



CITY OF MESA, ARIZONA

RANGE RIDER TRAIL



TONTO NATIONAL FOREST

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

Range Rider Trail
Looking Northwest



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CITY OF MESA, ARIZONA

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RANGE RIDER TRAIL

LOCATION

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

SIZE

Total Size: ±84.4 Acres

Concept Plans: Show a range of 46-51 Lots,

Min Size: 35,000 SF (130' x 150')

CURRENT ZONING

RS-90 | City of Mesa

PROPOSED ZONING

RS-35 (R1-35) | City of Mesa

PRICE

\$10,250,000

TERMS

Cash, subject to rezoning and final plat approval.

ADDITIONAL CONSIDERATION

Buyer and seller to split lot premiums 50/50 and to mutually agree upon a form of revenue sharing/participation.

COMMENTS

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

ASSESSOR PARCEL NUMBERS

219-14-002X, 219-24-002W, 219-35-007D, 219-35-007E, 219-35-007Y & 219-35-007Z

WATER SYSTEM

The subject property falls on the eastern edge of Mesa, just outside of the “Highlands” water pressure zone. Additional improvements will be necessary to provide adequate water pressure to the site including an inline booster pump station. Hilgart Wilson provided a budget of \$1,466,502 to complete the additional improvements.

ADDITIONAL DOCUMENTS

[Please click to View](#)

Hilgart Wilson Cost Estimate

City of Mesa Memorandum



MESA QUICK FACTS



POPULATION

2021 population: **515,211**
Population growth 2010 - 2020: **17.7%**
Median age of **36.7**



HOUSEHOLDS

Number of Mesa households: **194,032**
Average household income: **\$82,658**



RANKING

19th best run city in the nation.
A top 10 city for startups.
#32 of the **Top 100** Best Places to Live in the country.



TECH

Named one of the Top **10** Digital Cities in the US.



EDUCATION

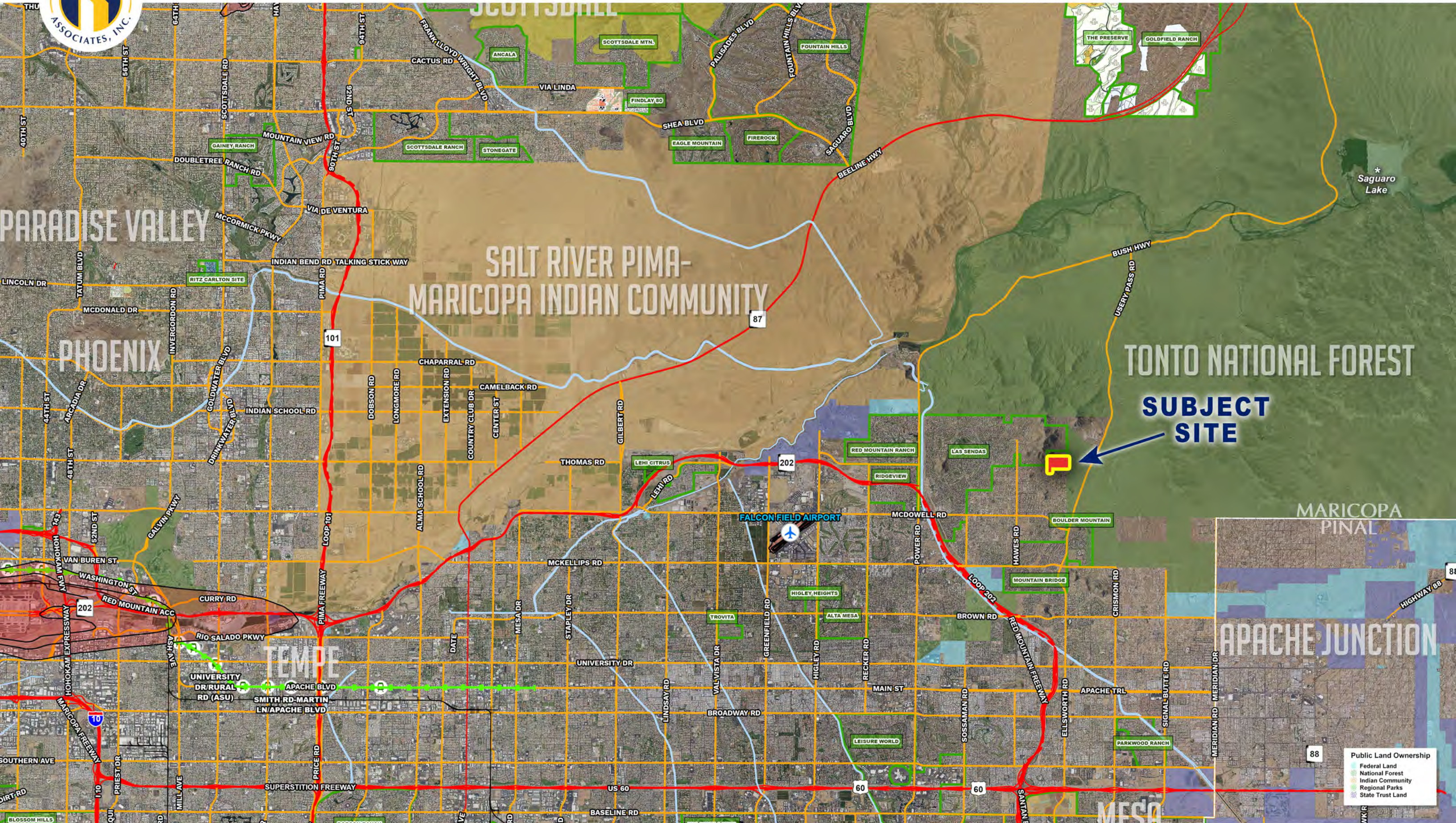
Mesa Community College **30,000**
East Valley Institute of Technology **5,000**
Arizona State University– Polytechnic **4,380**
Chandler-Gilbert Community College **20,000**
A.T. Still University **1,920**
Northern Arizona University– Mesa **451**
Benedictine University **508**
Upper Iowa University **350**



MESA'S LARGE EMPLOYERS

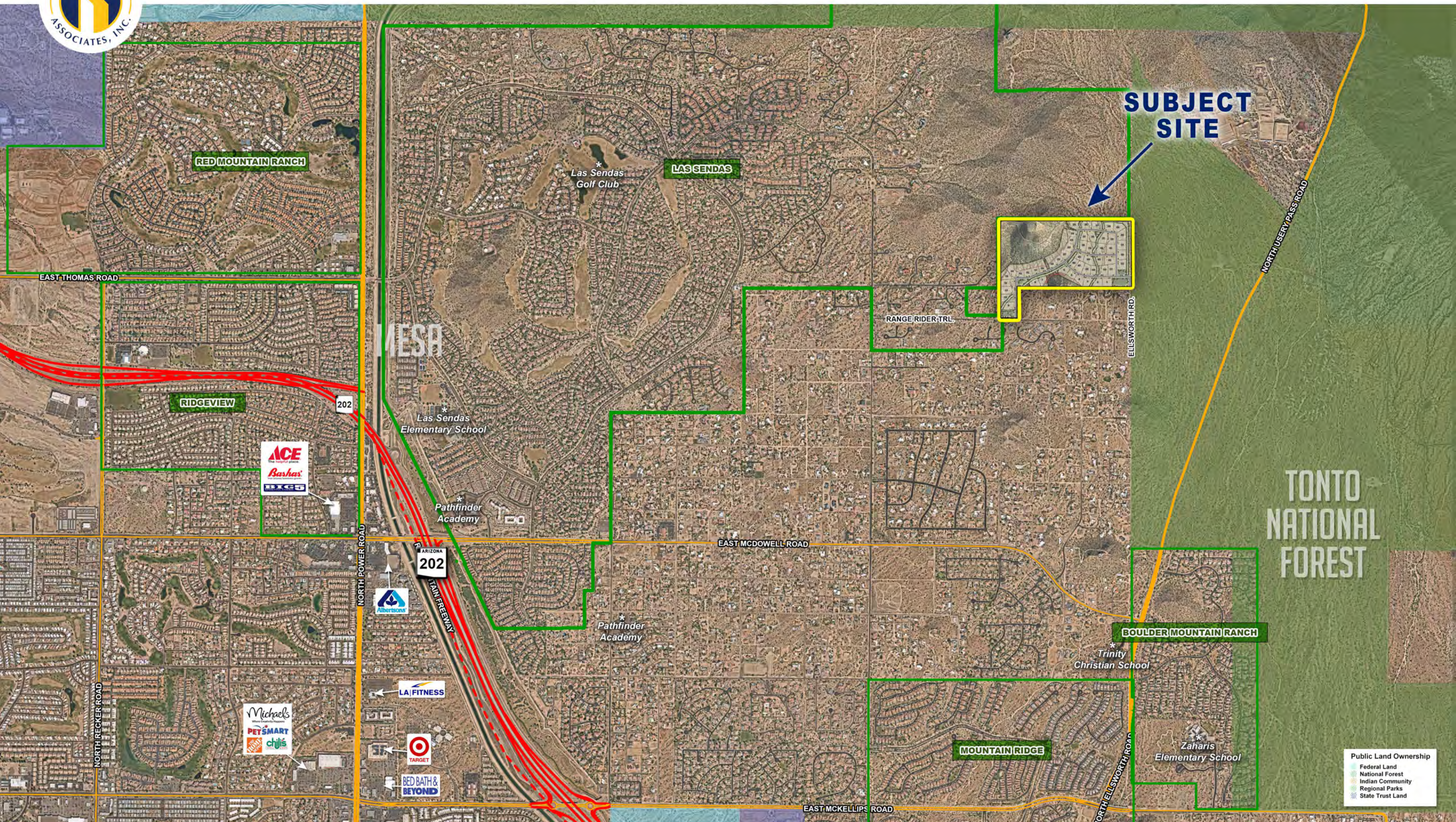
Banner Health System **8,275**
The Boeing Company **3,642**
Drivetime Automotive **1,276**
24-7 Intouch **1,200**
Mountain Vista Medical Center **820**
Empire Southwest **733**
Salt River Project **614**
Dexcom **580**
AT&T **576**
On Source Virtual HR **557**
Santander Consumer USA **515**





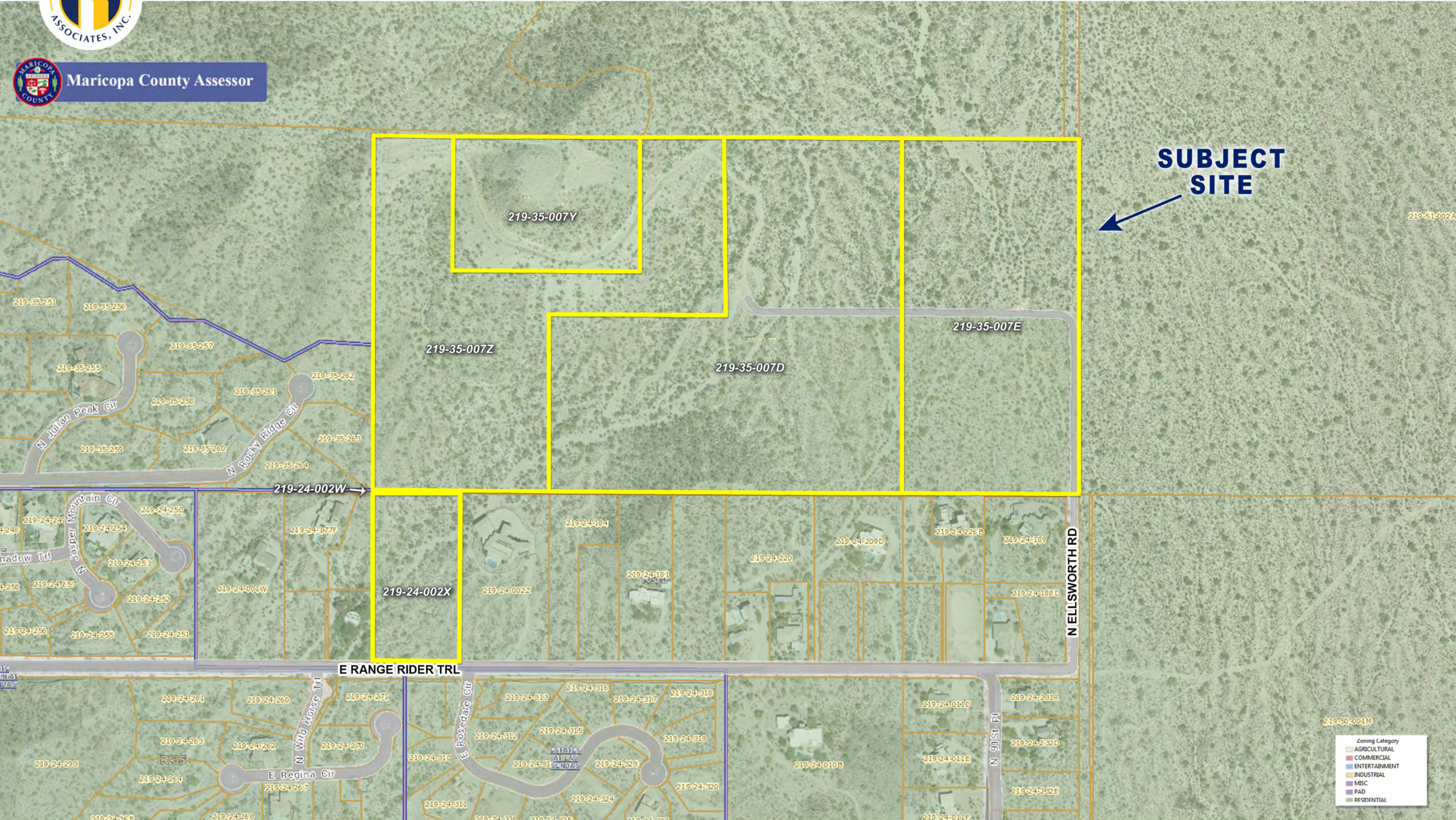
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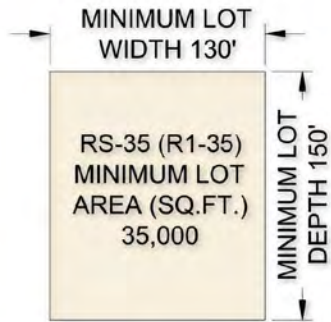
SUBJECT SITE
←



Zoning Category	
[Green Box]	AGRICULTURAL
[Red Box]	COMMERCIAL
[Blue Box]	ENTERTAINMENT
[Orange Box]	INDUSTRIAL
[Purple Box]	MISC
[Light Blue Box]	PAD
[Light Green Box]	RESIDENTIAL



LOT DETAIL



Lot Number	Area (sqft)
1	35,000
2	35,400
3	35,200
4	35,600
5	35,000
6	45,100
7	41,500
8	38,200
9	44,450
10	44,000
11	44,450
12	39,500
13	35,800
14	36,100
15	37,600
16	38,800
17	37,600
18	36,100
19	36,200
20	36,600
21	38,900
22	42,300
23	36,800
24	36,000
25	35,000
26	35,600
27	36,900
28	35,800
29	35,600
30	36,300
31	35,000
32	35,000
33	35,000
34	35,000
35	44,000
36	39,300
37	36,400
38	42,900
39	46,300
40	43,800
41	35,600
42	36,700
43	44,700
44	35,900
45	35,600
46	35,000
47	35,000
48	35,000
49	35,000
50	35,000
51	35,000

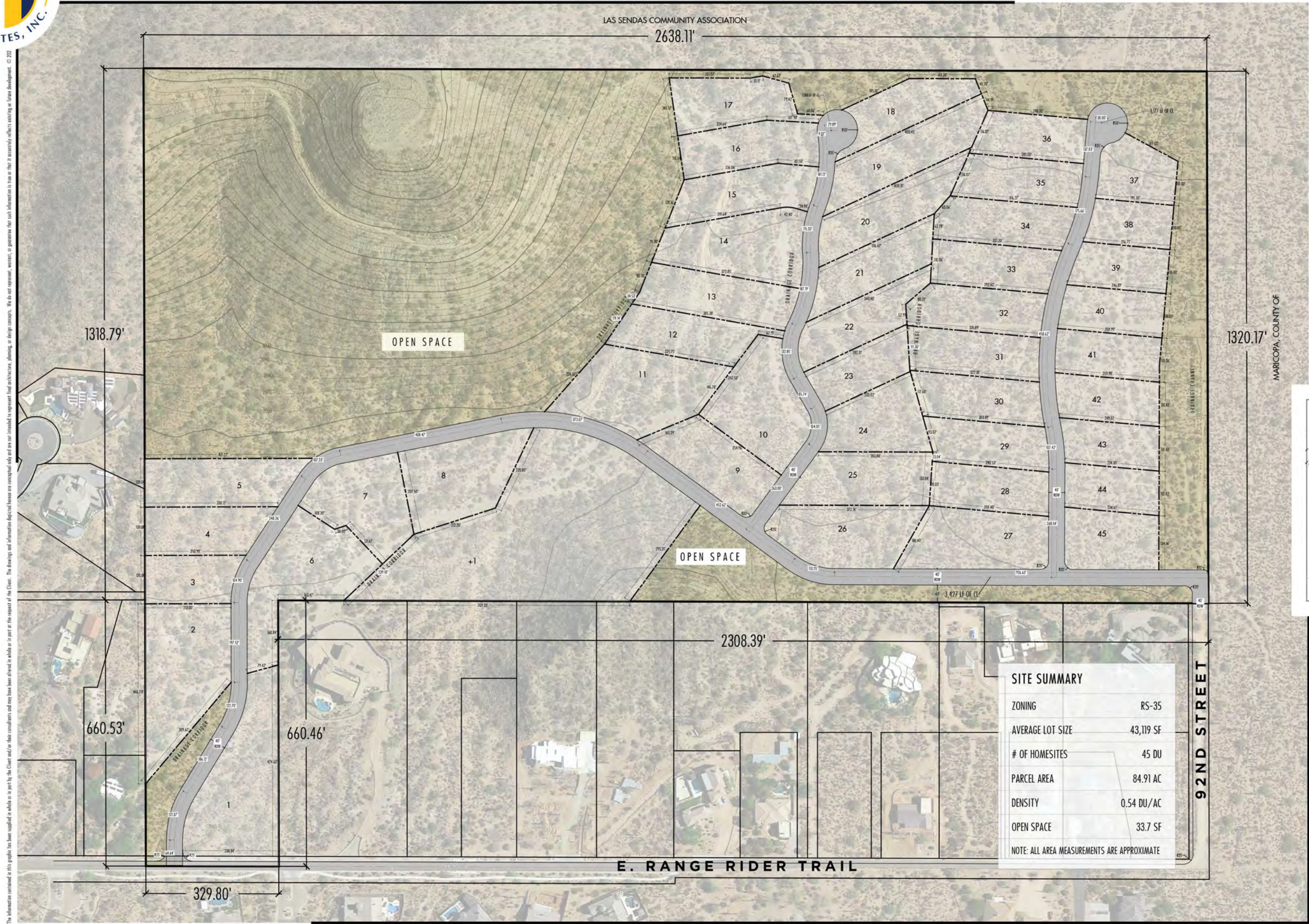
Conceptual Site Plan 35 SITE DATA TABLE			
Minimum Lot Size	Lot Count	Gross Project Area	Gross Project Density
35,000 Sq. Ft	51	84.4 Ac	.6 Du/Ac
43' R/W Internal Roads			

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MESA, ARIZONA

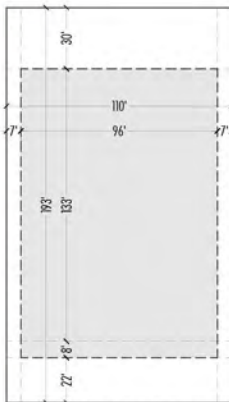


HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.



CONCEPTUAL SITE PLAN
RANGE RIDER ESTATES | MESA, AZ



TYPICAL LOT

SITE SUMMARY	
ZONING	RS-35
AVERAGE LOT SIZE	43,119 SF
# OF HOMESITES	45 DU
PARCEL AREA	84.91 AC
DENSITY	0.54 DU/AC
OPEN SPACE	33.7 SF
NOTE: ALL AREA MEASUREMENTS ARE APPROXIMATE	

10' CONTOURS

CAMELOT
SINCE 1975

ESPIRITU LOCI
The Spirit of the Place

18JUL22

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