



FOR SALE | LAND

2130 W Main Land, C-3 Frontage

2130 W Main St | Mesa, AZ 85201

PRESENTED BY:

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PROPERTY SUMMARY

Sale Price:	\$450,000
Lot Size:	0.85 Acres
APN #:	135-47-018, 135-47-017, 135-47-074, 135-47-075, 135-47-064A
Zoning:	C-3, RM
Market:	West Main Street
Sub Market:	West Mesa
Cross Streets:	West Main Street & N Santa Barbara
Traffic Count:	22,648

PROPERTY OVERVIEW

Seller Carryback possible. This mostly C-3 and some RM-4 property is 0.84 acres. \$12.36/sf. A large billboard sign is included with the listing and produces \$133 monthly income.

- Seller Carryback possible
- \$12.36/sf
- C-3, RM-4 zoning
- Opportunity Zone
- Hard corner, 5 parcels
- Former Motel

LOCATION OVERVIEW

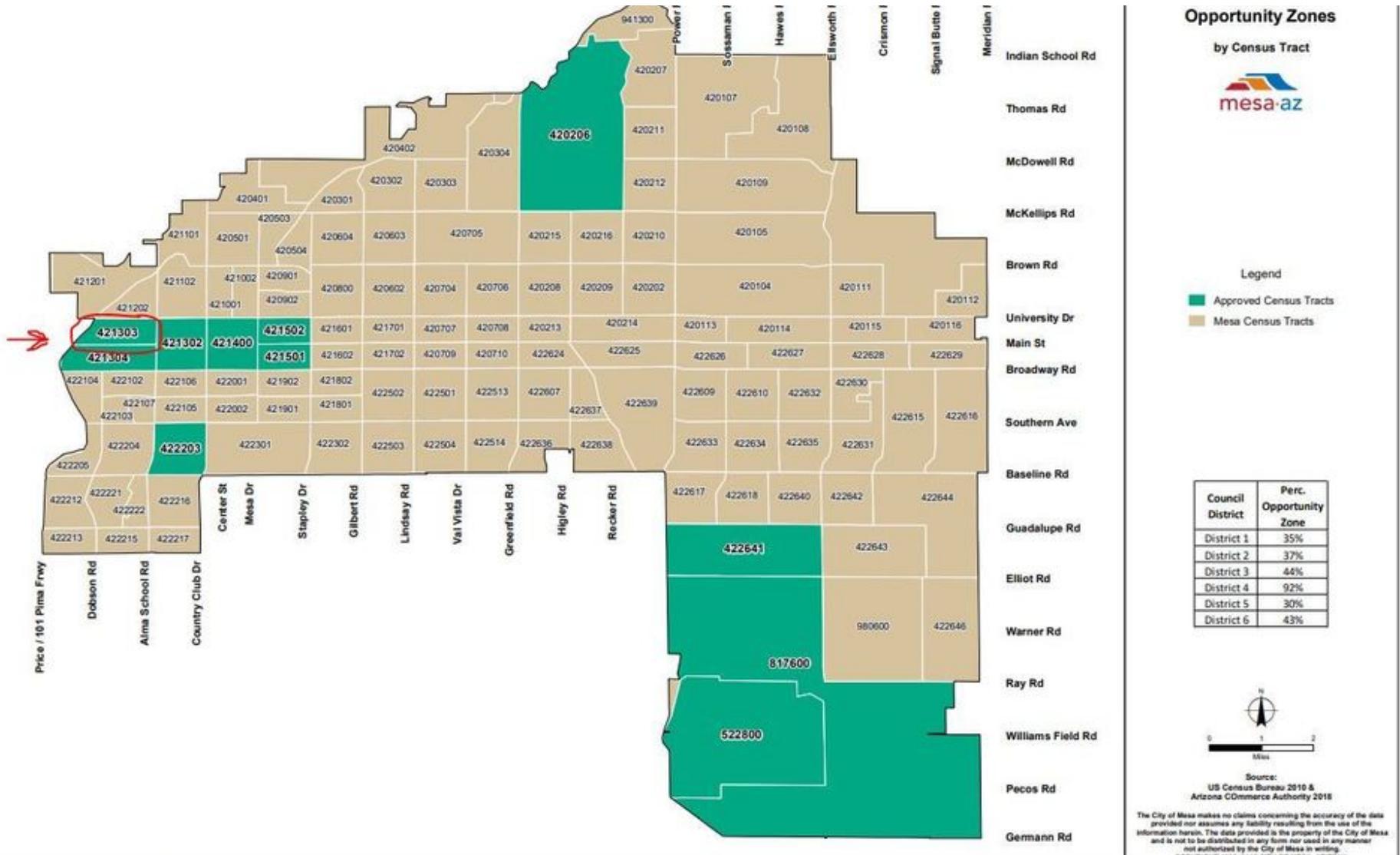
The subject property is located at 2130 W Main Street in the City of Mesa, Maricopa County, Arizona. The subject property is in a good location with respect to commercial services, thoroughfares, public transportation and community services. Appeal of the area is very good and in redevelopment in terms of MultiFamily, retail, commercial and residential use. The subject benefits from busy commuter and local traffic along Main Street. The area is anticipated to experience growth in the foreseeable future due to its location on the light rail extension. Cities along the light rail are now allowing new 'Walkable Urban' zoning, with generally allows up to 5 stories in new construction along the light rail corridor. St. Benedictine, Wilkes Universities are located in the downtown area. ASU (Arizona State University) is discussing a new campus in the City Center.

Metro Phoenix Location

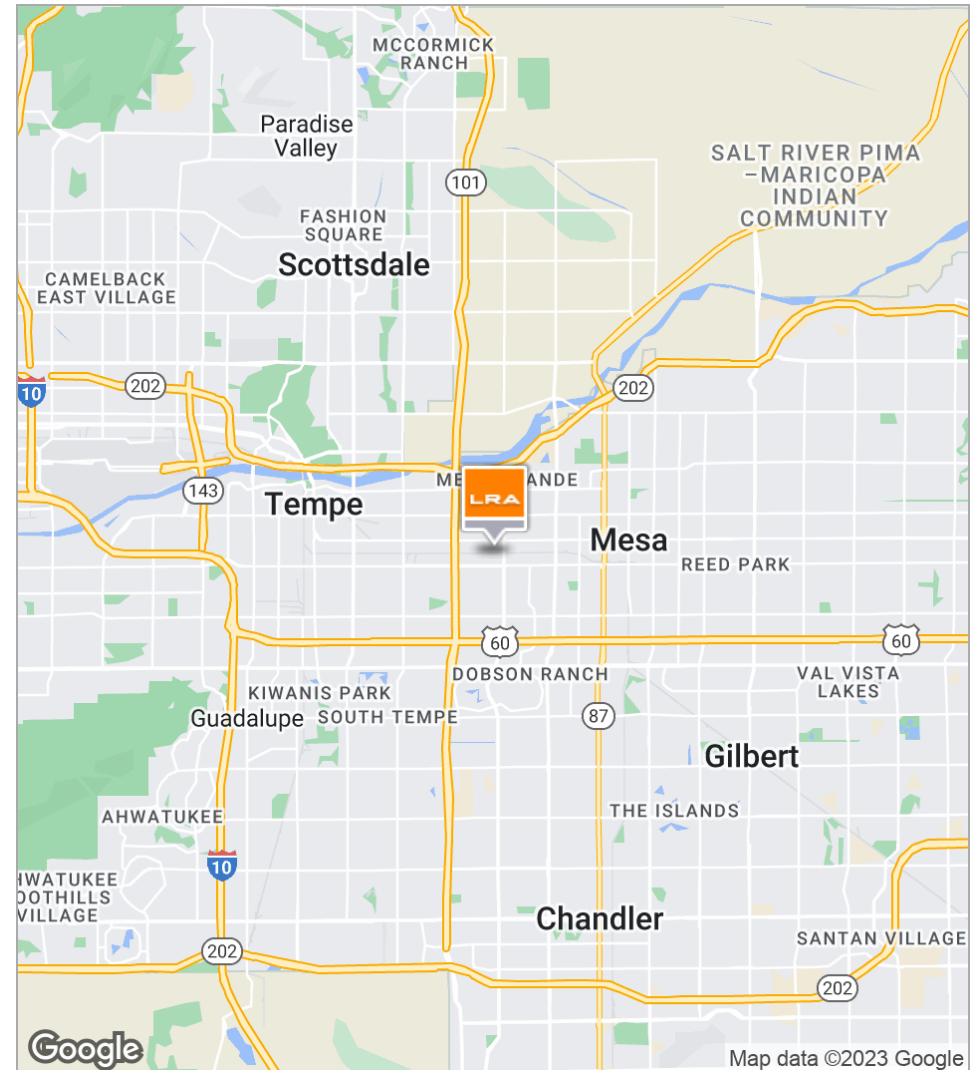
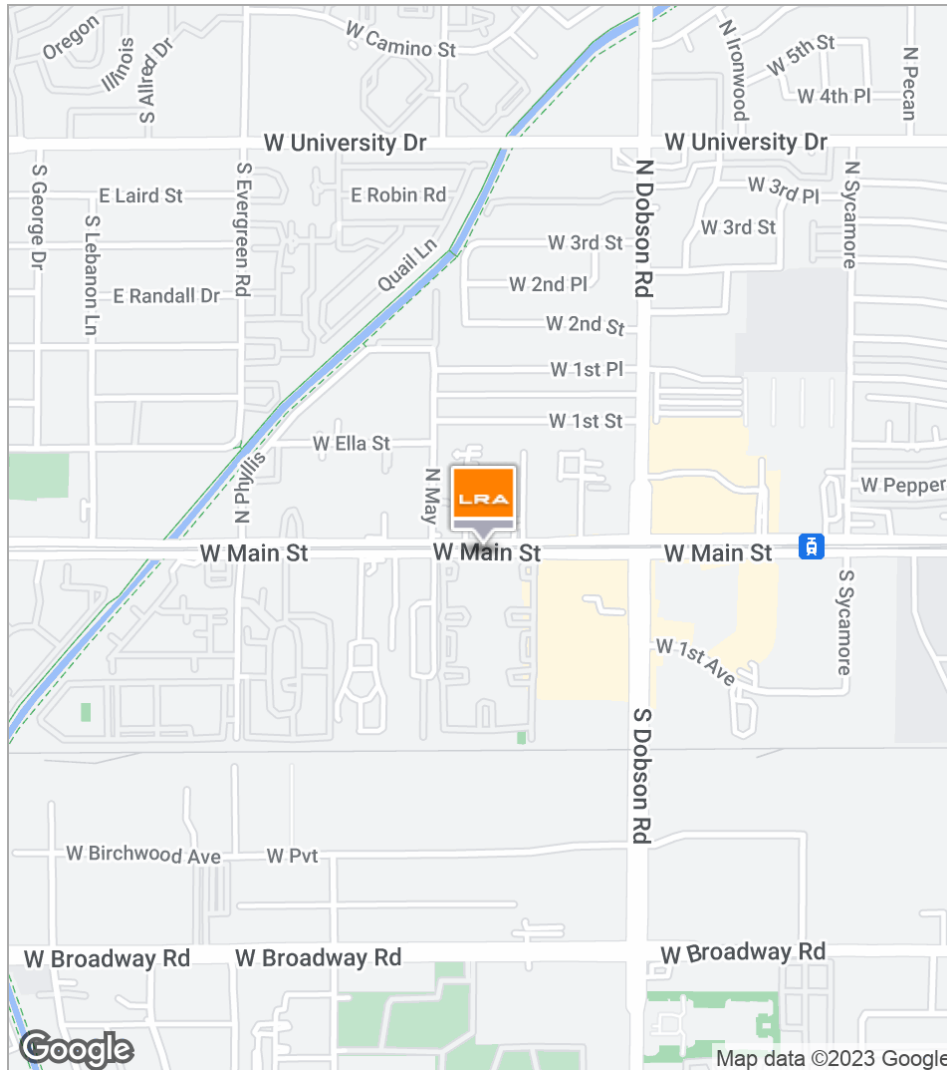
The Metro Phoenix area is among the fastest-growing metropolitan areas in the country with an estimated 4.3 million residents. It has an accessible location, excellent lifestyle amenities, a pro-business Governor with a growing business and entrepreneurial climate. The area has a predictable 320+ days of sunshine each year with mild winter temps and summer months of dry heat. Phoenix is the epicenter of the Southwest and proves to be particularly desirable to aerospace, nanotechnology, bioscience, advanced business services, high-tech and healthcare. Phoenix is home to major sports franchises: Arizona Diamondback baseball, Phoenix SUNS basketball, and Arizona Cardinals football and Arizona Coyotes hockey.

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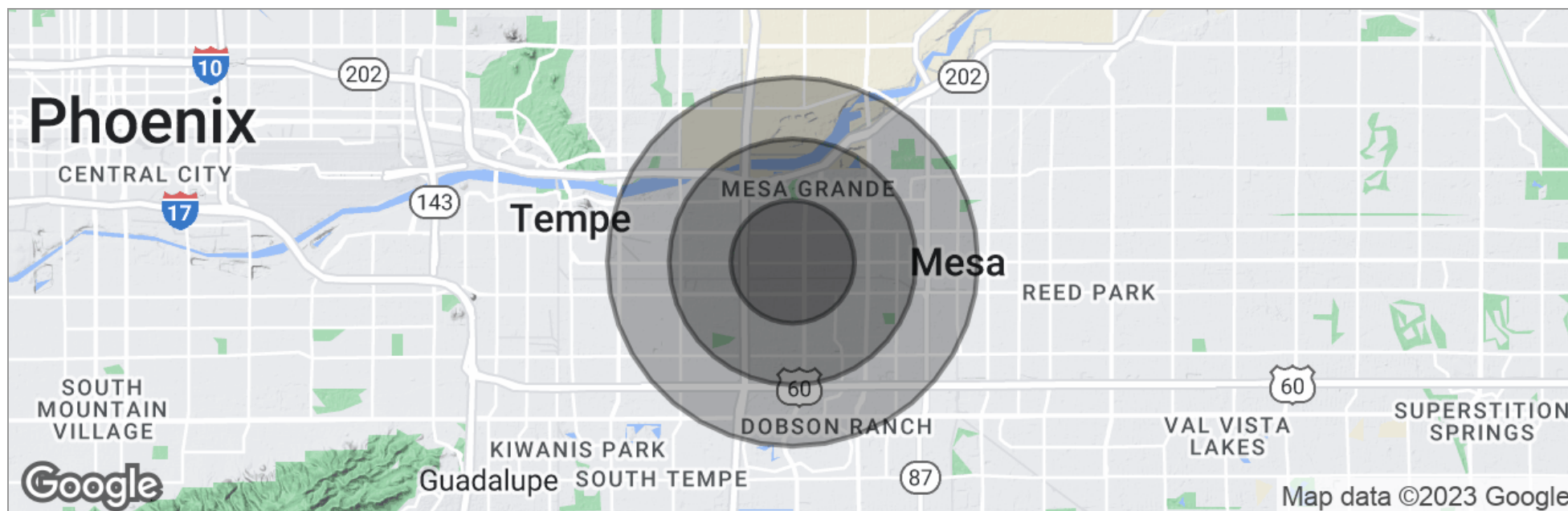


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	1 Mile	2 Miles	3 Miles
Total Population	16,764	67,196	128,558
Population Density	5,336	5,347	4,547
Median Age	28.4	29.6	29.7
Median Age (Male)	29.1	29.2	29.3
Median Age (Female)	28.1	30.0	30.3
Total Households	6,757	28,168	52,315
# of Persons Per HH	2.5	2.4	2.5
Average HH Income	\$41,852	\$45,204	\$48,688
Average House Value	\$112,427	\$140,861	\$175,033

* Demographic data derived from 2020 ACS - US Census