

# Commercial Land Available For Sale or Lease

NEC Signal Butte Rd & University Dr | Mesa, AZ



## OFFERING SUMMARY

Property Size: ±3 acres  
Zoning: Commercial, Mesa

## PROPERTY OVERVIEW

Site is located ±2.5 miles from the US 60 and ±2.20 miles from the Loop 202 (Red Mountain) Freeway. There is an off-ramp on the Loop 202 for University Drive but not for Apache Road. This site is the first commercial site on the “going to work” side and the last commercial site on the “going home” side for a large residential trade area.

## TRAFFIC COUNTS

N	±3,191 VPD (NB/SB)	
S	±11,695 VPD (NB/SB)	
E	±14,358 VPD (EB/WB)	
W	±17,829 VPD (EB/WB)	

ADOT 2017, 2018



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	12,292	77,757	168,600
2023 Population	13,117	82,837	182,128
2018 Median HH Income	\$51,972	\$49,136	\$52,847

ESRI 2018 Estimates

WWW.PHOENIXCOMMERCIALADVISORS.COM | 3131 EAST CAMELBACK ROAD, SUITE 340 | PHOENIX, AZ 85016 | 602.957.9800

## Contact

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



**PROPERTY DESCRIPTIONS**

That portion of the West half of the Southwest quarter of the Southwest quarter of Section Thirteen (13), Township One (1) North, Range Seven (7) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Southwest corner of said Section 13;

thence North 00 degrees 02 minutes 37 seconds East, along the Westerly line of the Southwest quarter of said Section 13, a distance of 343.00 feet;

thence North 89 degrees 59 minutes 53 seconds East, along a line 345.00 feet North of and parallel with the Southerly line of the Southwest quarter of said Section 13, a distance of 480.00 feet;

thence South 39 degrees 46 minutes 50 seconds East, a distance of 117.11 feet;

thence South 00 degrees 02 minutes 37 seconds West, along a line 555.00 feet East of and parallel with the Westerly line of the Southwest quarter of said Section 13, a distance of 255.00 feet to a point on the Southerly line of the Southwest quarter of said Section 13;

thence South 89 degrees 59 minutes 53 seconds West, along said Southerly line, a distance of 555.00 feet to the Southwest corner of said Section 13 and the Point of Beginning;

EXCEPT the North 10 feet of the South 65 feet of the East 35 feet of the West 93 feet; and

EXCEPT the East 10 feet of the West 65 feet of the North 25 feet of the South 90 feet; and

EXCEPT that portion described as follows:

Commencing at the point of intersection of the North line of the South 65 feet and the East line of the West 65 feet of said West one-half of the Southwest quarter of the Southwest quarter of Section 13;

thence Easterly 25 feet along said North line to a point;

thence in a Northwesterly direction to a point on said East line of the West 65 feet that is 25 feet North from said point of intersection;

thence Southerly to the point of intersection; and

EXCEPT the West 55 feet; and

EXCEPT the South 55 feet thereof.

**UNDERGROUND UTILITY STATEMENT**

The underground utilities shown here were located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

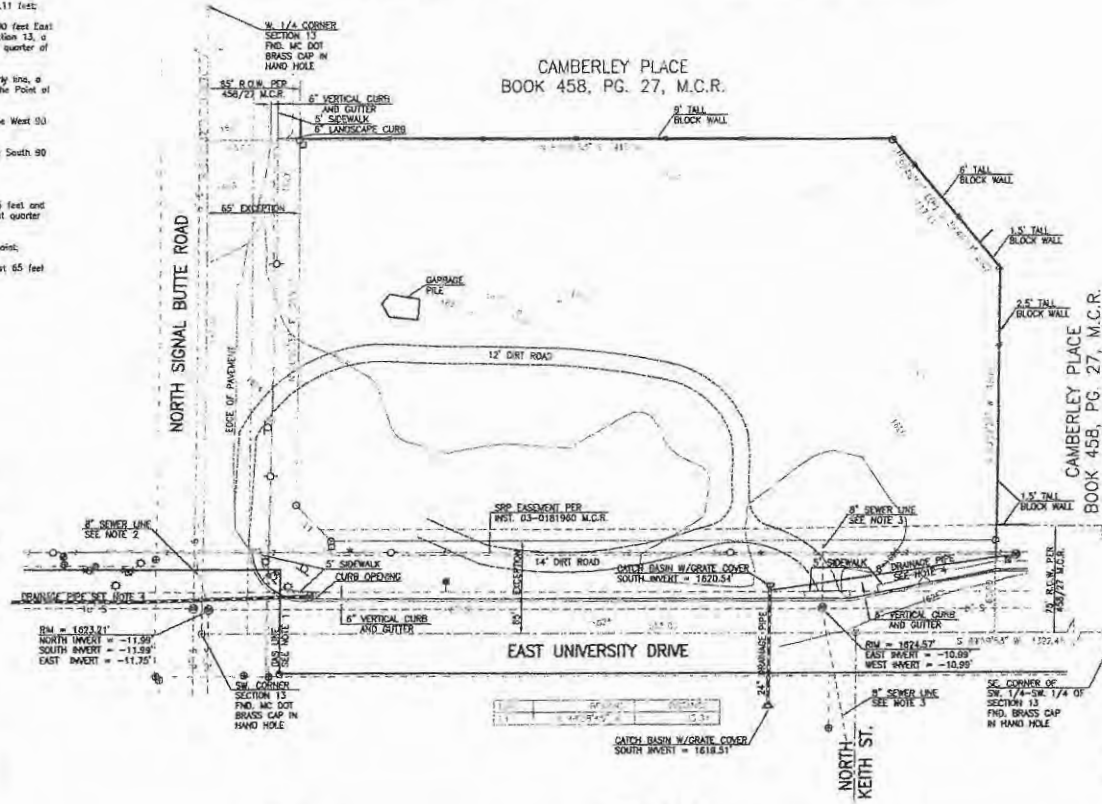
**A.L.T.A./A.C.S.M. LAND TITLE SURVEY**  
**A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE G.A.S.R.B.&M., MARICOPA COUNTY, ARIZONA.**

**BASIS OF BEARING**

EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 13,  
 T.1N., R.7E., G.A.S.R.B.&M., MARICOPA COUNTY, ARIZONA.  
 BASIS OF BEARING BEING N 07°02'37" E

**BENCH MARK**

SOUTHWEST CORNER OF SECTION 13, T.1N., R.7E.,  
 MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION  
 BRASS CAP IN HAND HOLE. 1623.52'



**LEGEND**

- = BRASS CAP
- = SET 1/2" REBAR W/CAP #18857
- △ = SET P.X. NAIL W/SHIMMER #18857
- ⊗ = SANITARY SEWER MANHOLE
- ⊕ = FIRE HYDRANT
- ⊙ = LIGHTING ELECTRIC BOX
- ⊙ = TRAFFIC SIGNAL POLE
- ⊙ = TRAFFIC SIGNAL BOX
- ⊙ = TELEPHONE PISER
- ⊙ = SIGN
- ⊙ = POWER POLE
- ⊙ = STREET LIGHT
- ⊙ = DOWN GUT
- ⊙ = ELECTRICAL BOX
- ⊙ = STORM DRAIN MANHOLE
- ⊙ = WATER VALVE
- ⊙ = FIRE HYDRANT
- ⊙ = GAS VALVE
- ⊙ = GAS LINE W/VALVE
- M.C.R. = MARICOPA COUNTY RECORDER
- MC = MARICOPA COUNTY
- DOT = DEPARTMENT OF TRANSPORTATION
- R.O.W. = RIGHT OF WAY
- (R) = RECORDED
- (C) = CALCULATED
- = DRAINAGE PIPE
- = PARCEL BOUNDARY LINE
- = CENTERLINE
- = EASEMENT LINE
- = WALL LINE
- = SEWER LINE
- = WATER LINE
- = UNDERGROUND TELECOMMUNICATION LINE
- = UNDERGROUND ELECTRIC LINE
- = OVERHEAD ELECTRIC LINE
- = GAS LINE
- = ANNOTATION LINE

**FLOOD ZONE**

This Parcel lies within the Flood Insurance Rate Map (FIRM), Map Number 0401302500, Panel 1224 of 4350, which is currently unpublished. Flood Zone designation for this Parcel is Zone X, defined as areas of 0.2% annual chance flood areas of 1% annual chance flood with average depths of less than 1 foot; or with average areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**AREA**

133,515 Sq. Ft. and/or 3.07 Acres

**ZONING**

This parcel is Zoned D-2, Limited Commercial District. The purpose of this District is to provide for a broad range of indoor retail businesses. The intent of this District is to allow commercial uses to satisfy the needs of the community with emphasis on shopping center and group commercial developments.

**CERTIFICATION**

To Capital Title Agency, Sovereign Holdings, L.L.C. an Arizona limited liability company and Cold Rush 03 Development, L.L.C. an Arizona limited liability company.

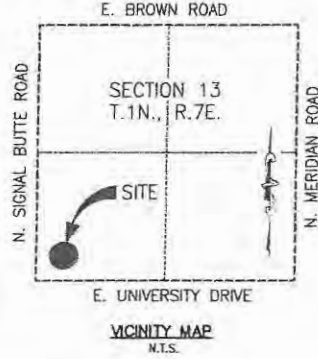
This is to certify that this map or plot or the survey on which it is based were made in accordance with "Minimum standards detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 5, 8, 10, 11a, 11b, 13, 14, 15, 17 and 18 of Table A thereof. Pursuant to the Accrual Standards as adopted by ALTA and NSPS and in effect on the date of certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Arizona, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

DATE: 10-13-06

Richard D. Tobor, R.L.S. #18857

**NOTES**

1. GAS LINE ALIGNMENT IN THIS AREA IS BASED ON UTILITY MAPS PROVIDED BY SOUTHWEST GAS CORPORATION. THERE IS NO FIELD EVIDENCE TO SUPPORT THIS ALIGNMENT.
2. SEWER LINE ALIGNMENT IN THIS AREA IS BASED ON UTILITY MAPS PROVIDED BY THE CITY OF MESA AND FIELD EVIDENCE.
3. SEWER LINE STUB OUT TO THE NORTH AND CONNECTION TO THE SOUTH IS BASED ON IMPROVEMENT PLANS AND UTILITY MAPS PROVIDED BY THE CITY OF MESA. THERE IS NO FIELD EVIDENCE TO SUPPORT THESE CONNECTIONS.
4. DRAINAGE PIPE ALIGNMENT IS BASED ON UTILITY MAPS PROVIDED BY THE CITY OF MESA.



18841 N. 31st AVENUE  
 BUILDING 2, BUTE 713  
 PHOENIX, ARIZONA 85033  
 PHONE: 602-348-2706



ALTA/A.C.S.M. LAND TITLE SURVEY  
 NORTHEAST CORNER  
 SIGNAL BUTTE RD. + UNIVERSITY DR.



**REVISIONS:**


**DRAWING NAME:**  
ALTA BASE.dwg

**JOB NO.:** 38-1

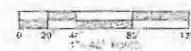
**DRAWN BY:** D.A.L.

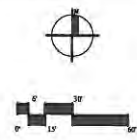
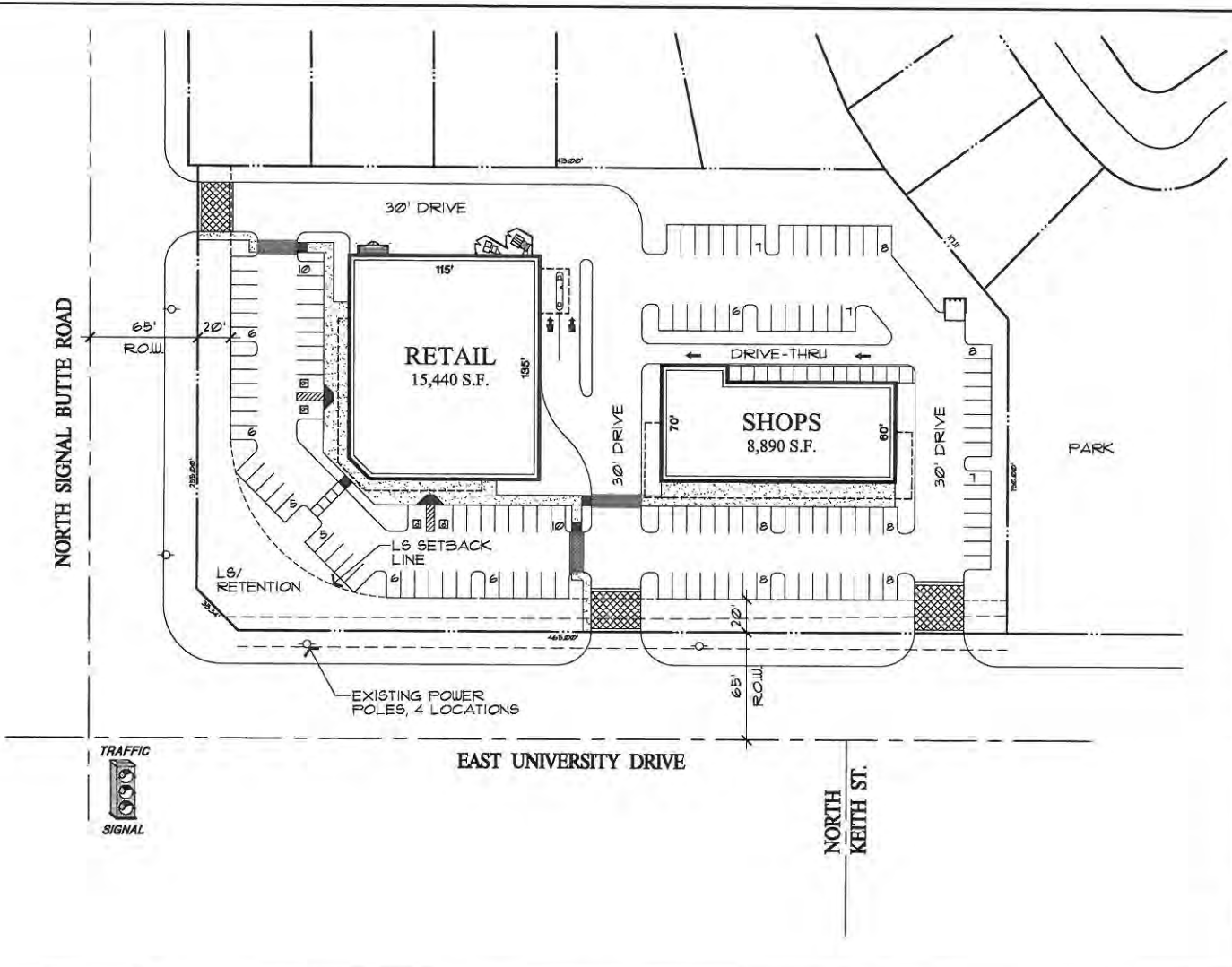
**CHECKED BY:** [Signature]

**DATE:** Oct. 13, 2006

**SCALE:** 1" = 40'

**SHEET:** 1 OF 1





**SITE DATA**

OVERALL SITE DATA

SITE AREA	: 133,213 S.F. (3.07 ACRES)
BUILDING AREA	: 24,415 S.F.
% COVERAGE	: 18.3 %
PARKING PROVIDED	: 129 SPACES
PARKING RATIO	: 5.33/1,000

**VICINITY MAP**



DATE: 12.14.06 JOB NUMBER: 00565 0046-0721

**NEC UNIVERSITY & SIGNAL BUTTE**

PROPOSED RETAIL/COMERCIAL DEVELOPMENT  
MESA, ARIZONA



**Butler Design Group**  
Architects & Planners  
5555 East Van Buren St.  
Suite 215  
Phoenix, Arizona 85008  
phone 602-967-1800  
fax 602-967-7722

