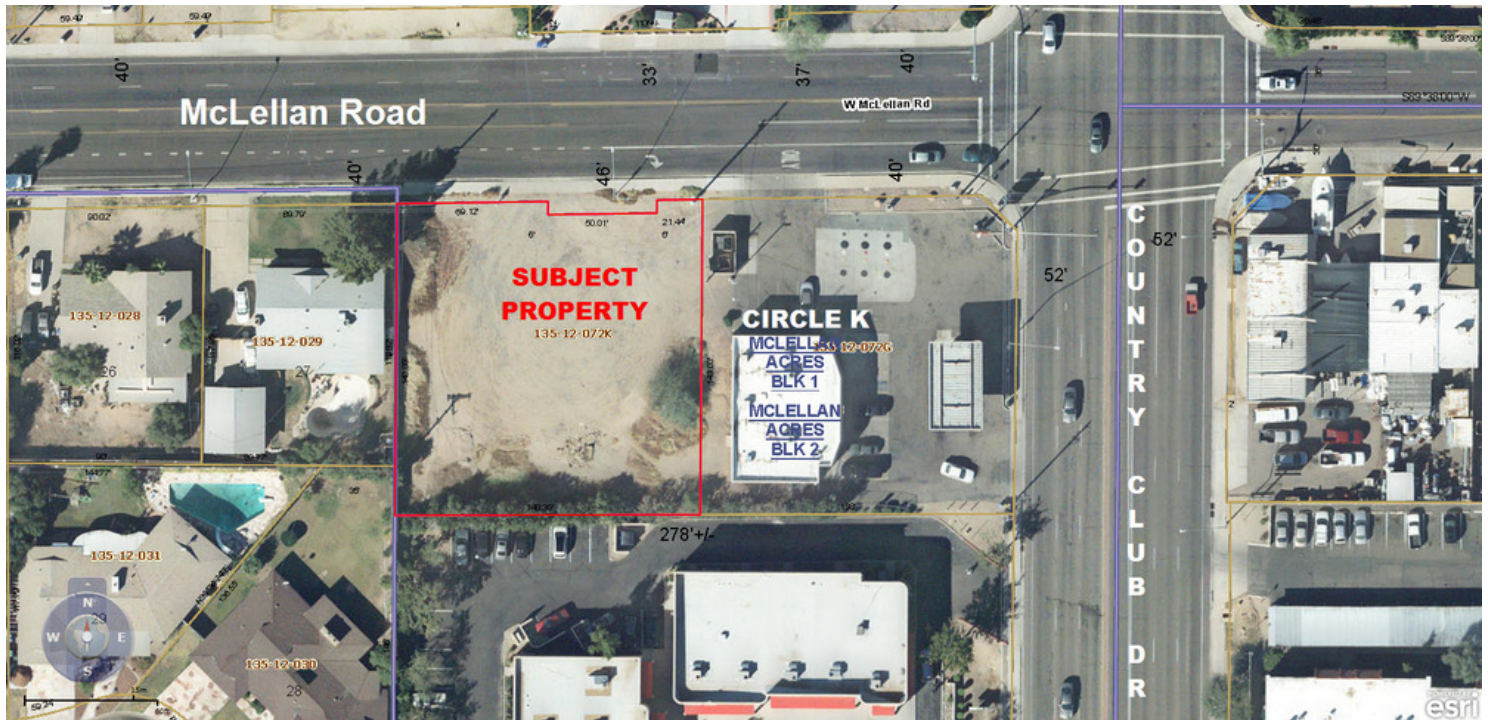


EXECUTIVE SUMMARY

Vacant Land / C-2 / SWWC Country Club Dr. & McLellan Rd / MESA

465 W. MCLELLAN RD. MESA AZ, 85201.



OFFERING SUMMARY

SALE: \$90,000 or \$4.60 SF

LEASE:
Call

Lot Size: 0.45 Acres

APN #: 135-12-072K

Zoning: C2

Cross Streets: West McLellan Road
& Country Club

PROPERTY HIGHLIGHTS

- ZONING C-2
- SWWC Country Club Dr. and McLellan Rd.
- Adjacent and to Circle K on SWC of Country Club Rd. and McLellan Rd.
- Hohokam Stadium and Mesa Country Country
- Utilities to property
- Bus Route on Country Club Dr.
- Close to 202



FOR MORE INFORMATION CONTACT:

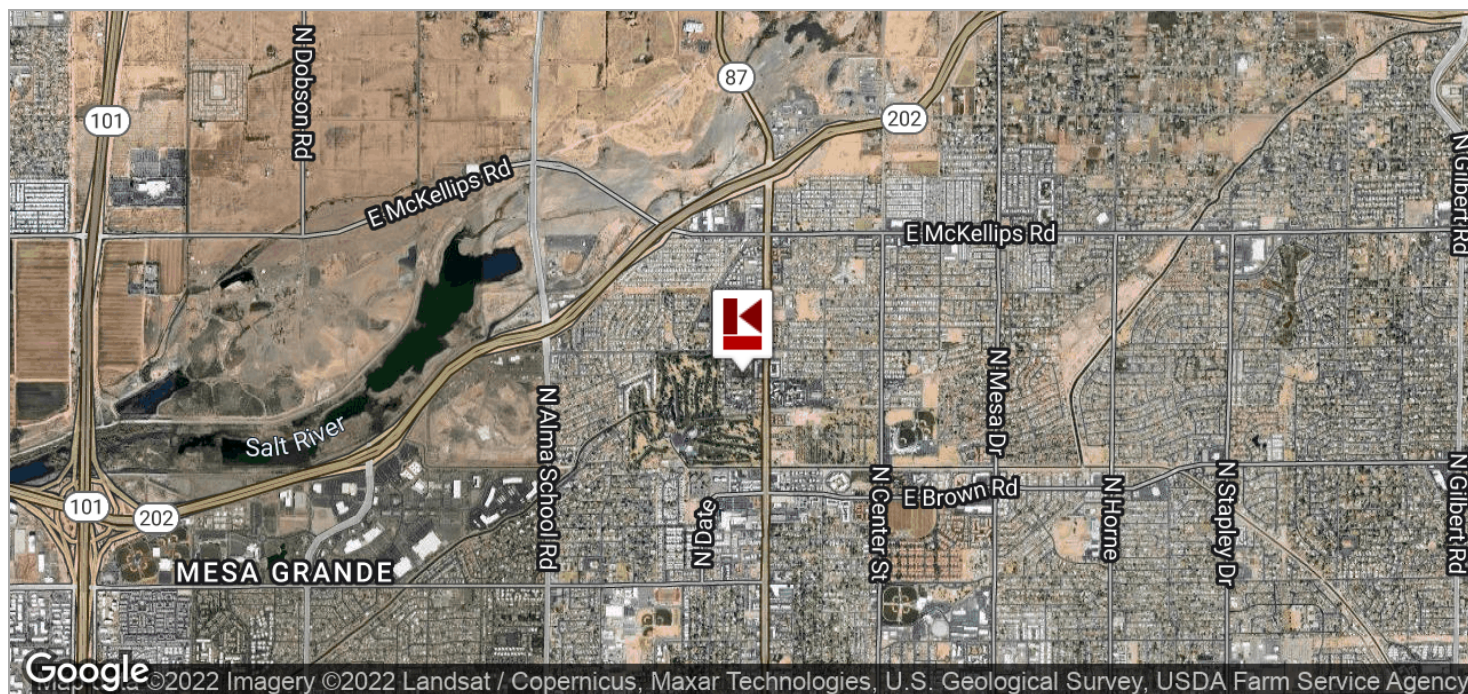
WALTER UNGER, CCIM CCIM, CCSS, CCLS, Senior Associate Broker
walterunger@ccim.net (P) 602.759.1209 (C) 520.975.5207

The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

LOCATION MAPS

McLellan Country Club

465 W MCLELLAN RD , MESA, AZ



KASTEN LONG
COMMERCIAL GROUP
KLCommercialGroup.com

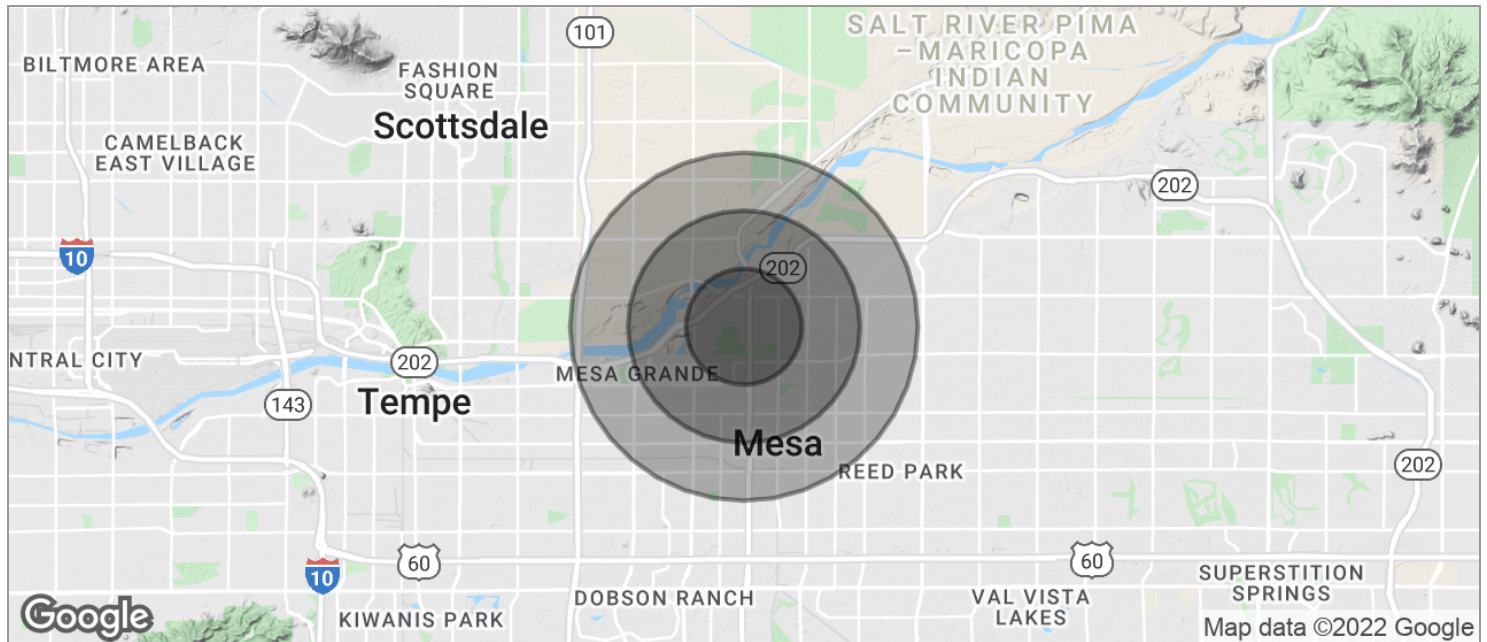
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McLellan Country Club

465 W MCLELLAN RD , MESA, AZ



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	15,533	47,573	93,214
MEDIAN AGE	30.2	31.0	30.6
MEDIAN AGE (MALE)	29.6	29.7	29.6
MEDIAN AGE (FEMALE)	30.7	33.0	32.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,547	17,615	33,969
# OF PERSONS PER HH	2.8	2.7	2.7
AVERAGE HH INCOME	\$51,722	\$52,730	\$51,708
AVERAGE HOUSE VALUE	\$178,568	\$200,807	\$194,936

* Demographic data derived from 2010 US Census



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