

### NWC of Guadalupe & Crismon Roads Mesa, AZ



- ◆ APPROXIMATELY 2.3 ACRES AVAIL-ABLE
- ♦ ZONED C-2, CITY OF MESA
- ◆ PART OF AUGUSTA RANCH MASTER -PLAN COMMUNITY
- ADJACENT OT DESERT RIDGE HIGH SCHOOL
- ♦ FUTURE GROWTH / POPULATION FORTHCOMING
- ◆ AVAILABLE FOR GROUND LEASE, BUILD -TO-SUIT, OR SALE

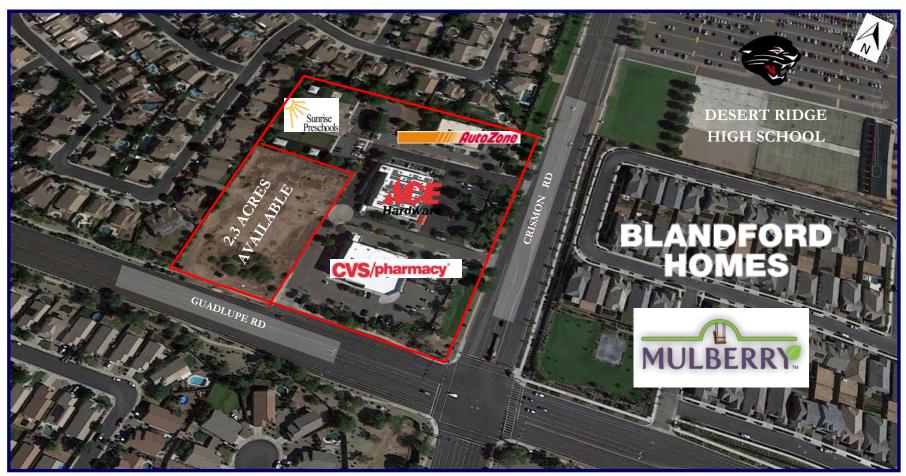
#### FOR ADDITIONAL INFORMATION CONTACT:

JOHN J. BADURA
602-617-6885
JOHN@NOBLEWESTGROUP.COM
WWW.NOBLEWESTCOMMERCIAL.COM

NOBLEWEST REAL ESTATE LLC 8985 EAST BELL ROAD SCOTTSDALE, AZ 85260



NWC of Guadalupe & Crismon Roads
Mesa, AZ



#### FOR ADDITIONAL INFORMATION CONTACT:

JOHN J. BADURA

602-617-6885

8985 EAST BELL ROAD

JOHN@NOBLEWESTGROUP.COM

SCOTTSDALE, AZ 85260

WWW.NOBLEWESTCOMMERCIAL.COM

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, assumptions ore estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a care, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



NWC of Guadalupe & Crismon Roads Mesa, AZ



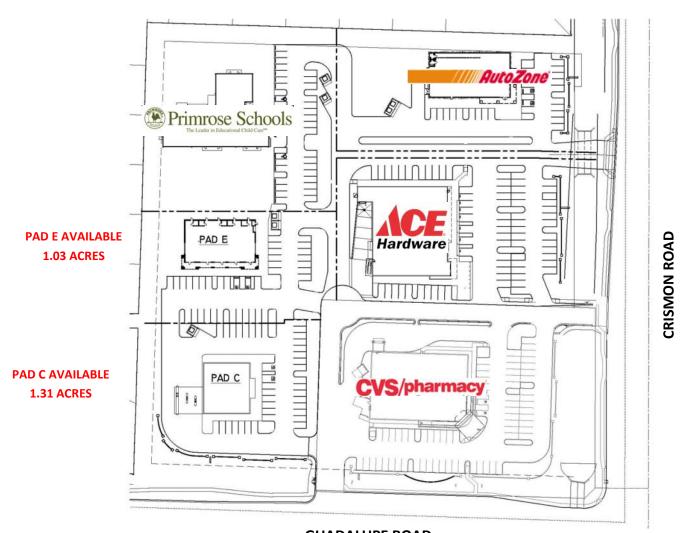
**GUADALUPE ROAD** 

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, assumptions ore estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a care, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CRISMON ROAD



NWC of Guadalupe & Crismon Roads Mesa, AZ



**GUADALUPE ROAD**