Permitted/ Shovel Ready/ For Sale or Build to Suit

Insight Land & Investments

Mesa, AZ

- ***Location:*** ***E OF SEC UNIVERSITY DR & POWER RD | MESA, AZ 85205***
- ***Size:*** ***1.03 Acres (44,729 SF)***
- ***Zoning:*** ***LC***
- ***Utilities:*** All to site
- ***Price:*** ***$525,000***
- ***Comments:***
  - ✓ Building permit ready, full construction drawings complete.
  - ✓ Also available as build-to-suit.

Great Investment Opportunity | Exclusively Available

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

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LAND AVAILABLE FOR SALE OR BUILD TO SUIT

Cross Streets	E of SEC University Dr & Power Rd Mesa, AZ 85205
APN/Parcel ID	218-10-003C
Site Size	±1.03 Acres (±44,729 SF)
Frontage	E University Dr
Zoning	LC
Highlights	Seller has use agreement with BLM for an additional ±0.5 acres at the adjacent site to the west. Building permit received from the city of Mesa. Also available as build-to-suit.

APPROVED PLANS FOR RETAIL DEVELOPMENT WOULD CONSIST OF:

Project Total Size *(Subject to change)*	±8,521 SF
No. of Buildings	2
Building Sizes	±3,605 SF & ±4,916 SF
No. of Suites	9
Suite Sizes	±587 SF - ±1,826 SF

SALE PRICE: $500,000 ($11.14 PSF)

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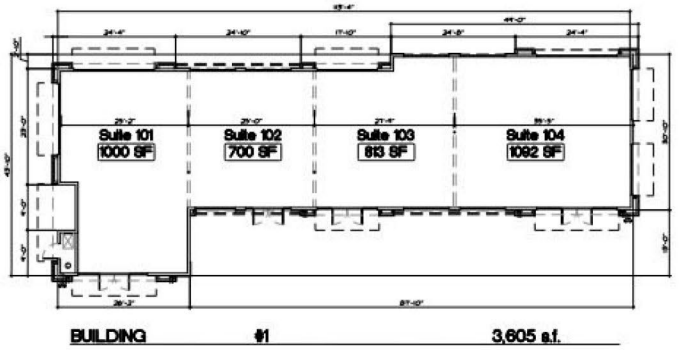

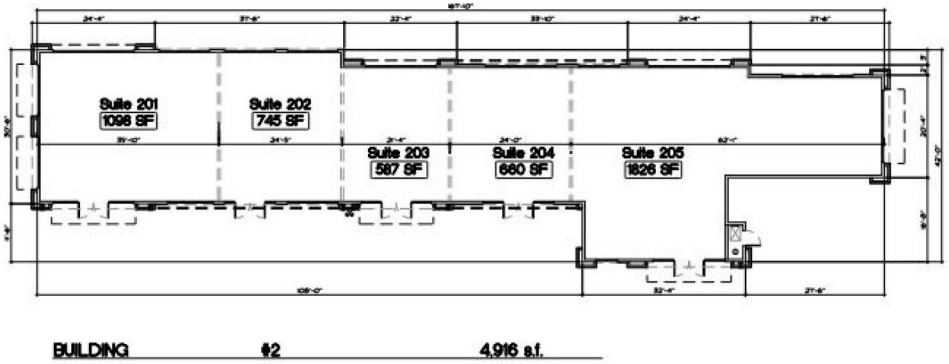

Approved Plans For Retail/Office/Medical Development Available

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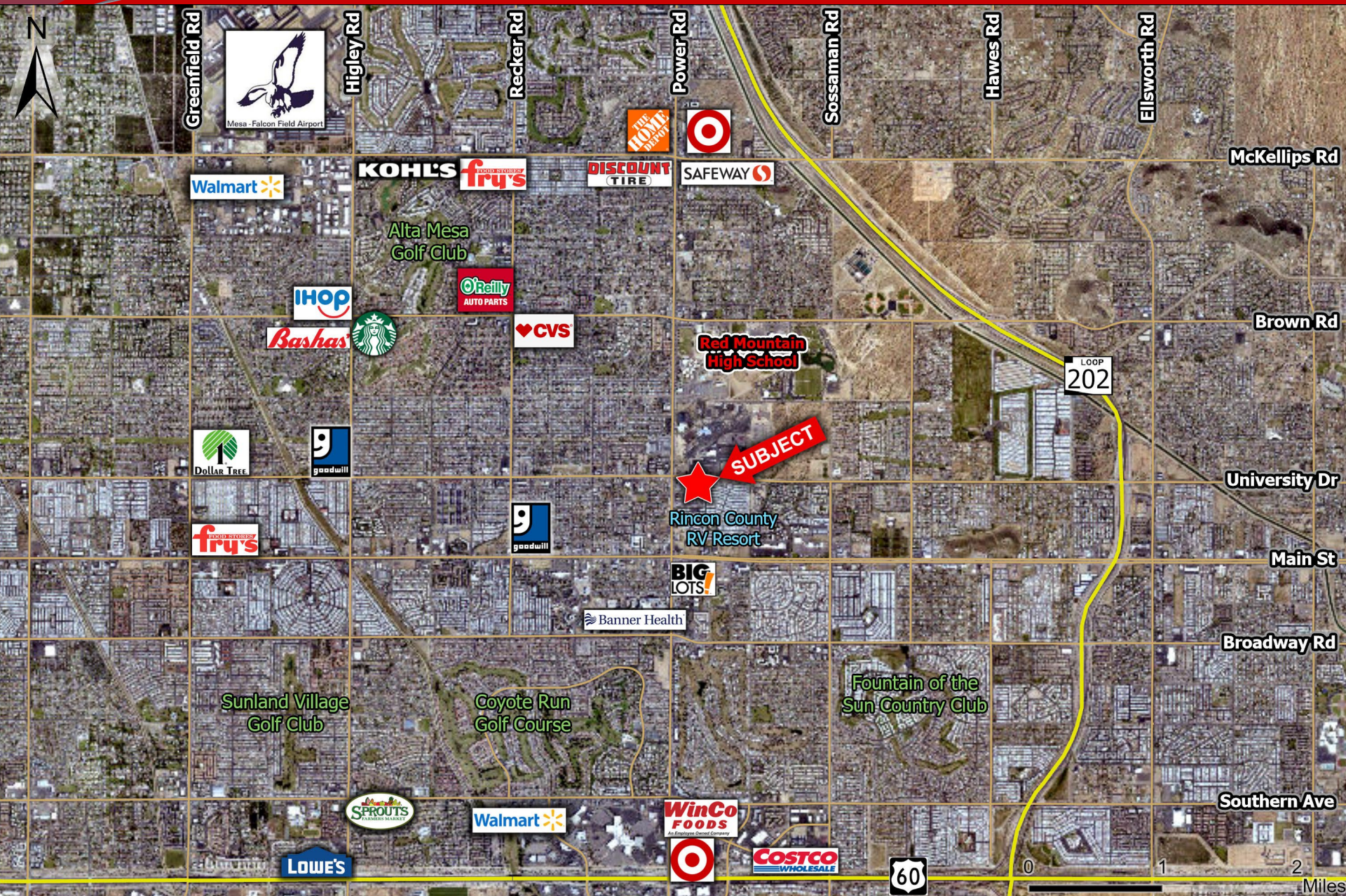
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