

± 18.24 ACRES OF PRIME DEVELOPMENT LAND FOR SALE

SWC ELLSWORTH ROAD & RAY ROAD | MESA, AZ

POWER ROAD
50,000 VPD

202

HAWES ROAD

RAY ROAD

29,500 VPD

24

SITE
±18.24 AC



ELLSWORTH ROAD 27,000 VPD

RAY ROAD 11,200 VPD

ELLIOT ROAD

55,000 VPD

WARNER ROAD



Future Airport Terminal
±700 Acres



TRAFFIC COUNT SOURCE:
CITY OF MESA 2015

Pacific Proving

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Apple

SIGNAL BUTTE ROAD



Pacific Proving

ELLSWORTH ROAD 27,000 VPD

SITE
±18.24 AC

RAY ROAD

24



Future Airport Terminal
±700 Acres



29,500 VPD



INTERSTATE 10
±28 MIN



ARIZONA STATE UNIVERSITY
±25 MIN



DOWNTOWN PHOENIX
±37 MIN



SKY HARBOR AIRPORT
±32 MIN

5 MILE DEMOGRAPHICS



LAND AREA
±18 acres



POPULATION
142,009 (2017 estimate)
162,350 (2022 estimate)



DAYTIME POPULATION
107,181 (2017 estimate)



HOUSEHOLDS
47,122 (2017 estimate)
53,381 (2022 estimate)



AVE. INCOME
\$85,344 (2017)



NEARBY BUSINESSES
2,052 (2017)



EMPLOYEES
26,321 (2017)

LOCATION HIGHLIGHTS

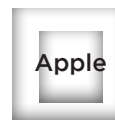
- ±18.24 acres for sale
- Across from Eastmark
- Estimated 15,000 homes at full build-out
- Access to the Gateway Corridor: Phoenix - Mesa Gateway Airport
- New ±1.3 million sf home to Apple Inc.
- Easy access to 3 freeways (Loop 202, US 60 and SR 24)
- Central location of SE Valley communities: Queen Creek, Gilbert and Mesa
- Extension of State Route 24 from Ellsworth Road to Ironwood Road is slated to begin in Fall 2019, opening to traffic by Summer 2022. This initial construction will provide direct connection to the Loop 202 Santan Freeway traffic interchange.

TRAFFIC COUNTS

Ellsworth Road	27,000 vpd
Ray Road	11,200 vpd

SOURCE: CITY OF MESA 2015

NEARBY MAJOR EMPLOYERS



APPLE
150 EMPLOYEES



ABLE ENGINEERING
400 EMPLOYEES



CMS STEEL
186 EMPLOYEES



CRM RUBBER
55 EMPLOYEES



FUJIFILM
206 EMPLOYEES



TRW VEHICLE SYSTEMS
418 EMPLOYEES

Source: GPEC 2016

