



**±1.6 Acres of Land**  
*NNEc Southern & Stapley, Mesa, AZ*

**\$275,000**  
*\$3.96/ sq. ft.*




**Looking Northeast**

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Looking South

### Vacant Land Overview

Price:	\$275,000 (firm)
Price Per Foot:	\$3.96
Land Area:	±69,530 sq. ft. (±1.6 acres)
Parcel #:	139-05-004S (portion)
Zoning:	LC, City of Mesa

### Comments

This land is currently on a parcel that includes the adjacent shopping center. The land is in the process of being separated onto its own parcel.

### Demographics (2017)

	1-mile	3-miles	5-miles
Population:	19,156	160,143	417,237
Avg. Household Inc.:	\$55,770	\$59,863	\$69,179
Total Households:	5,413	55,212	154,829

Complete demographics are available upon request.

### Traffic Counts (2016)

North on Stapley:	31,800 VPD
South on Stapley:	39,000 VPD
East on Southern:	19,700 VPD
West on Southern:	20,000 VPD

This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify this information and bear all risk for inaccuracies.



SUBJECT

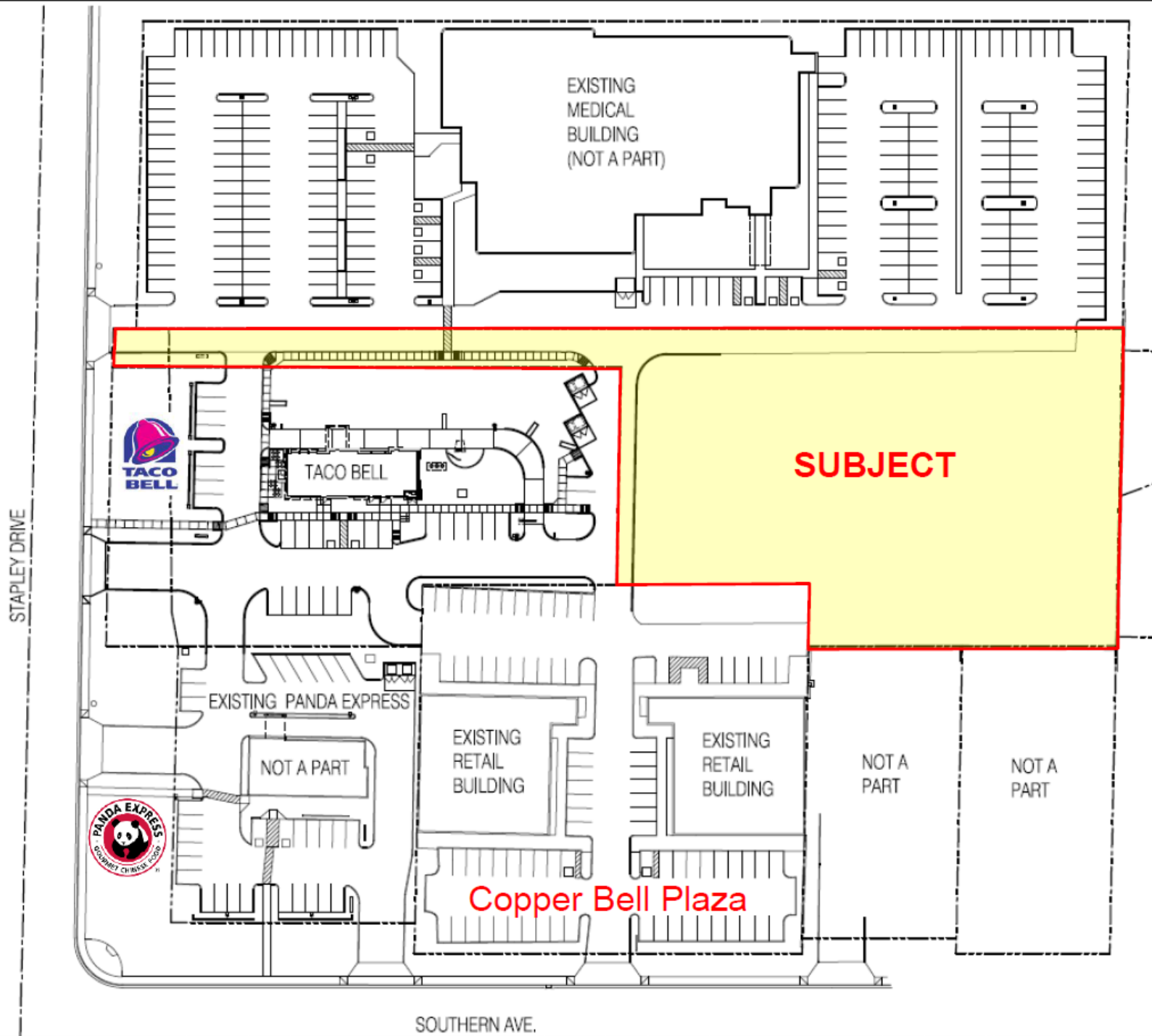
Looking North

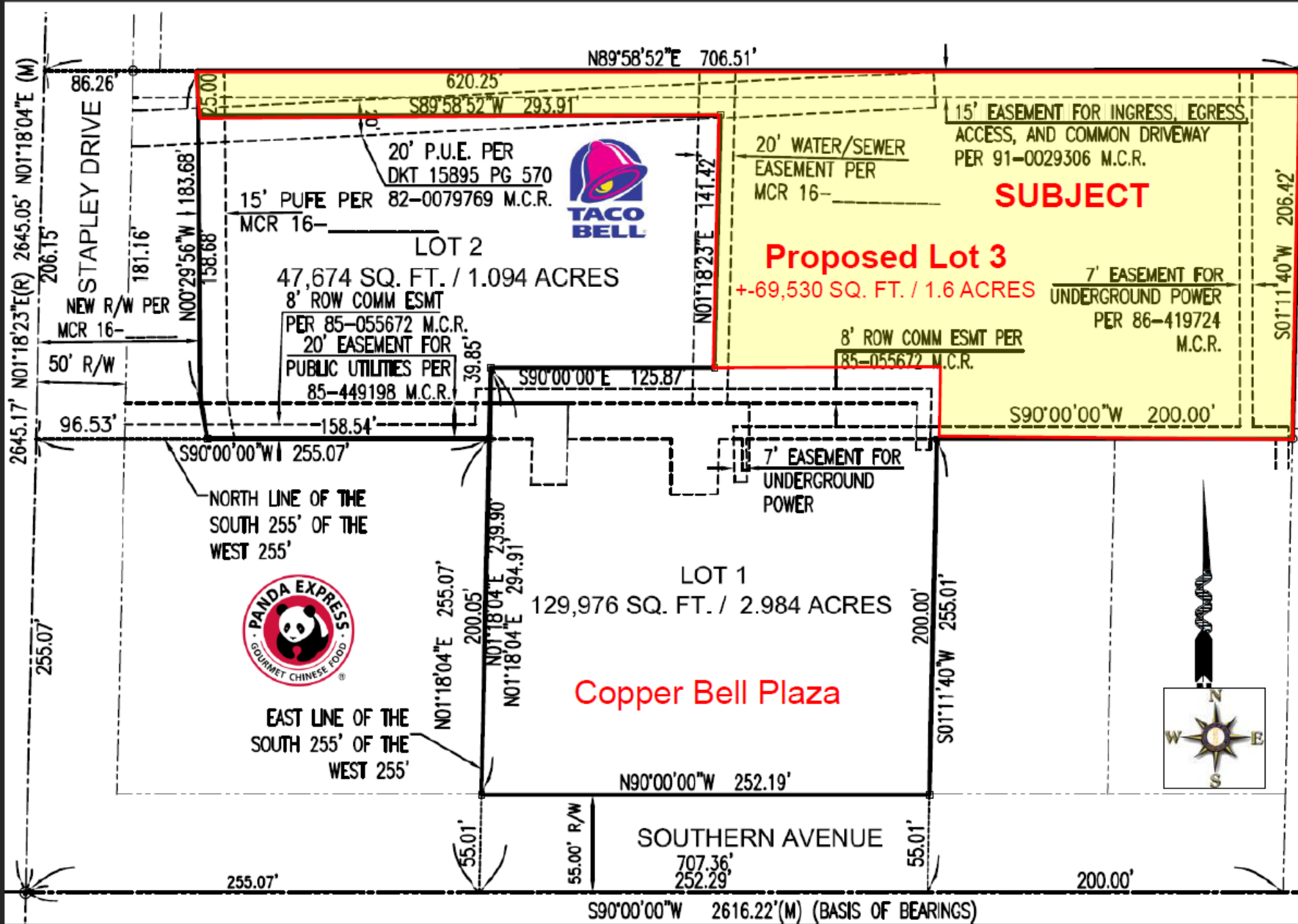


Looking Northwest



R&G





# COPPER BELL LAND

## AERIAL PHOTO



STAPLEY



SUBJECT



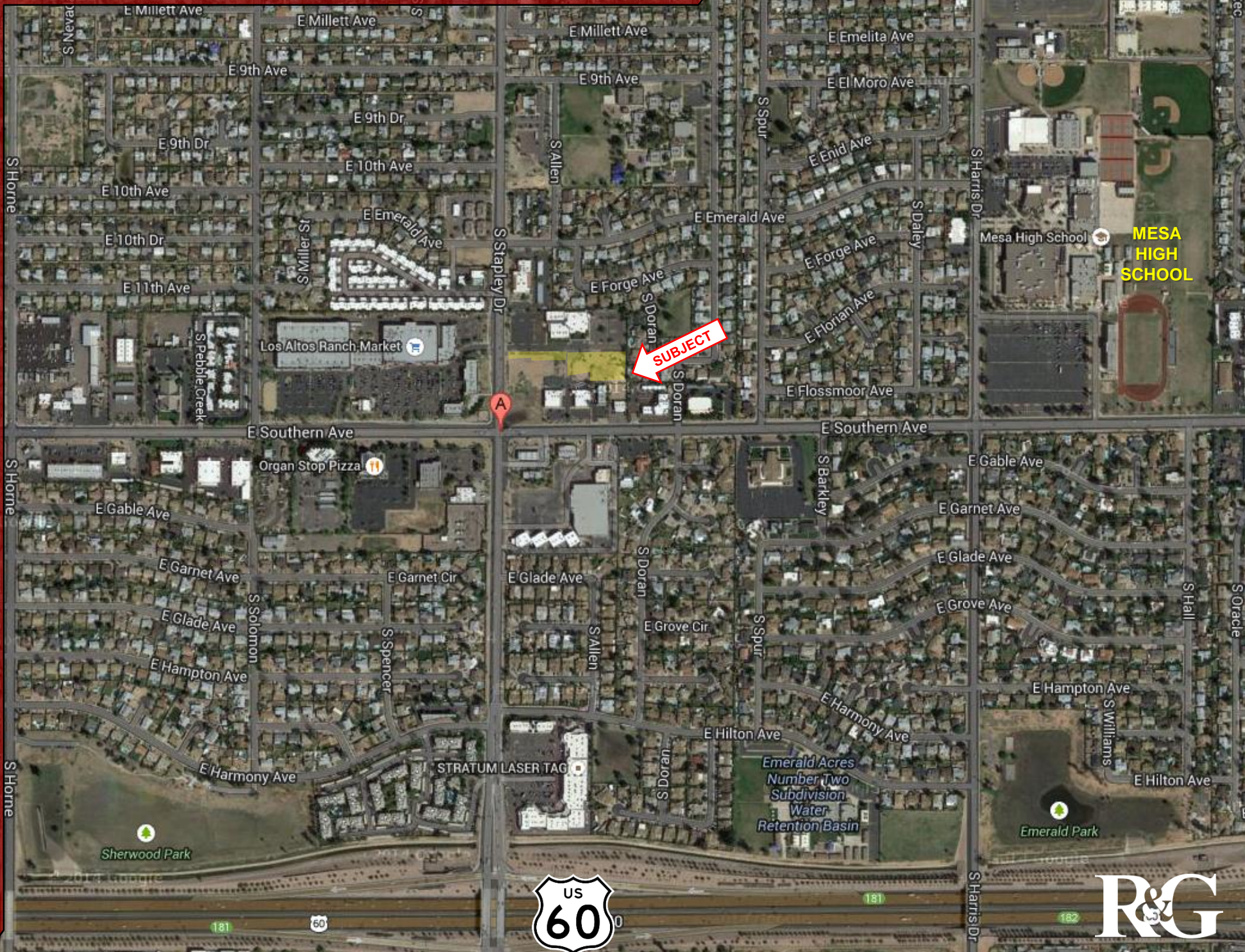
Copper Bell Plaza

SOUTHERN

R&G

# COPPER BELL LAND

## AERIAL PHOTO



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