



W MCKELLIPS RD

±34,600 VPD

±19,700 VPD N COUNTRY CLUB DR

ARIZONA 87

FOR SALE | LAND

# GATED CONTRACTOR'S YARD

509 W McKellips Rd, Mesa, AZ 85201

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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$1,300,000
<b>Lot Size:</b>	86,074 SF
<b>APN #:</b>	135-09-005R
<b>Zoning:</b>	LC - Limited Commercial
<b>Cross Streets:</b>	Country Club Dr and McKellips Rd

## PROPERTY OVERVIEW

Rare 2-acre parcel in North Mesa, currently used as a contractor's yard is now available for sale. The lot features a tool shed, secure gate, block fence, and finished grade.

The property is situated SW to Country Club Dr and McKellips Rd and only 1/4 mile from Loop 202. The yard is adjacent to gated residential areas and easily accessible via the west driveway (an easement) of the Quick Trip.

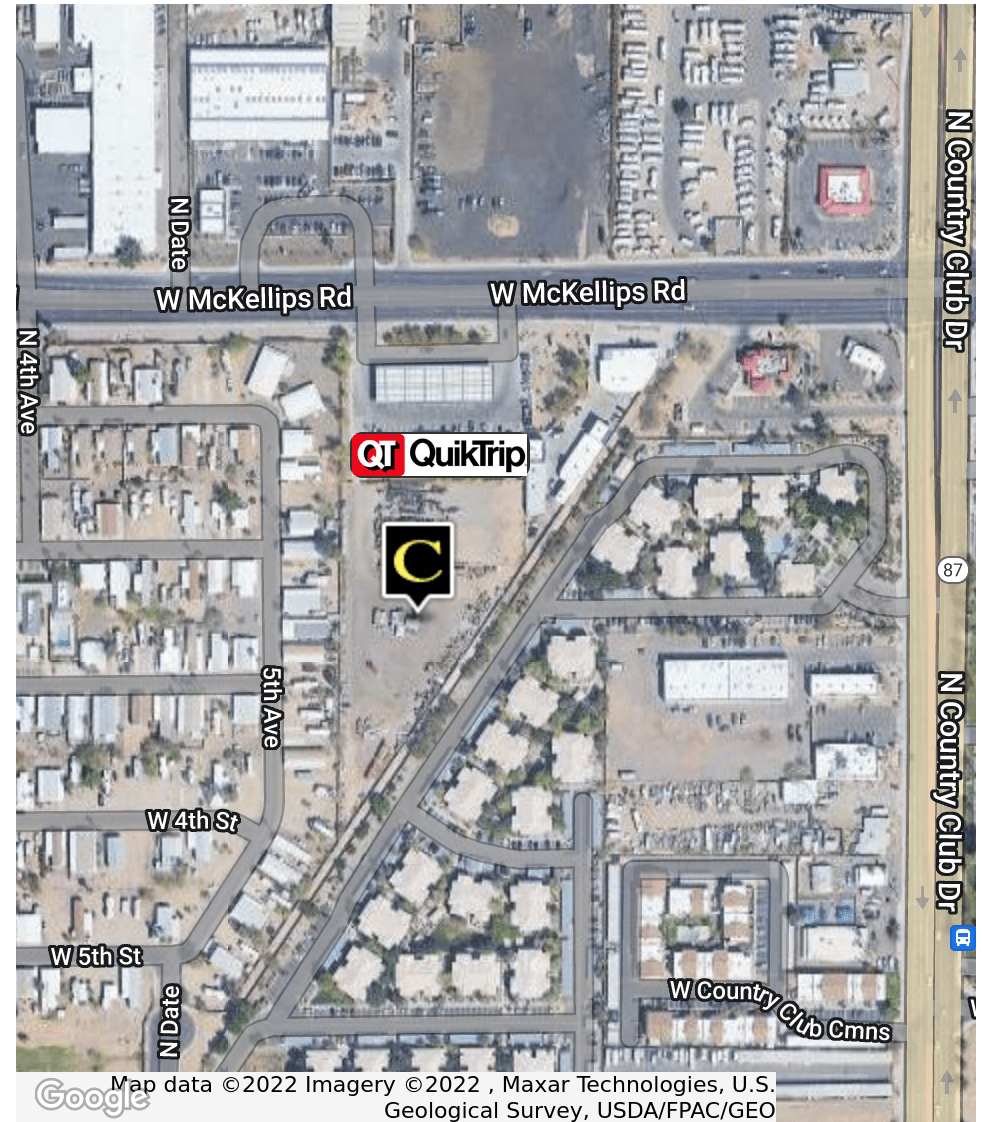
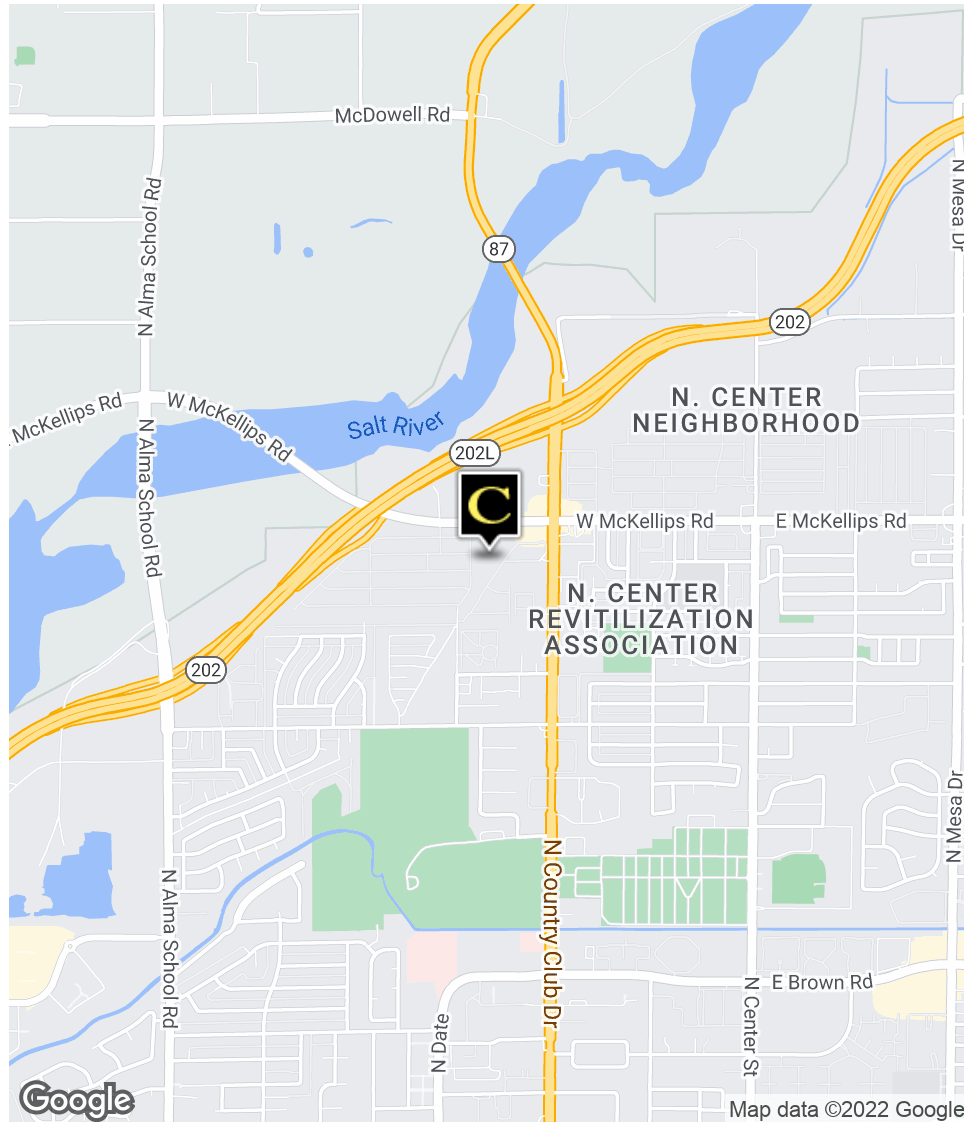
## PROPERTY HIGHLIGHTS

- Rare ~2-acre lot ft. tool shed, secure gate, block fence, & finish grade
- Central East Valley / North Mesa location
- Only 1/4 mile from Loop 202 (Red Mountain Freeway)
- High traffic count of 54,322 VPD at nearby Country Club Dr & McKellips Rd intersection
- Potential signage location, can be featured along McKellips Rd

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	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total Population	12,133	87,786	299,339
Average Age	31.4	33.5	32.7
Average Age (Male)	32.1	33.2	31.8
Average Age (Female)	31.0	33.8	34.1
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	4,395	34,407	121,380
# of Persons per HH	2.8	2.6	2.5
Average HH Income	\$58,870	\$59,561	\$63,437
Average House Value	\$181,878	\$207,772	\$203,806

\* Demographic data derived from 2020 ACS - US Census

