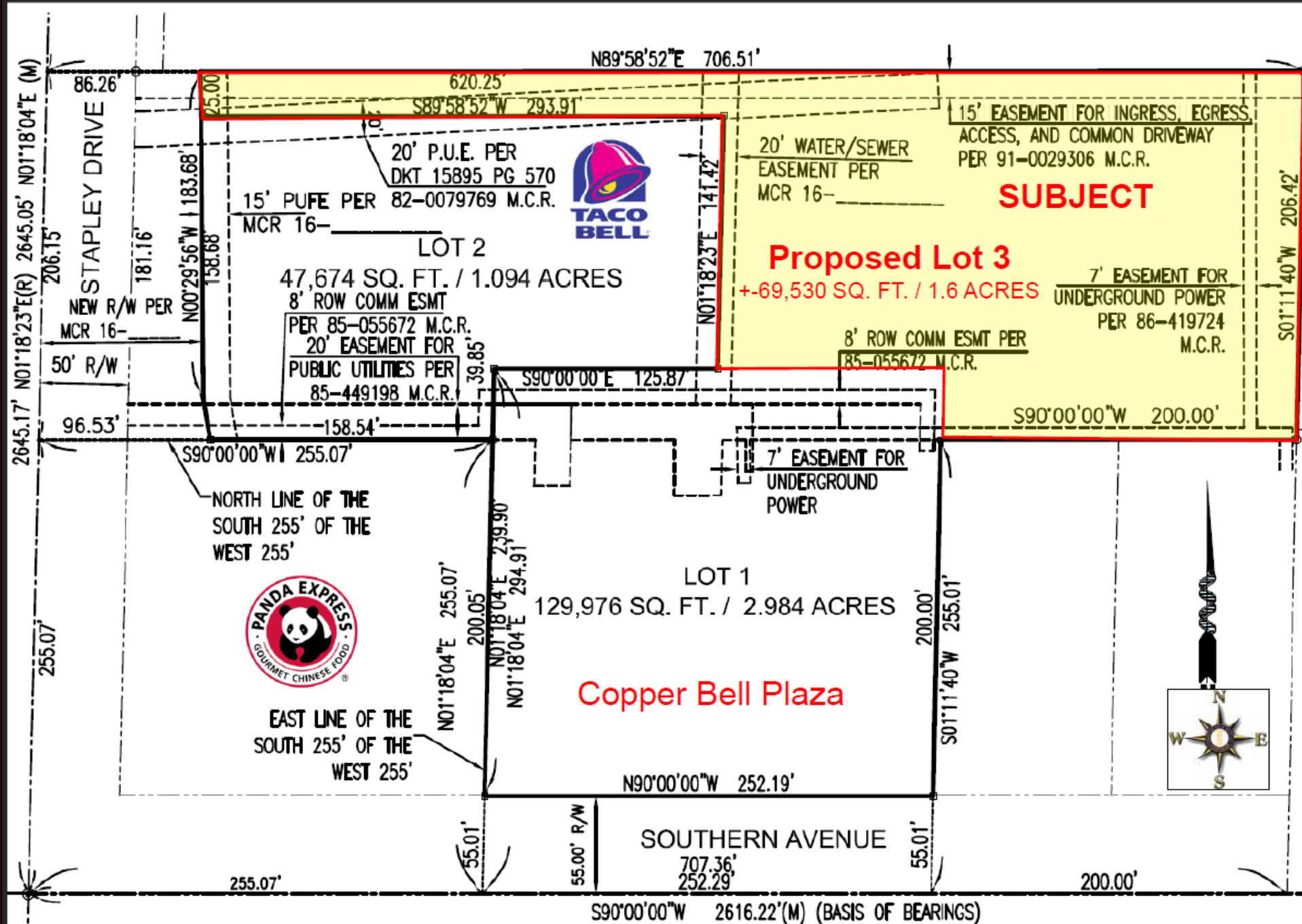
Looking North

A photograph showing a parking lot area looking northwest towards a shopping center with various buildings and trees under a clear sky.

Looking Northwest







# COPPER BELL LAND

AERIAL PHOTO



S STAPLEY

STAPLEY



SUBJECT

Copper Bell Plaza

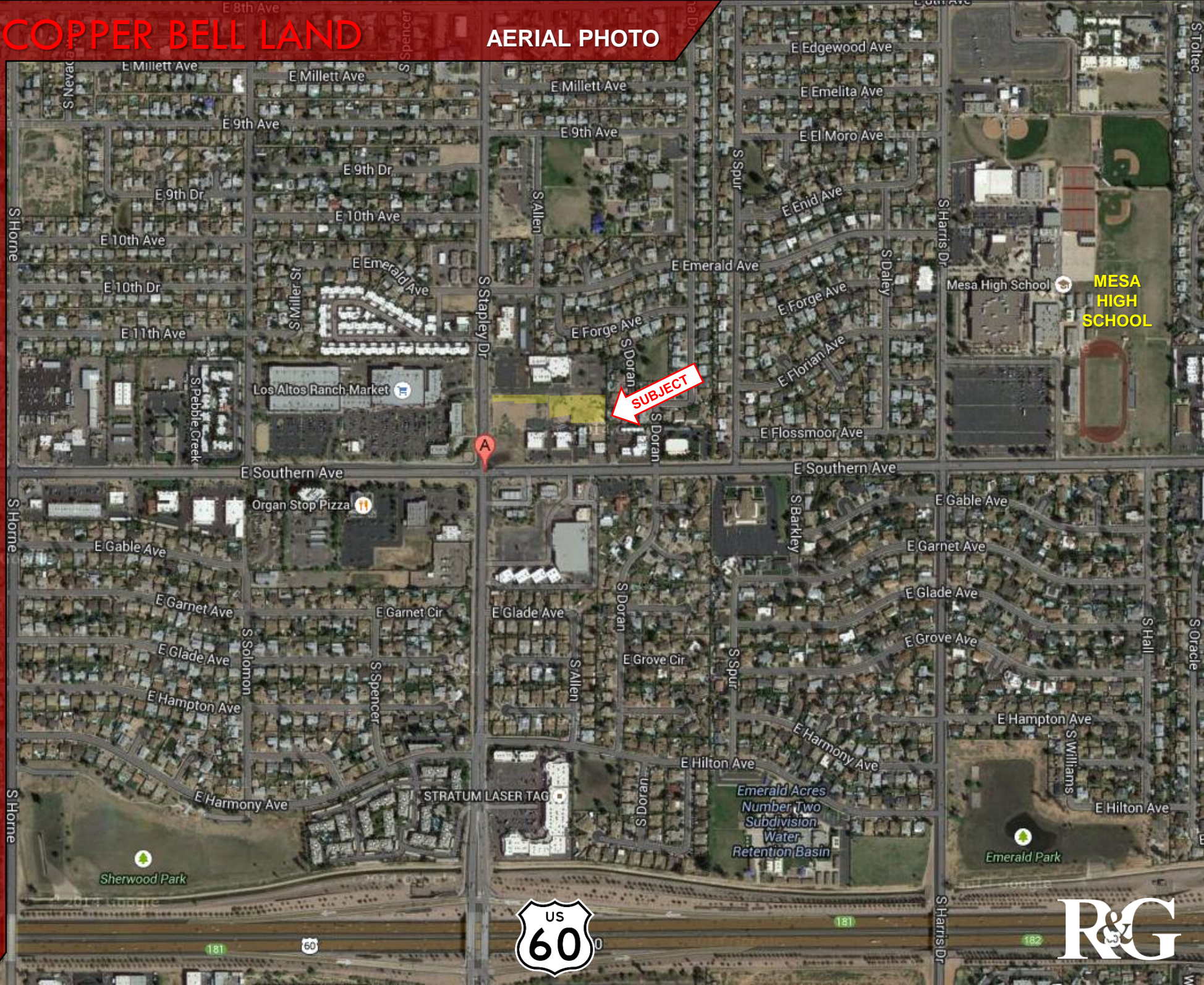
SOUTHERN

R&G



# COPPER BELL LAND

## AERIAL PHOTO





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