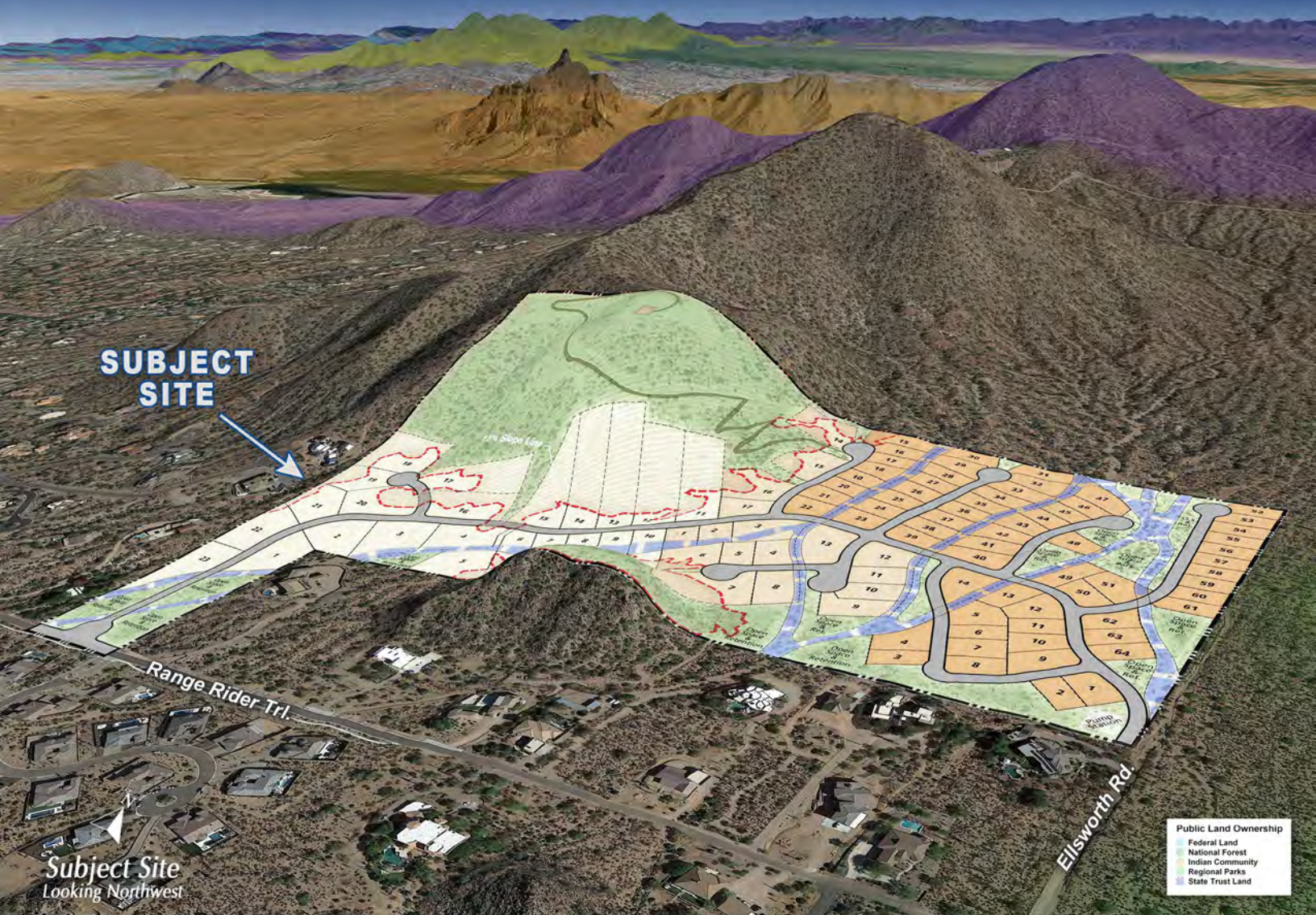




CITY OF MESA, ARIZONA

ELLSWORTH ROAD AND RANGE RIDER TRAIL



**SUBJECT
SITE**

Subject Site
Looking Northwest

Public Land Ownership
Federal Land
National Forest
Indian Community
Regional Parks
State Trust Land



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



FOR MORE INFORMATION, CONTACT:

NATE NATHAN / nate@nathanlandaz.com

CASEY CHRISTENSEN / casey@nathanlandaz.com

DAVE MULLARD / dave@nathanlandaz.com

CITY OF MESA, ARIZONA

ELLSWORTH ROAD AND RANGE RIDER TRAIL

LOCATION

Located north of the northwest corner of Ellsworth Road and Range Rider Trail in the City of Mesa, Arizona.

SIZE

104 Total Lots (84.9 Acres)

- 23 Lots – Typical Lot Size: 30,000 SF Lots
- 17 Lots – Typical Lot Sizes: 90' x 140'
- 64 Lots – Typical Lot Sizes: 70' x 130'

ASSESSOR PARCEL NUMBERS

219-14-002X, 219-35-007D, 219-35-007E, 219-35-007Y and 219-35-007Z

PRICE

\$12,950,000 (±\$124,500 per Raw Lot)

TERMS

Cash

ZONING

RS-90 | City of Mesa, Subject to rezoning

COMMENTS

The subject property is located in the highly desirable North Mesa Submarket, just east of the Las Sendas masterplanned community. The property has 360° mountain views and lush Sonoran Desert landscape. Seller will grant buyer time to complete zoning and final plat approvals.



Site Data	
Site Area	84.9 ac
Site Density	1.23 du/ac
Site Yield	
30,000 SF Lots	23
90' x 140' (Min) Lots	17
70' x 130' (Min) Lots	64
Total	104 lots
Other Uses	
15%+ Slope	
Restricted Washes / Open Space	
Open Space / Retention / Revegetation	
Roads / Private Streets	

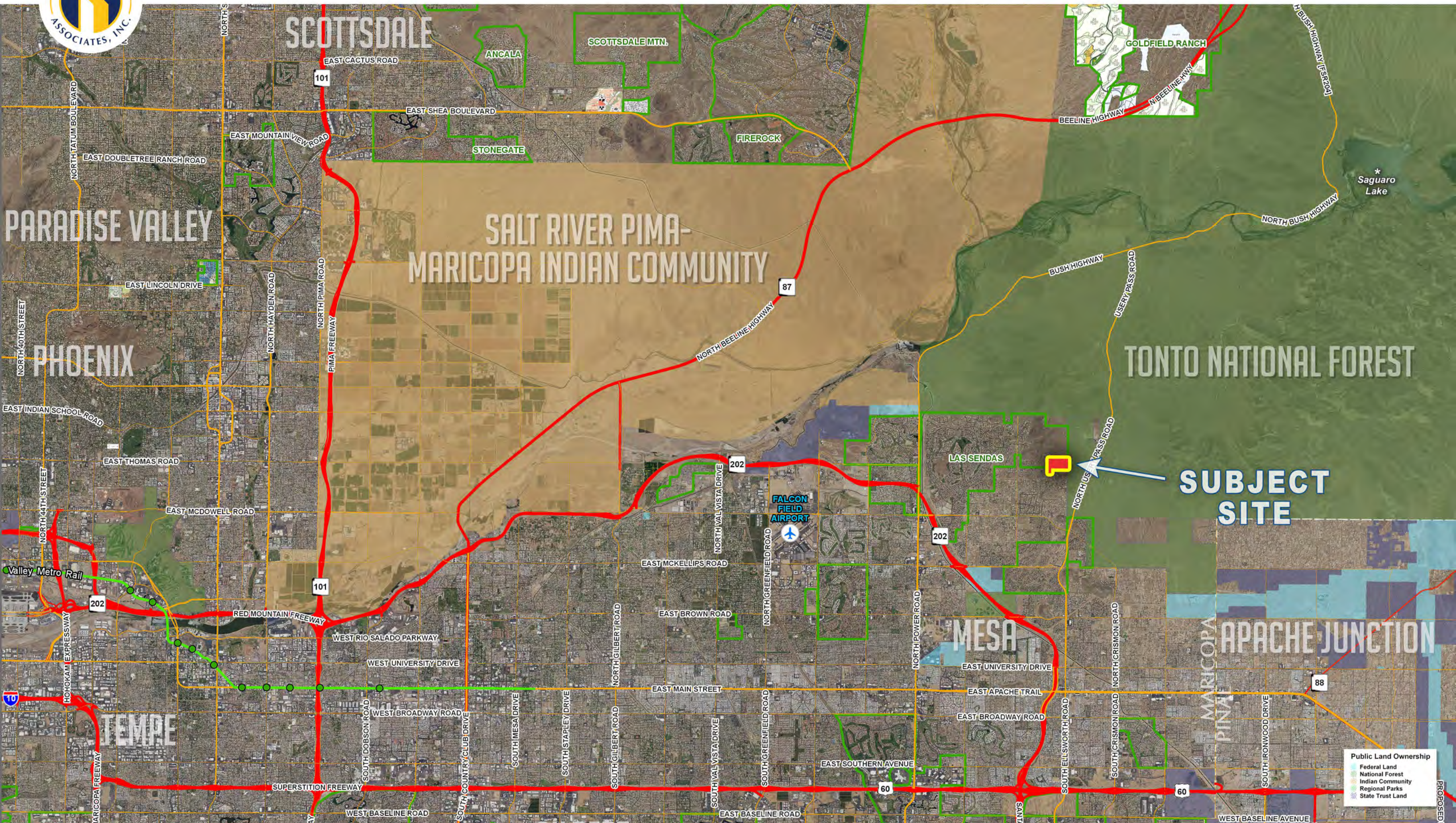
Ellsworth & Rangerider

Site Plan

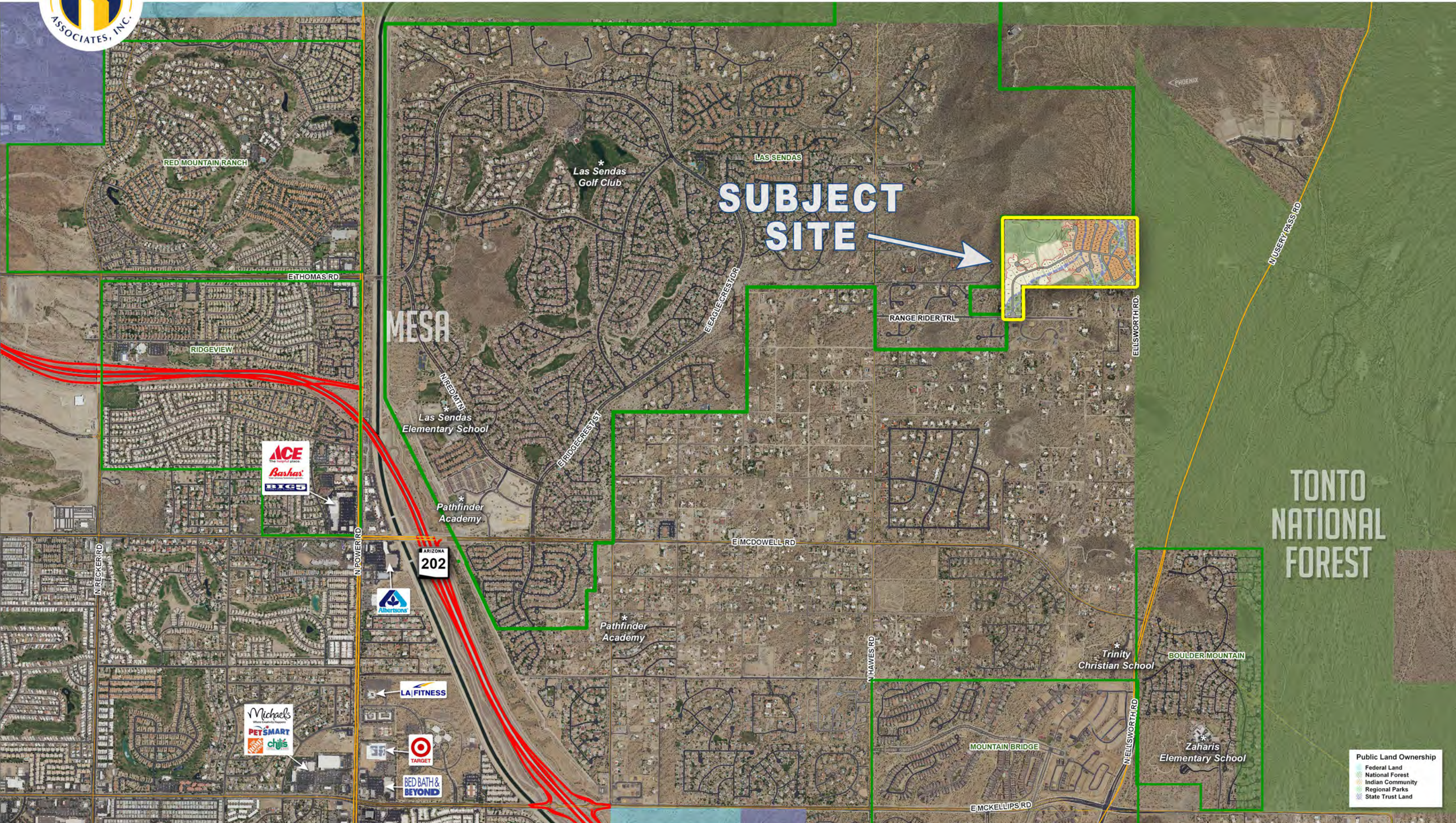
October 17, 2019

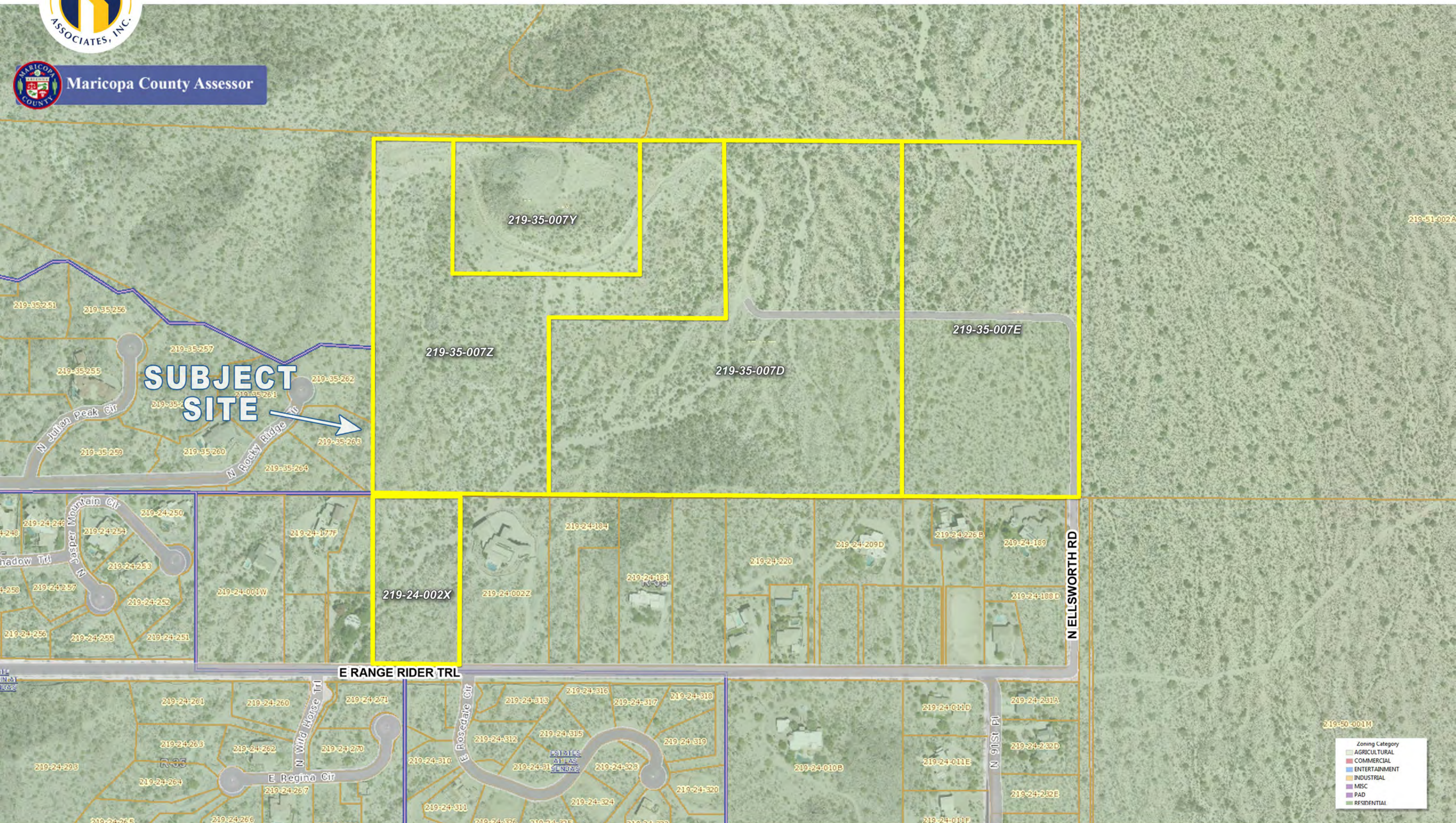


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SUBJECT SITE





Zoning Category	
■	AGRICULTURAL
■	COMMERCIAL
■	ENTERTAINMENT
■	INDUSTRIAL
■	MISC
■	PAD
■	RESIDENTIAL



SUBJECT SITE

