

LAND FOR SALE



amazon

ARIZONA
24

SIGNAL BUTTE ROAD

ADOT

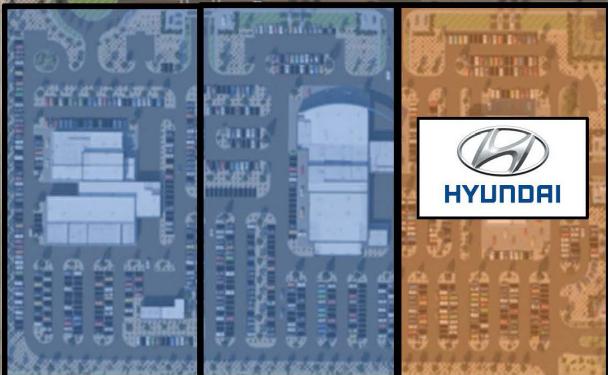
FUJIFILM

FUJIFILM

AUTO DEALER
COMING
SOON

12.97
ACRES

PECOS ROAD



NEC SIGNAL BUTTE
& PECOS | MESA, AZ

Rommie Mojahed

602.702.4663

Rommie@CRE8Advisors.com

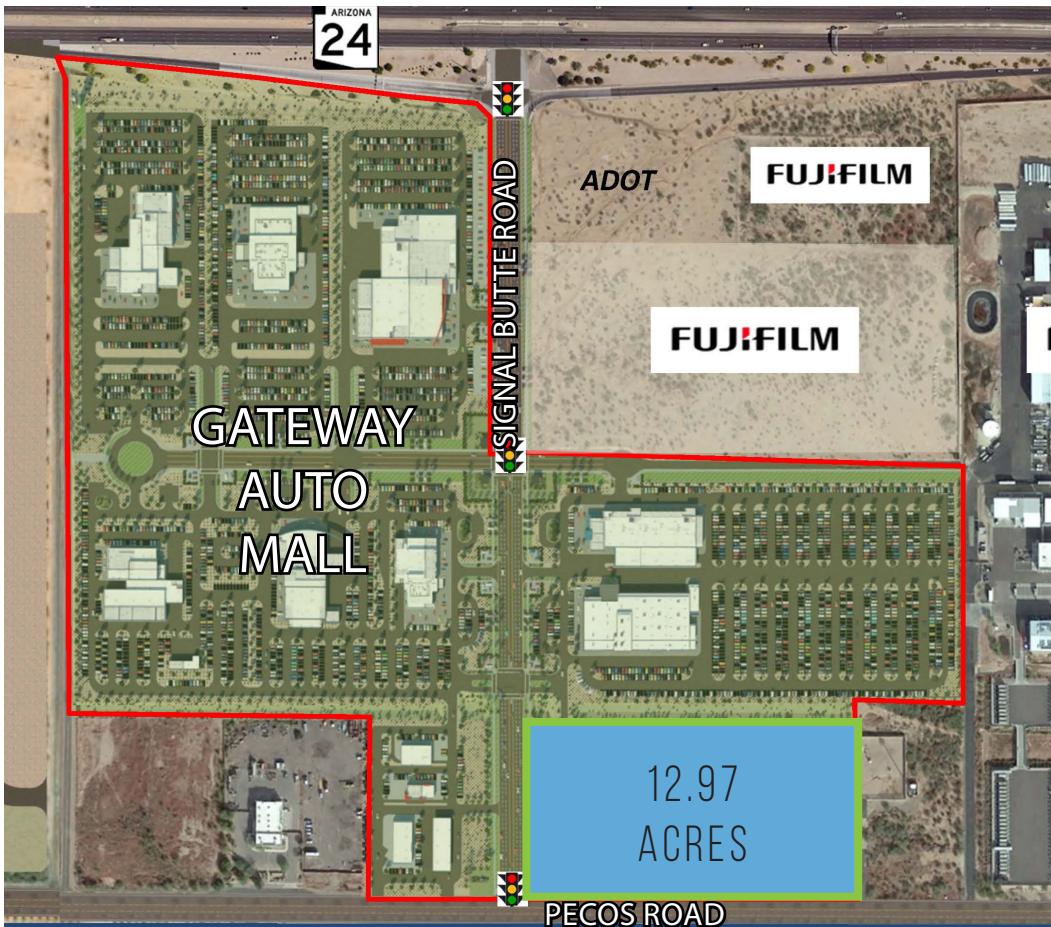
Lindsey Dulle

602.317.7713

Lindsey@CRE8Advisors.com

PROPERTY SUMMARY

NEC Signal Butte & Pecos
Mesa, AZ



PROPERTY HIGHLIGHTS

- 12.97 Acres Available
- Call for Pricing!
- Located in the heart of the brand new Gateway Auto Mall which includes Hyundai, Horne Auto Group as well as other larger industrial users like FujiFilm and Amazon
- Located on Signal Butte Road which is a major high traffic arterial that connects Mesa & Queen Creek to SR24.
- Great visibility and access from Signal Butte Road and SR24.
- Excellent demographics with a median household income of over \$124,000 within 1 mile.

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population:	28,872	112,859	549,343
2028 Population:	35,720	136,119	649,847
2023 Total Households:	8,752	35,799	194,882
Med Household Income:	\$124,675	\$120,257	\$99,765

PROPERTY SUMMARY

ASKING PRICE:

CALL FOR PRICING

ZONED

APN:

304-36-007 & 304-34-043

LAND AREA:

12.97 ACRES

RETAILER MAP

NEC Signal Butte & Pecos Mesa, AZ



D·R·HORTON®
America's Builder

**SUPERSTITION
VISTAS**

LG
650 ACRES



For Additional details contact the team
by phone at: (602) 888. CRE8
or by email: Lindsey@CRE8Advisors.com