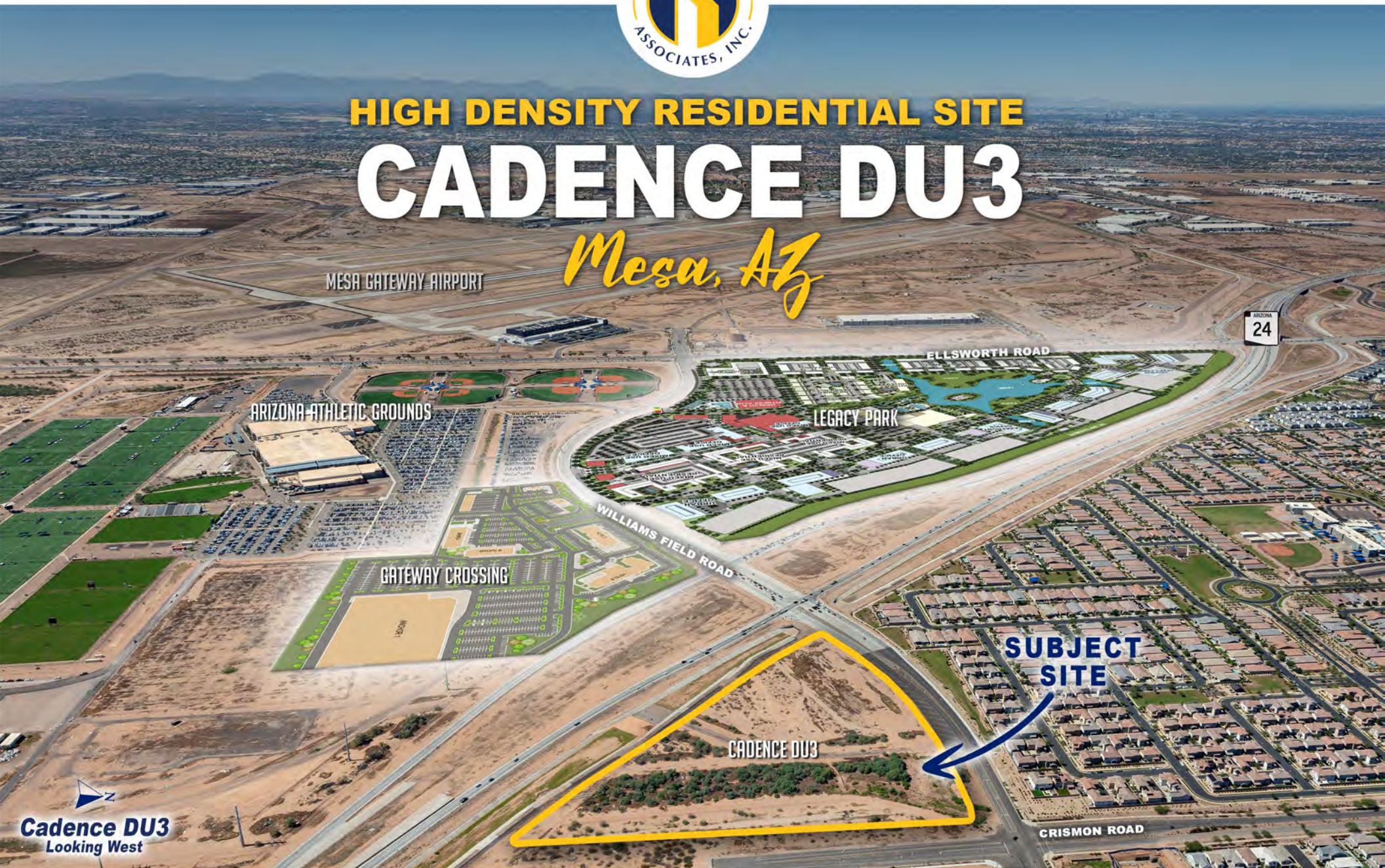




HIGH DENSITY RESIDENTIAL SITE

CADENCE DU3

Mesa, AZ



Cadence DU3
Looking West



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



CITY OF MESA

CADENCE DU3

LOCATION

DU3 within Cadence is located at the southwest corner of Williams Field Road and Crismon Road in the City of Mesa, Arizona.

SIZE

16.1818 Acres or 704,881 SF

MINIMUM SUGGESTED OFFERING PRICE

\$12,000,000

TERMS

Cash

ZONING

PC (Planned Community) with approval for high density residential, which allows for up to 350 dwelling units of for sale homes, single family rental, or traditional multifamily. [CLICK HERE](#) for zoning details.

COMMENTS:

This high-density site is conveniently situated at the exit of SR 24 at the entrance of the Cadence at Gateway master planned community. The entire Cadence community encompasses 464 acres in the core of the expanding Mesa Gateway submarket. It utilizes the planning principles of traditional, compact neighborhoods, high-quality design and architecture, and best in class amenities to create a unique community experience. Cadence has a beautiful main entry monument; and Cadence Parkway is well landscaped with roundabouts that create a unique experience.

APPROVALS

- Site plan approved thru December 2027. A 24-month site plan extension can be granted through Planning Director if needed.
- Building permits expired. Plans can be provided upon request.

SCHOOLS

- Basis Mesa, *Grades K-12*
- Sequoia Pathfinder Academy, *Grades K-6*
- Gateway Polytechnic Academy, *Grades PK-5*
- Silver Valley Elementary School
(located within Cadence), *PK-6*
- Queen Creek High School, *Grades 9-12*

COMMUNITY FACILITIES DISTRICT (CFD)

This parcel is *not* part of the Cadence CFD.



MESA QUICK FACTS



POPULATION

2025 population: **533,400**
Population growth 2016 - 2026: **8.356%**
Median age of **38.3**



HOUSEHOLDS

Number of Mesa households: **194,406**
Average household income: **\$84,486**



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.



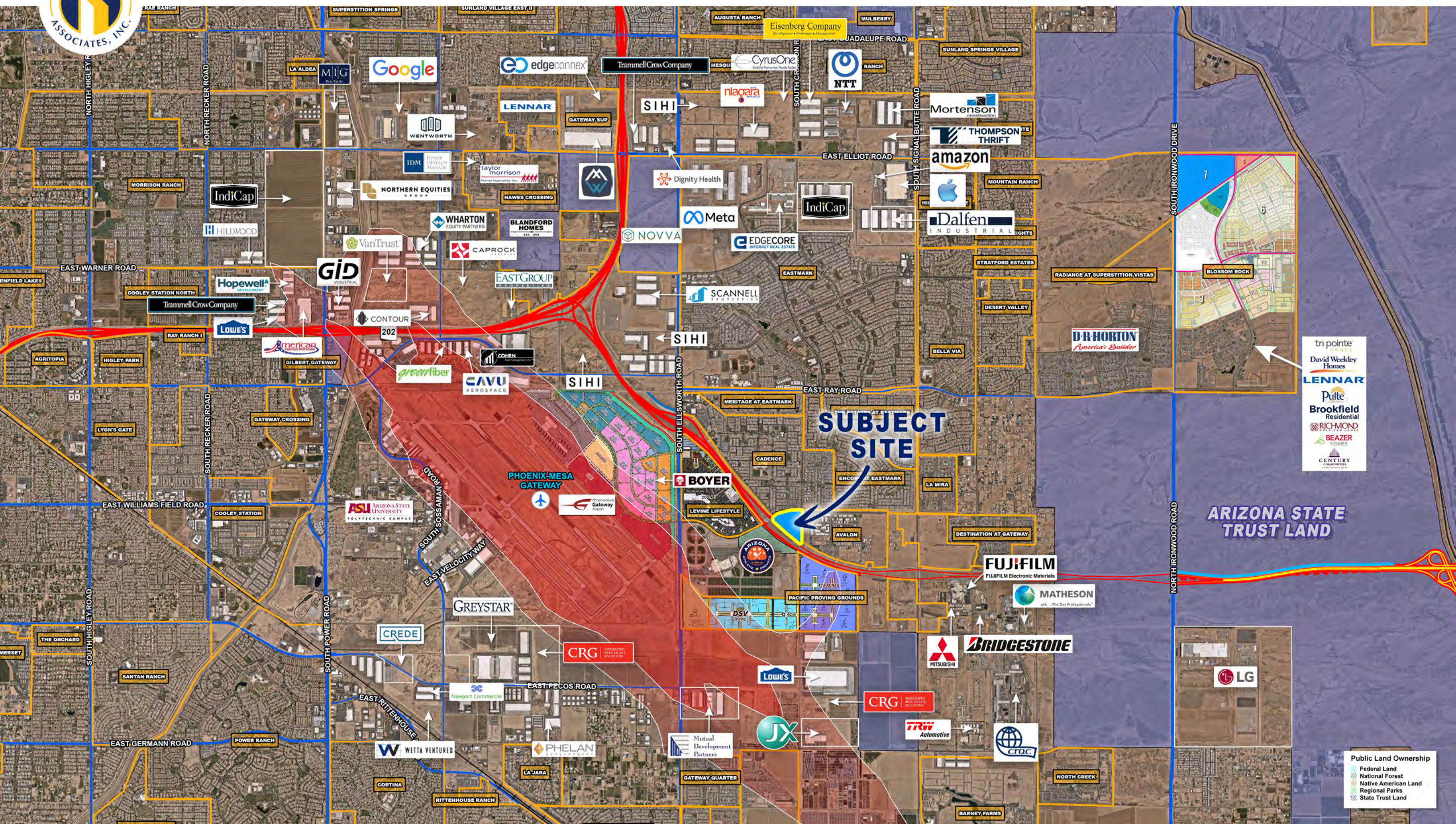
EDUCATION

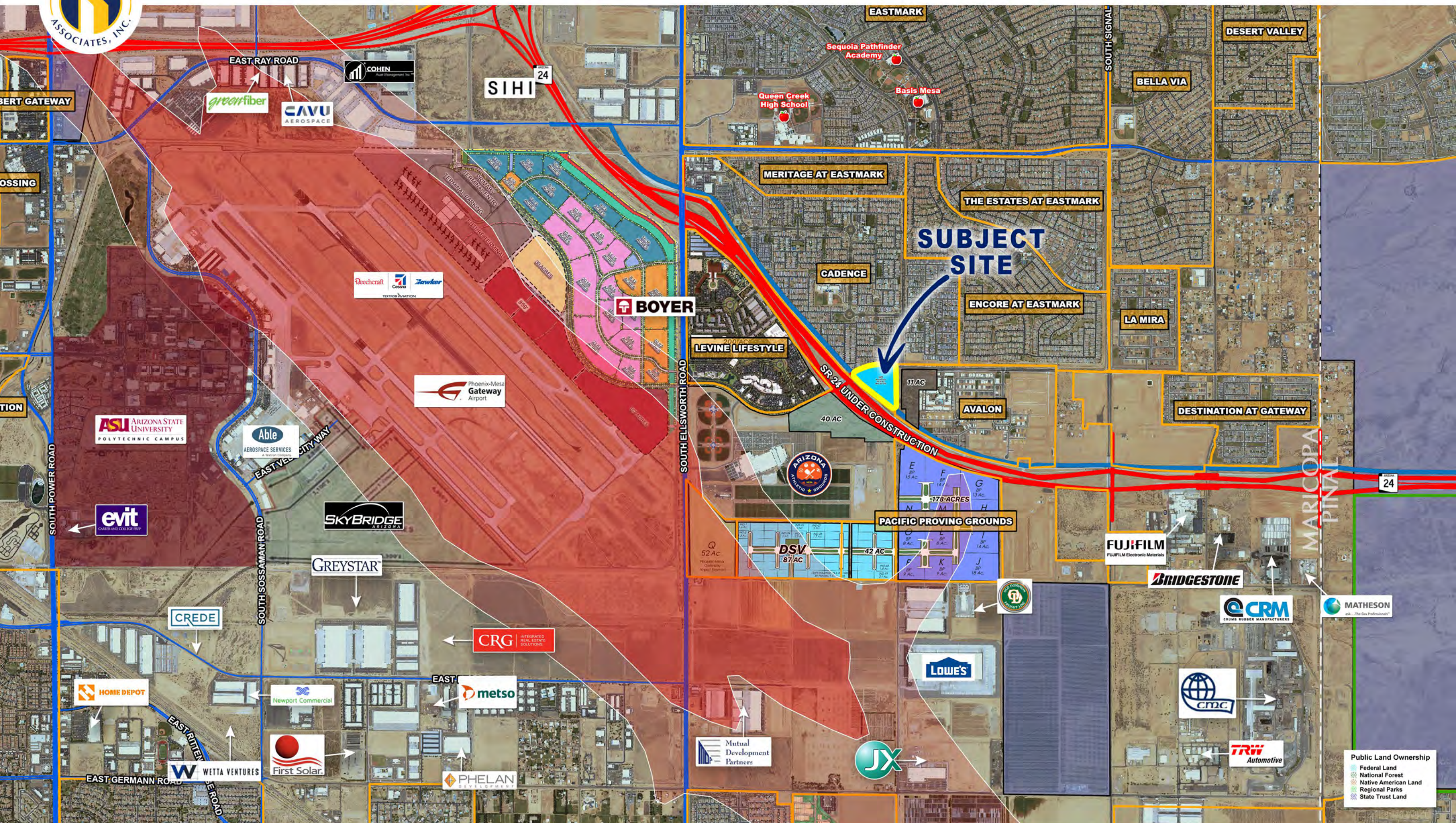
Mesa Community College **30,000**
East Valley Institute of Technology **5,000**
Arizona State University– Polytechnic **4,380**
Chandler-Gilbert Community College **20,000**
A.T. Still University **1,920**
Northern Arizona University– Mesa **451**
Benedictine University **508**
Upper Iowa University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

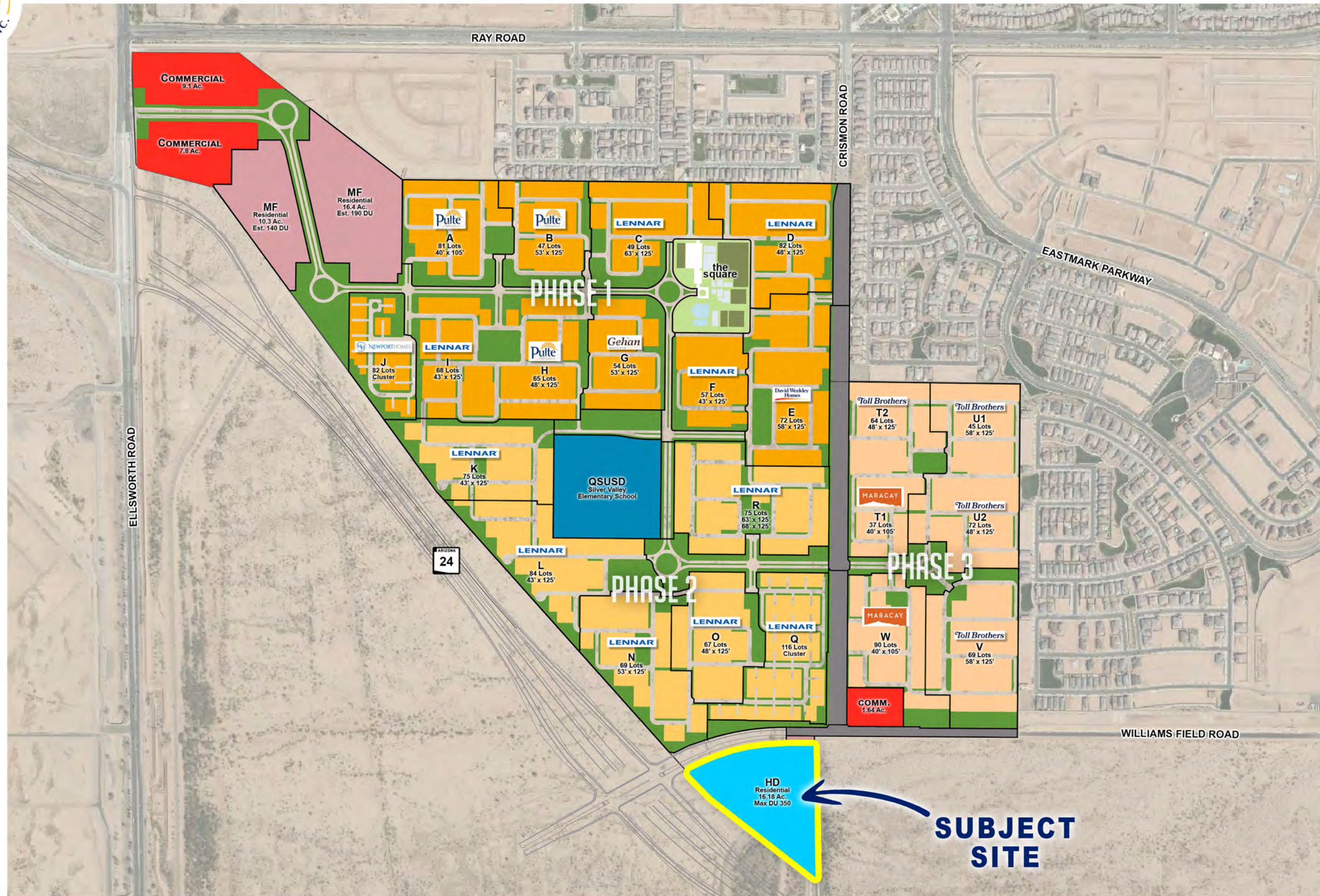


MESA'S LARGE EMPLOYERS

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**









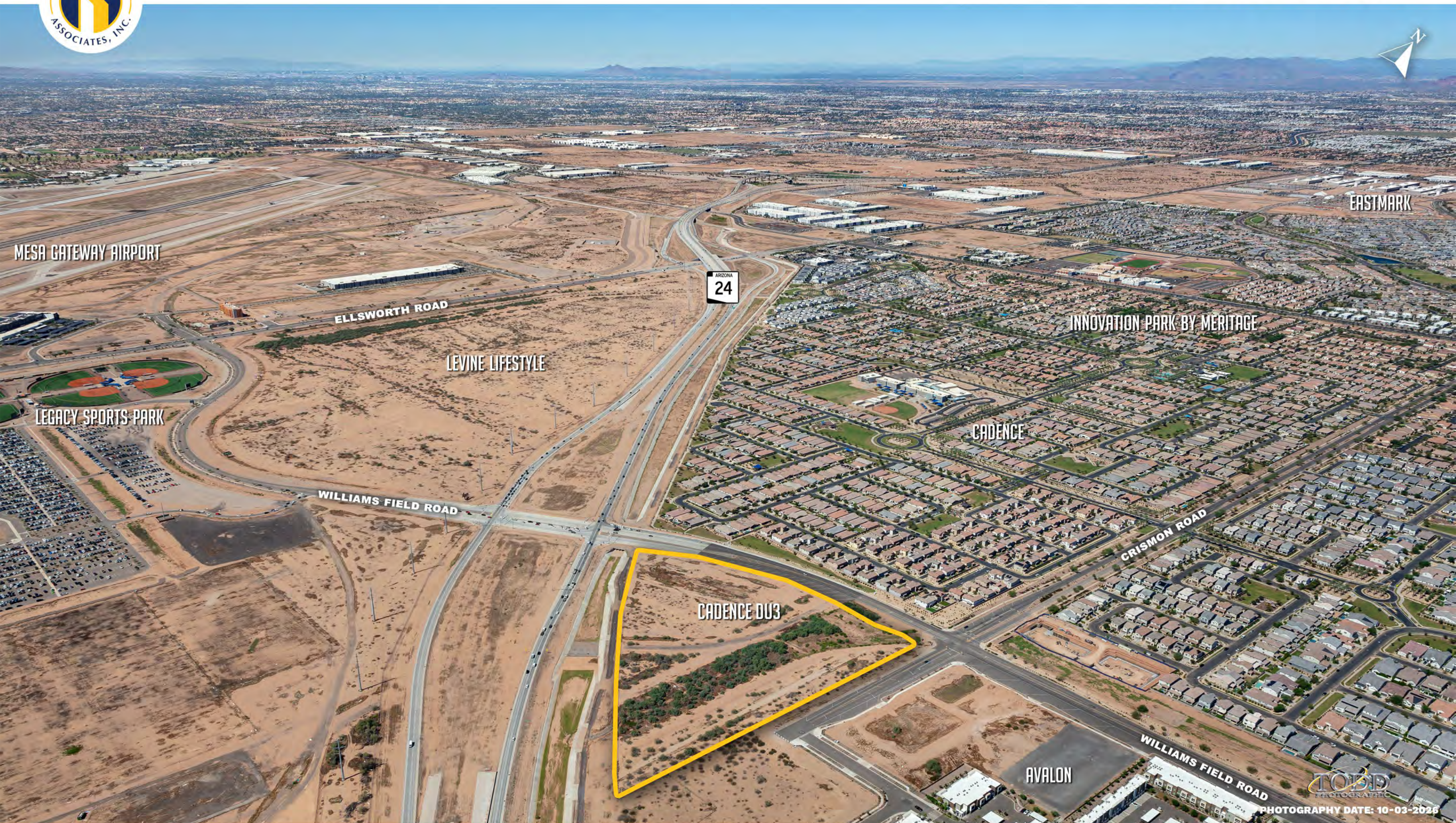
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PHOTOGRAPHY DATE: 10-03-2026



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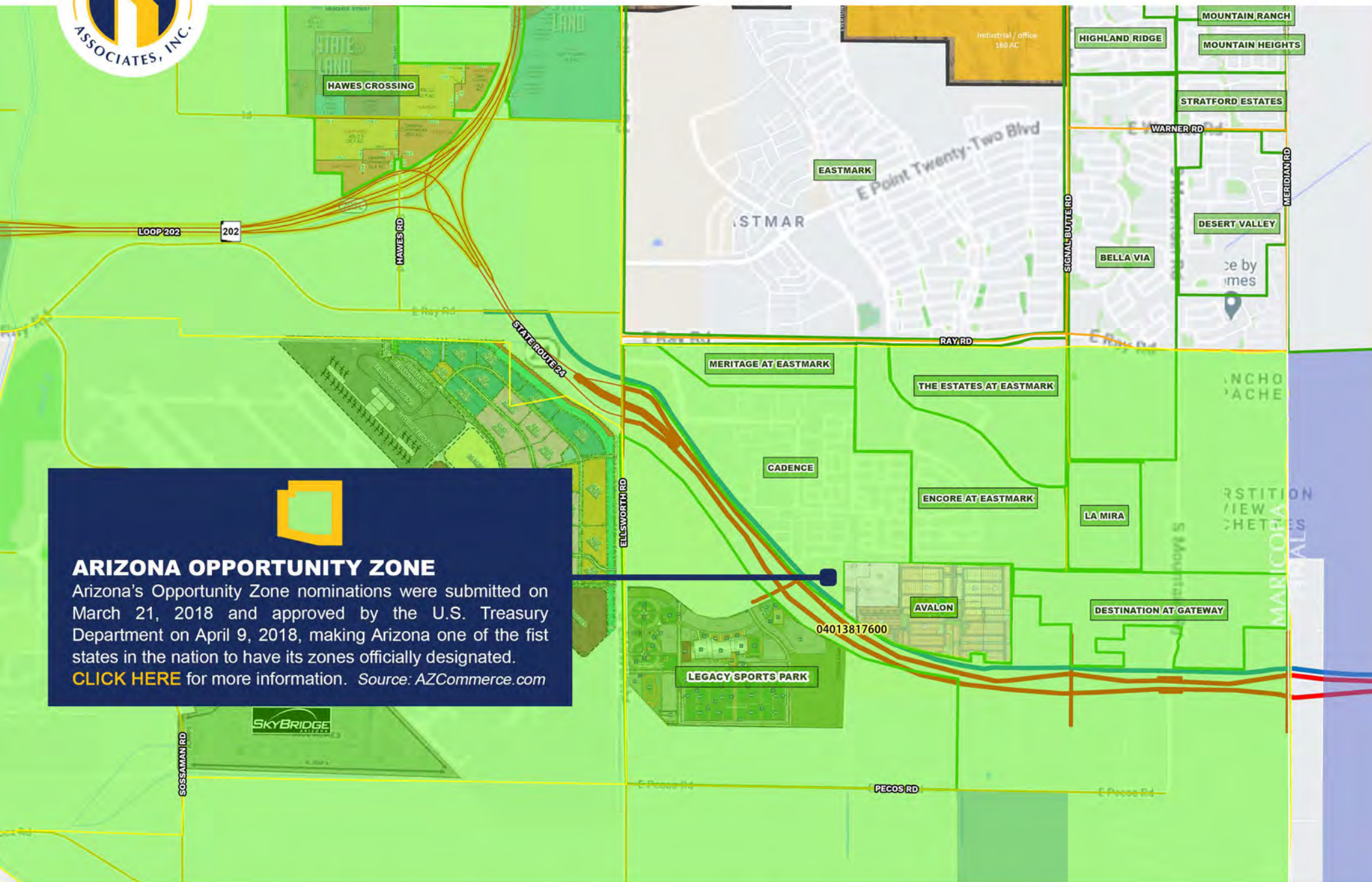


PHOTOGRAPHY DATE: 10-03-2026





ARIZONA OPPORTUNITY ZONE / CADENCE DU3



ARIZONA OPPORTUNITY ZONE

Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.

[CLICK HERE](#) for more information. Source: AZCommerce.com