

# CITY OF MESA TECH CORRIDOR

LOCATION: NWC Loop 202 and  
Elliot Road, Mesa, Arizona

SIZE: ±170 acres, divisible

PRICE: Submit

PARCELS: 304-03-040,  
304-03-011k, 304-03-011R,  
304-03-011N, 304-03-043A,  
304-03-042A, 304-03-011H,  
304-03-011P, 304-03-011L,  
304-03-011M, 304-03-011Q,  
304-03-039, 304-03-011S,  
304-03-012U

ZONING: AG (northern portion)  
& LC (southern portion)



**WATER:** Water will be available to serve the site from City of Mesa. A 12-inch water line is located at the northwest corner of the site on the east side of Hawes Road and a 12-inch stub out on south Eastridge. This line can be extended and looped to serve the site as part of the improvement plan process. Another 16-inch water line is located at Elliot and Ellsworth. If needed this line would need to extend 1,900 feet west to connect to the dry line at Loop 202 and Elliot.

**SEWER:** A 42-inch sewer trunk line is located on the south side of Elliot Road. The City of Mesa has constructed this line to serve future development north of Elliot Road in this area. A stub is located at the intersection of Elliot Road and Hawes Road for this project to tie into. The Water Reclamation Facility serving this line is located on Greenfield Road.

**DRY UTILITIES:** According to Arizona Blue Stake, the following utility companies have facilities in the area:

**ADOT** – Fiber, ROW, electric, culverts, storm drain (all north of the property in the power corridor)

**Cable America** – Cable TV / Cox – Fiber, Cable TV

**Century Link** – Fiber, Telephone

**SRP** – Electric (SRP substation located directly north of property to serve site if less than 10 MW); along with a future easement

**SRP Water** – Irrigation

**City of Mesa Gas** - There is a 4" line in Hawes Road that is stubbed at the power line corridor. This line can be extended south to serve the site. There will be no cost to extend the services when there are users on the site.

**SCHOOLS:** Gibert Unified School District

## COMMENTS:

- Highly visible freeway site positioned in the center of the Southeast Valley's future growth corridor and the Inner Loop District of Mesa.
- The site is proposed as a mixed-use commercial corridor, accommodating uses such as high tech medical, corporate office, and hotel, to name a few.
- Located less than one mile west of the doorway to Mesa's largest master planned community, Eastmark, which is currently planned for 1,700 homes in Phase I and Phase II and over 15,000 additional homes at buildout in the remaining phases.
- Within a 5 mile radius of the site there currently are 78,470 homes and a population of 170,239.
- Freeway frontage off the 202 with a quarter mile deceleration lane onto Elliott Road providing high visibility to users.
- Property is accessed off of the 202 with a quarter mile deceleration lane onto Elliott Road which is a major east west arterial.
- Property located approximately 2 miles from Mesa Regional Airport.