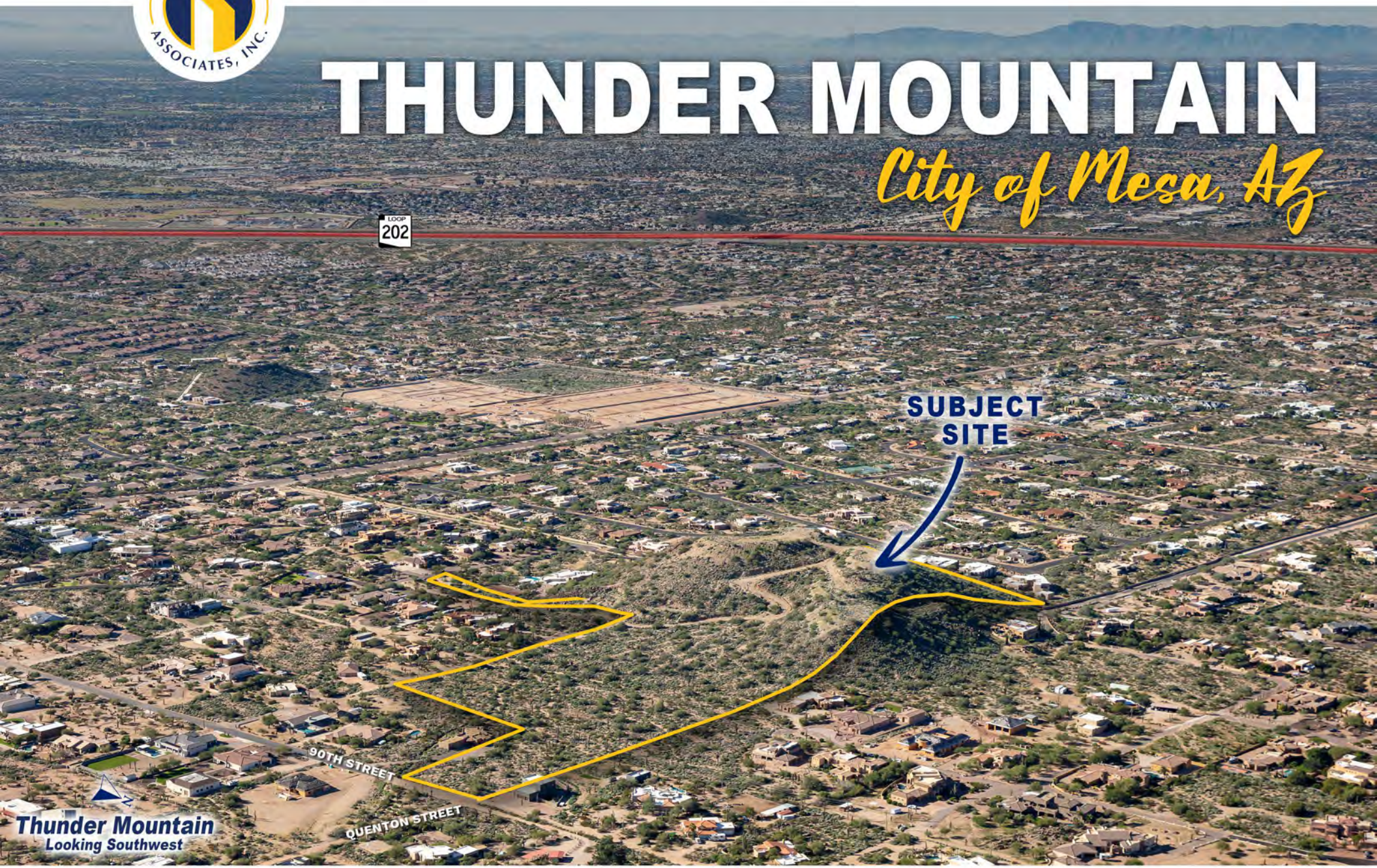
THUNDER MOUNTAIN

City of Mesa, AZ



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

THUNDER MOUNTAIN

LOCATION
Located at the southwest corner of 90th Street and Quenton Street in the City of Mesa and Maricopa County, Arizona.

SIZE
23.81 Total Acres
- West Side of Property "Thunder Vistas"
  12.55 Acres, Hilltop/Hillside Graded Lots in Maricopa County
- East Side of Property "Thunder Shadows"
  11.26 Acres (to be 11 Lots) Annexed into City of Mesa

ASSESSOR PARCEL NUMBERS
219-33-001R, 001U, 001V, 001Z, 002 and 006E

ZONING
- West Side of Property "Thunder Vistas": Maricopa County, RUPD
- East Side of Property "Thunder Shadows": City of Mesa, RS-35

PRICE
$8,900,000

TERMS
Cash

UTILITIES
Electricity: SRP
Water, Gas, Sewer & Trash/Recycling: City of Mesa

DUE DILIGENCE
CLICK HERE to view
Parcel Exhibit
Thunder Shadows Exhibit
Thunder Vistas Preliminary Lot Design
Zoning Exhibit

COMMENTS
The Seller is wiling to sell subject to final plat in the City of Mesa. The westerly portion is currently in Maricopa County and will need to be annexed into the City of Mesa in order to access sewer and water.

All information contained herein is from sources deemed reliable, but not guaranteed. All figures and measurements are approximate. Offer subject to prior sale, price change, correction or withdrawal. 11/2026

MESA QUICK FACTS

POPULATION
2026 Population: **515,855**
Growing at **~0.43%** Annually

HOUSEHOLDS
Number of Mesa Households: **207,169**
Median Household Income: **$88,037**
Median Age: **38.3**

RANKINGS
10th best run city in the nation - *WalletHub*
A **TOP 10** city for startups - *TechCrunch*
#32 of the **TOP 100** Best Places to Live - *Livability*

TECH
Named one of the **Top 10** Digital Cities in the US - *CDG*

EDUCATION
Mesa Community College **17,077**
Chandler-Gilbert Community College **15,085**
Arizona State University– Polytechnic **5,500**
East Valley Institute of Technology **5,000**
A.T. Still University, Mesa **1,920**
Northern Arizona University, Mesa **451**
Benedictine University **508**
Upper Iowa University **350**

MESA'S LARGE EMPLOYERS
Banner Health System **6,468**
City of Mesa **5,250**
The Boeing Company **4,600**
Dexcom **1,867**
Empire Southwest **1,500**
HonorHealth **1,006**
IntouchCX **1,000**
Amazon **963**

Mesa, Arizona is the **38TH-LARGEST** city in the United States and the **3RD-LARGEST** in Arizona.

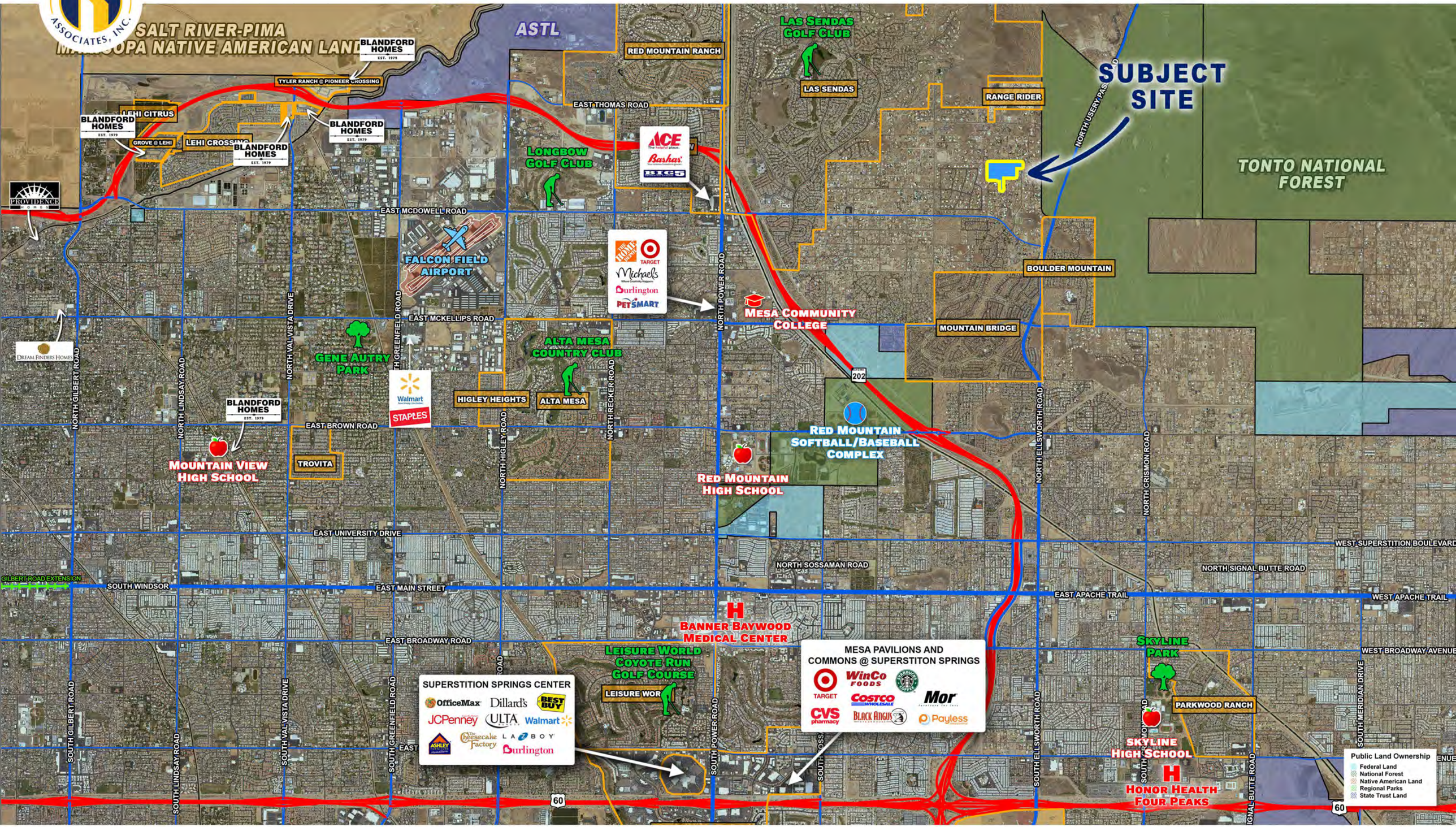
Mesa has **NO PRIMARY CITY PROPERTY TAX**, and homeowners enjoy a median effective property tax rate of roughly **0.44%.**



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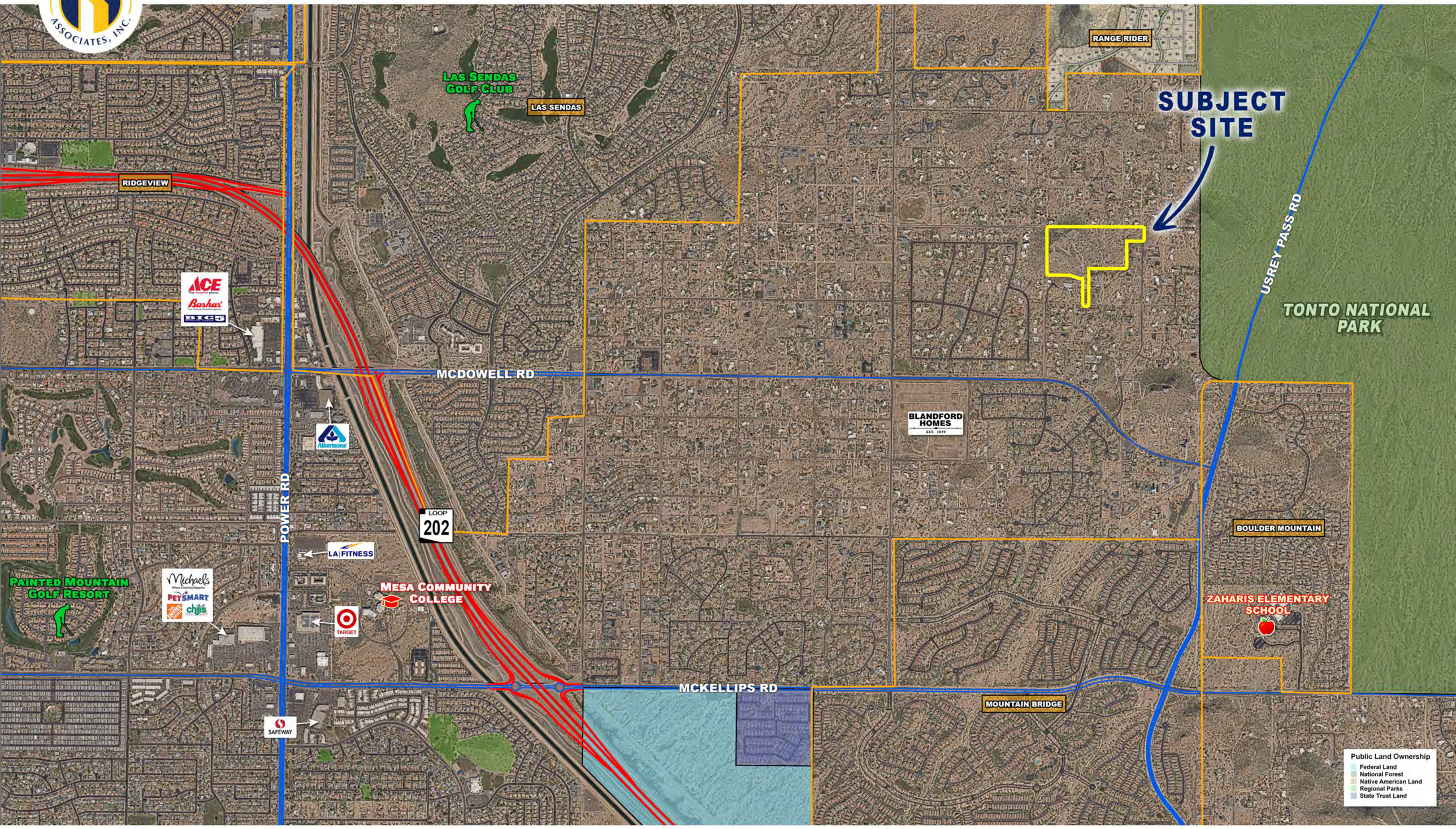
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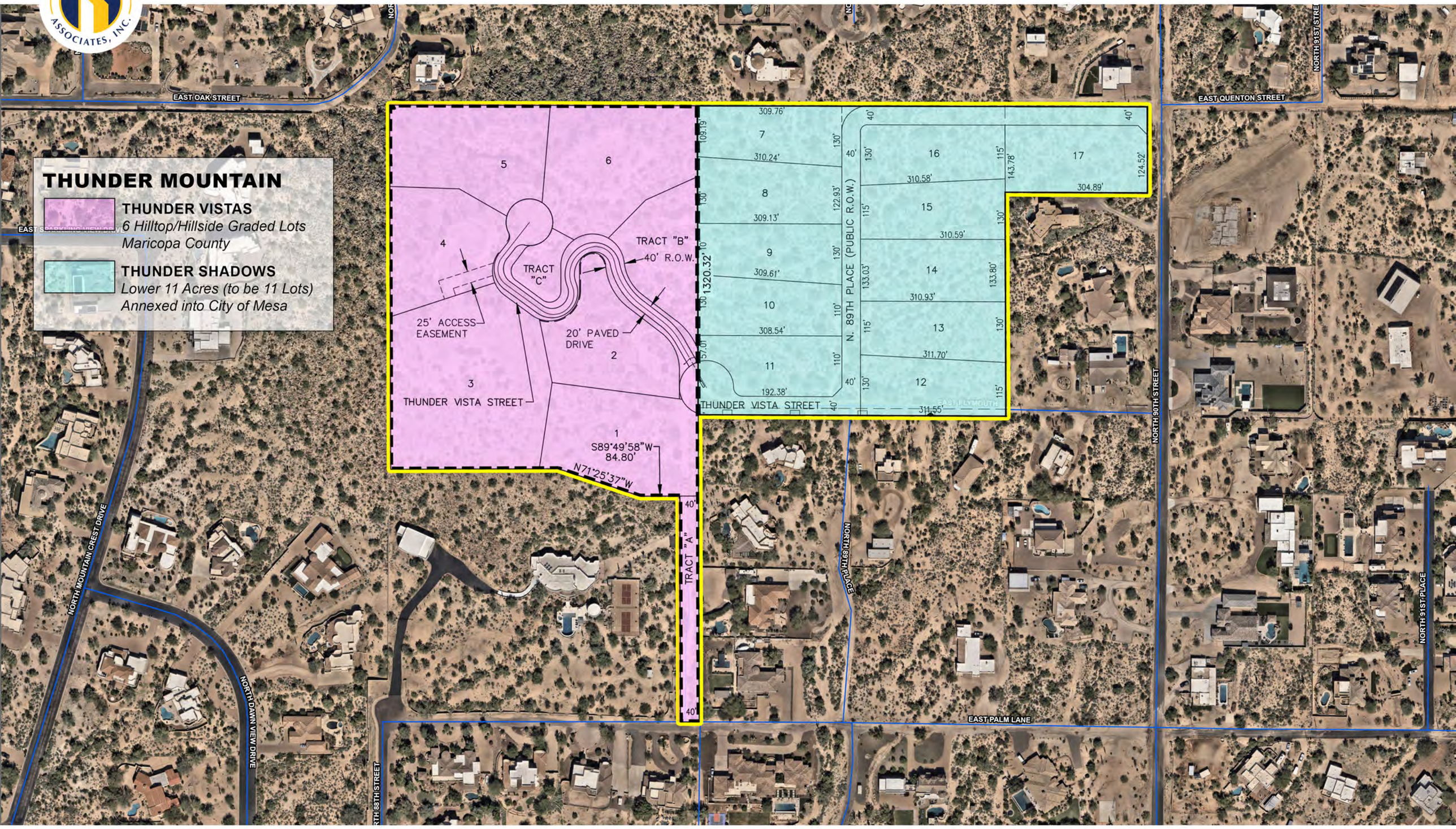
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THUNDER MOUNTAIN

THUNDER VISTAS
6 Hilltop/Hillside Graded Lots
Maricopa County

THUNDER SHADOWS
Lower 11 Acres (to be 11 Lots)
Annexed into City of Mesa



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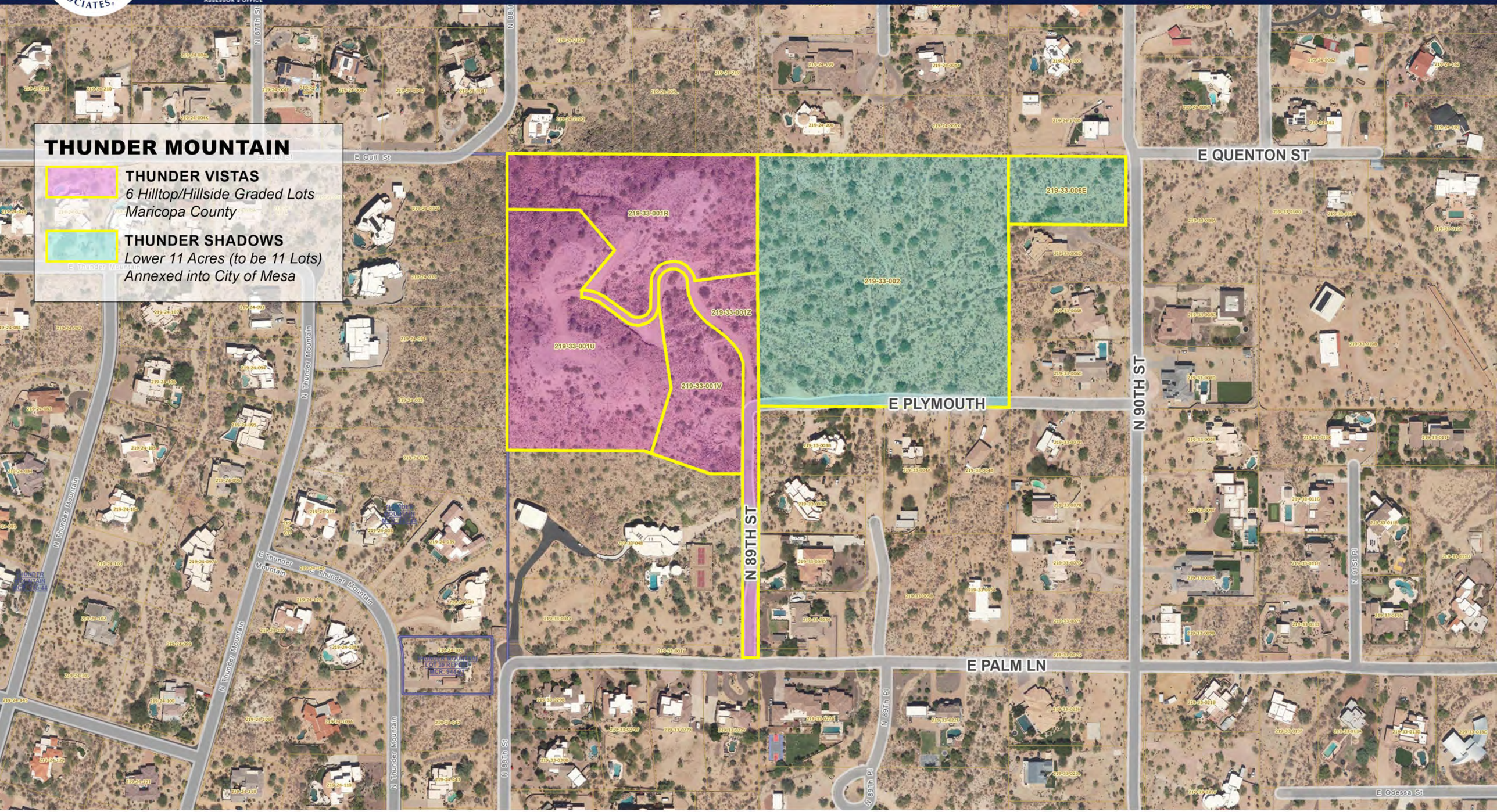
NATHAN & ASSOCIATES, INC.

MARICOPA COUNTY
ASSESSOR'S OFFICE

THUNDER MOUNTAIN

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ZONING EXHIBIT FOR
THUNDER VISTAS

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

ENGINEER
CITY ENGINEERING, L.L.C.
1601 EAST HIGHLAND AVENUE, #1156
PHOENIX, ARIZONA 85016
PHONE: (602) 509-4980
ATTN: JOHN M. NEPA, P.E.

OWNER / DEVELOPER
REGAL HOMES, L.L.C.
6339 EAST OASIS STREET
MESA, ARIZONA 85215
PHONE: (480) 688-9492
E-MAIL: OFFICE@REGALHOMESAZ.COM
ATTN: GARY CROSBY

SITE DATA

GROSS SITE AREA	12.52 AC. (545,743 S.F.)
MARICOPA COUNTY ASSESSORS PARCEL NUMBERS	219-33-001R, 219-33-001Z, 219-33-001U, 219-33-001V
NET SITE AREA	12.52 AC. (545,743 S.F.)
AREA OF PRIVATE STREETS	0.99 AC. (43,054 S.F.)
TOTAL AREA OF LOTS	9.75 AC. (424,704 S.F.)
AREA OF DRAINAGE AND OPEN SPACE TRACTS	1.18 AC. (51,430 S.F.)
EXISTING ZONING (MARICOPA COUNTY)	RU-35
PROPOSED ZONING (CITY OF MESA)	RS-35
MIN. LOT SIZE	52,444 SQ. FT.
MAX. LOT SIZE	119,323 SQ. FT.
AVG. SIZE OF LOTS	70,784 SQ. FT.
PROPOSED NUMBER OF LOTS	6
GROSS DENSITY	0.47 DU/ACRE
BUILDING SETBACKS	*22' FRONT (GARAGE – 30') /30' REAR/ 10' MIN. SIDES (AGGREGATE – 30')
POPULATION ESTIMATE (6 DWELLING UNITS X 2.67) =	16.02 RESIDENTS

*VARIANCE CASE #BA2012017 APPROVED AUGUST 15, 2013

NOTE: OTHER DEVELOPMENT STANDARDS LISTED IN REZONING NARRATIVE.

BASIS OF BEARING

THE MONUMENT LINE OF PALM LANE, USING A BEARING OF NORTH 89°44'01" WEST, PER THE DEED NO. 2008-0094086 M.C.R.

FINISHED FLOOR CERTIFICATION

FINISHED FLOORS ARE SAFE FROM INUNDATION DURING A 100-YEAR PEAK RUN-OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.

LEGAL DESCRIPTION

THAT CERTAIN PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 33, TOWNSHIP 2 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION;

THENCE S 89°51'49"E ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION A DISTANCE OF 659.62 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF;

THENCE S 00°10'02"E ALONG THE EAST LINE OF SAID WEST HALF A DISTANCE OF 1320.32 FEET TO THE SOUTHEAST CORNER OF SAID WEST HALF ;

THENCE S 89°51'56"W ALONG THE SOUTH LINE OF SAID WEST HALF A DISTANCE OF 40.00 FEET;

THENCE LEAVING SAID SOUTH LINE N 00°10'02"W 483.92 FEET;

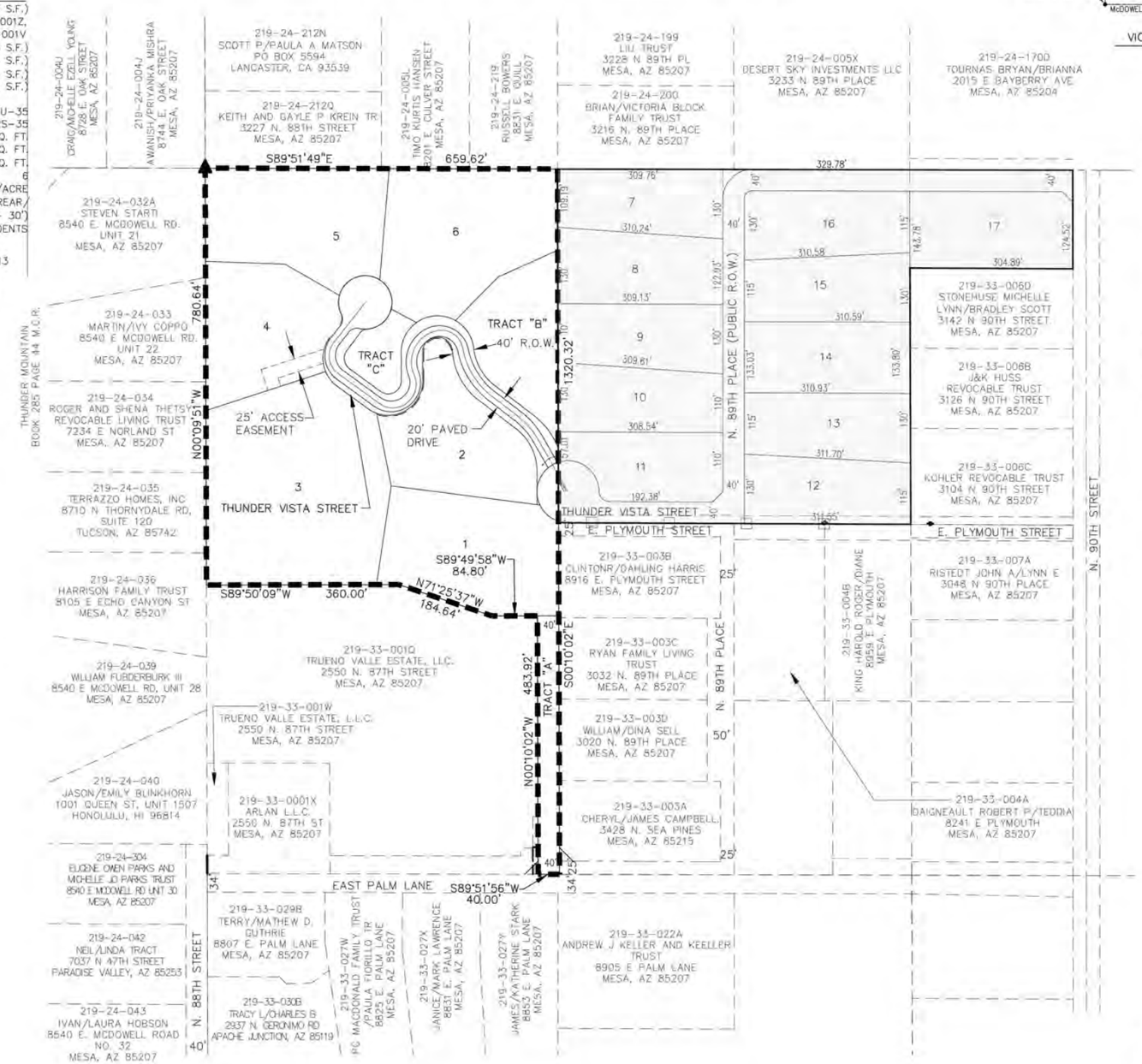
THENCE S 89°49'58"W 84.80 FEET;

THENCE N 71°25'37"W 184.64 FEET;

THENCE S 89°50'09"W 360.00 FEET TO THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION;

THENCE N 00°09'51"W ALONG SAID NORTH-SOUTH MID-SECTION LINE A DISTANCE OF 780.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 545,743 SQUARE FEET OR 12.52 ACRES MORE OR LESS.



NO.	DATE	REVISIONS

THUNDER VISTAS

ZONING EXHIBIT

City Engineering
PLANNING • DESIGN • CONSULTING
1601 EAST HIGHLAND AVENUE, #1156 • PHOENIX, ARIZONA 85016
PHONE 602.509.4980 • WWW.CITYENG.NET

44717 JOHN MICHAEL NEPA REGISTERED PROFESSIONAL ENGINEER ARIZONA U.S.A.

Call at least two full working days before you begin excavation. ARIZONA 811 Arizona Blue Stake, Inc. Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County (602) 263-1100

DRAWING/N.T.S. = ' HORIZONTAL. SCALE: N.A.T. = ' VERTICAL.

PROJECT NO. 22-006-001

DESIGNED: JMH	SHEET NO. 1
DRAWN: JMH	OF 1 SHEETS
CHECKED: JMH	
Q.C.: JMH	

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