

## **Northeast Mesa Single Family Sites**

Land & Investments



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#### Location:

West of Ellsworth on the north side of Brown Road.

#### Subject:

44.04 acres encompassing developable land and a small mountain (Raven's Roost) rising +/- 290' above the base elevation.

#### **Buildable Portions:**

Parcel 1: +/- 9 acres on the north side of Ravens Roost mountain Parcel 2: +/- 6.6 acres along the south and eastern portion of the Mountain

#### **Zoning:**

RS-9

Minimum lot size- 9000 sf
Minimum width- 75'
Minimum depth- 100'
For development standards:
https://library.municode.com/az/mesa/codes/code of ordinances?
nodeld=COORMEAR\_TIT11ZOO
R\_ART2BAZO\_CH5REDI\_11-5-

### TRACY GLASS

3DESTRSDI

602-330-3201

tglass@insightland.com



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## **Utilities:**

To the site

## **Schools:**

K-6-Zaharis Elementary ADE school Grade: A Red Mountain High School ADE school Grade: B

### **Comments:**

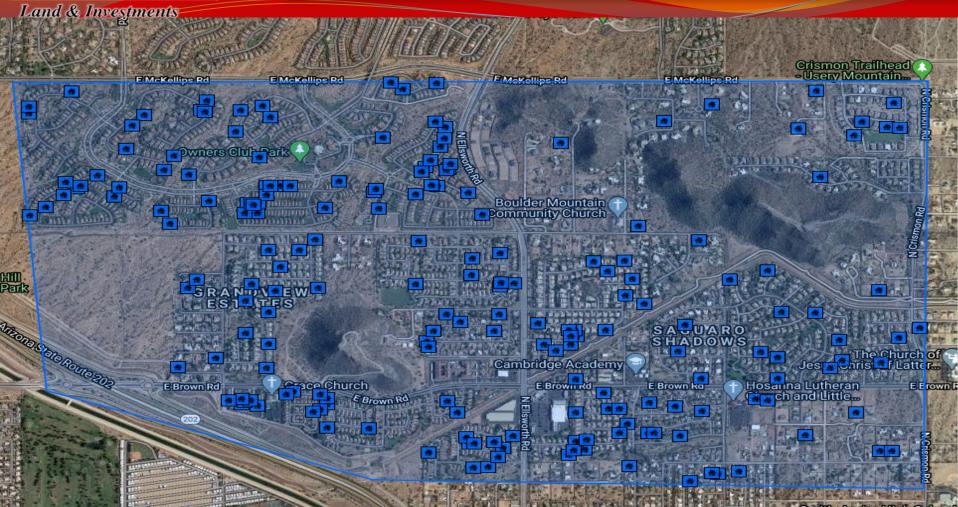
- Affluent North Mesa submarket 1 mile from the 202 freeway onramp
- Available subject to zoning and site plan approval
- Average Home price within 1 mile is \$418k selling at \$188/sf per MLS attached
- Adjoins the Blandford Home's Mountain Bridge masterplan
- With over 2600' of frontage along Raven's Roost mountain there are significant opportunities for view premiums











## Statistical Market Analysis

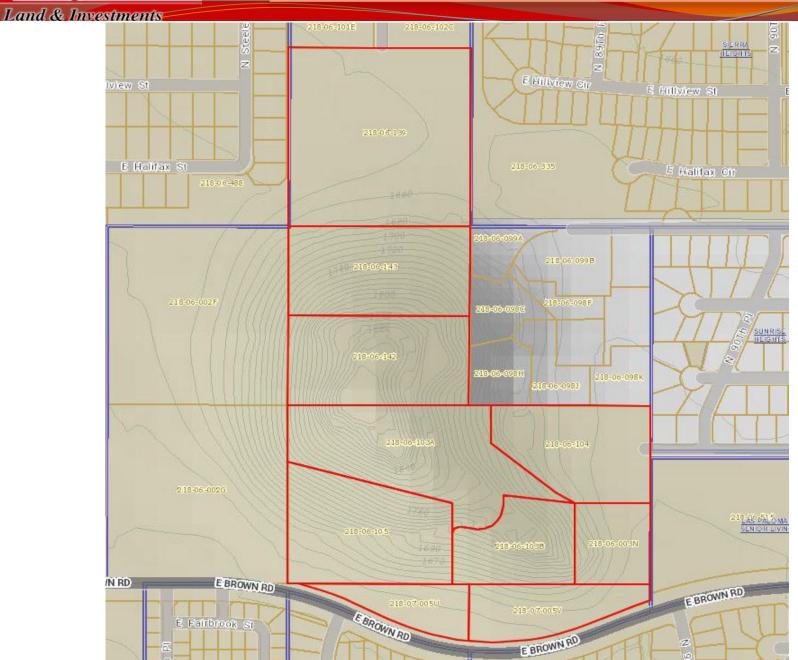
| Status  | #<br>Listings | List<br>Volume                          | Sold<br>Volume |      | List Price | Sold<br>Price | Sale/List<br>Price | Approx<br>SQFT |        | Sold Price Per<br>Approx SQFT | Agent<br>Days on<br>Market | Cumulative<br>Days on<br>Market |
|---------|---------------|---|----------------|------|------------|---------------|--------------------|----------------|--------|-------------------------------|----------------------------|---------------------------------|
| Closed  | 199           | 83,202,466                              | 82,125,455     | Low  | 185,000    | 185,000       | 0.85               | 1,060          | 124.26 | 122.10                        | 0                          | 0                               |
|         |               | 1 1000000000000000000000000000000000000 |                | Avg  | 418,103    | 412,691       | 0.99               | 2,246          | 188.17 | 185.76                        | 64                         | 69                              |
|         |               |   |                | High | 1,149,000  | 1,400,000     | 1.27               | 4,969          | 354.95 | 319.45                        | 327                        | 397                             |
| Overall | 199           | 83,202,466                              | 82,125,455     | Low  | 185,000    | 185,000       | 0.85               | 1,060          | 124.26 | 122.10                        | О                          | 0                               |
|         |               |   |                | Avg  | 418,103    | 412,691       | 0.99               | 2,246          | 188.17 | 185.76                        | 64                         | 69                              |
|         |               |   |                | High | 1,149,000  | 1,400,000     | 1.27               | 4,969          | 354.95 | 319.45                        | 327                        | 397                             |

Selection Criteria for Comparable Properties

Specified listings from the following search: Property type Residential; Inside the map search Polygon; Status of 'Closed'; Close of Escrow Date between '12/01/2018' and '02/7/2030'.













# Contour Map less than 10% Grade

