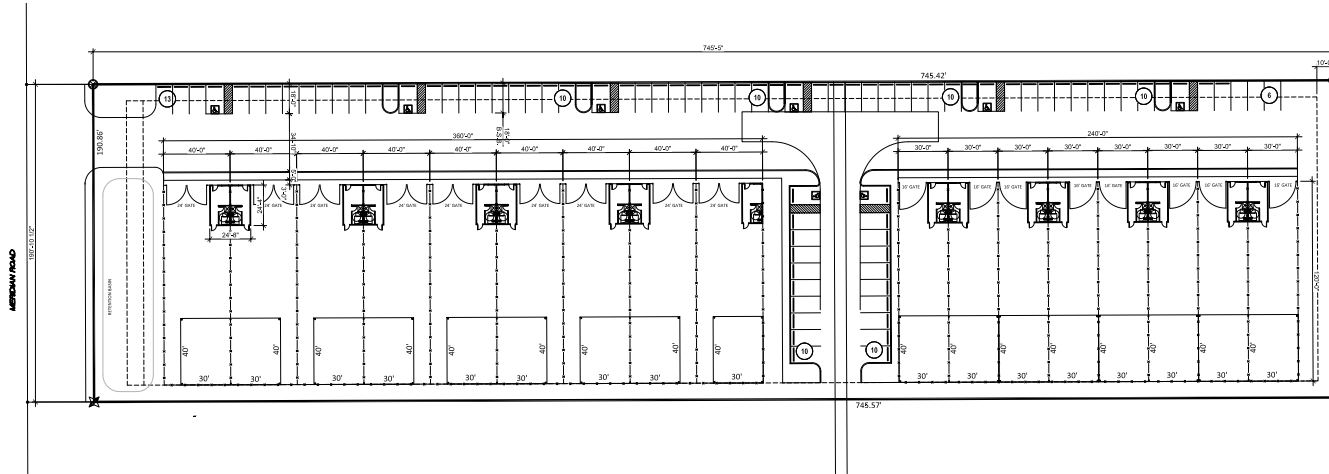


## Proposed New Industrial / Storage Yard Development

ARCHITECT:  
ROBERT KUBICEK ARCHITECTS & ASSOCIATES  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
CONTACT: ROBERT KUBICEK  
PHONE: (602) 955-3900  
FAX: (602) 955-0496  
E-MAIL: rkubicek@rkaa.com

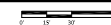
### SITE DATA

EXISTING ZONING:	B-5/PD
ZONING DESCRIPTION:	INDUSTRIAL BY PLANNED DEVELOPMENT
GROSS SITE AREA:	3.44 ACRES (149,848 S.F.)
NET SITE AREA:	3.26 ACRES (142,209 S.F.)
PROPOSED USE:	STORAGE YARD



**SITE PLAN**

SCALE: 1" = 30'-0"



**PROPOSED STORAGE YARDS**  
SEC APACHE TRAIL AND MERIDIAN DRIVE  
APACHE JUNCTION, AZ  
DATE: 03-31-2021 (PRELIMINARY)

SP-1

RKAA# 21022

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For more information, please contact:

**Pete Klees**  
Senior Vice President  
+1 602 224 4415  
pete.klees@cushwake.com

**Will French**  
Director  
+1 602 224 4496  
will.french@cushwake.com

2555 E. Camelback Rd, Suite 400  
Phoenix, Arizona 85016  
ph: +1 602 954 9000  
fx: +1 602 468 8588

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

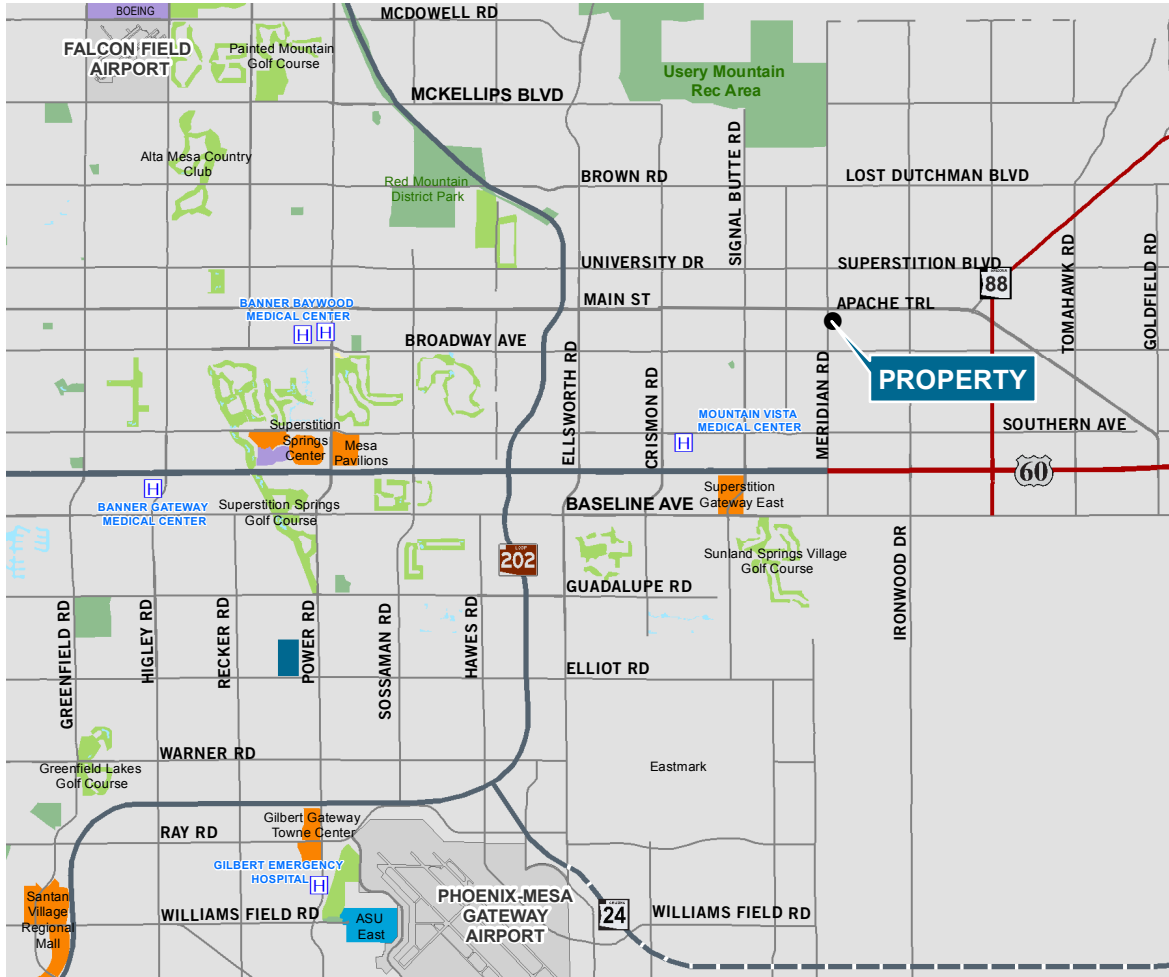
# ± 3.29 Acres For Sale

S/SEC Apache Trail & Meridian Road, Apache Junction, Arizona



# ± 3.29 Acres For Sale

S/SEC Apache Trail & Meridian Road, Apache Junction, Arizona



## Site Information:

- Zoning: B5/PD – Industrial, Generally intended for light industrial. Heavy industrial uses permitted under a special use permit
- General Plan: Light Industrial/Business Park comprised of Fifteen (15) units of small office, covered canopy and yard area.
- Water: Water along both Apache Trail and Meridian Road, provided by Arizona Water Co.
- Sewer: Main line along Meridian Road, provided by Superstition Mountains Community Facilities District No. 1
- Architecture plans & ALTA Survey available upon request
- ±2 Miles North of the US-60/Superstition Freeway
- 2021 Property Taxes: \$1,899.90
- APN: 101-06-016
- **Price: \$6.90/SF or \$987,000.00**

## Traffic Counts\*

N/S on Meridian= 7,117 VPD  
E/W on Apache= 24,070 VPD

## Demographics

- Population\*
 

1 Miles	3 Miles	5 Miles
15,596	79,201	162,408
- Average Household Income\*
 

1 Miles	3 Miles	5 Miles
\$56,140	\$66,595	\$76,433

\*Costar, 2021

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