

MERIDIAN STATION

DEVELOPMENT SITE — COMMERCIAL HARD CORNER

POTENTIAL MULTI FAMILY / CONDO / TOWNHOME / BTR

SEC Meridian Rd. & Lost Dutchman Blvd. (Brown Rd.)

Apache Junction, AZ 85120

**LAND/PADS
FOR SALE**



BILL DOUGLASS

480.420.2306

BILLD@UPLANDGROUP.COM

OWNER/AGENT

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Prospective purchasers or tenants should conduct their own due diligence and consult with legal, tax, and financial advisors before making any investment or leasing decisions.



UPLAND GROUP INC.

COMMERCIAL REAL ESTATE SERVICES

9180 S KYRENE RD, STE 115 | TEMPE, AZ 85284

480.820.9229 | WWW.UPLANDGROUP.COM

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PROPERTY FEATURES

- Approximately ±3.77 Acres
(±164,071 SF)
- Last Available Hard Corner on the High Traffic 'Corridor' on Brown Rd
- Zoned B-1, General Commercial, Drive-Thru Restaurant, Gas, Retail, Office, City Supports Multi Family or Build For Rent (Apartments)
- Power, Water, Sewer, Gas
- Dimensions:
Approximately 587 x 280
- ± 3.2 Miles East of Ellsworth Rd. & Loop 202; ± 3.25 Miles North of US 60 Freeway
- Rare Opportunity in Low Retail Predominantly Residential Area



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**LAND/PADS
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WEST FACING VIEW



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**LAND/PADS
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±3.77 ACRES
AVAILABLE

SOUTHEAST FACING VIEW

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MULTIFAMILY DEVELOPMENT SITE PLAN



MULTIFAMILY DEVELOPMENT
SEC MERIDIAN RD & LOST DUTCHMAN BLVD (BROWN RD)
PROPERTY APPROXIMATELY ±3.77 ACRES
ZONED B-1
90 UNITS, 3 STORIES (36 TWO BED, 54 ONE BED)
204 PARKING STALLS (199 REQUIRED)
UNDERGROUND RETENTION REQUIRED

FFKR ARCHITECTS

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