

# DEVELOPMENT SITE — COMMERCIAL HARD CORNER POTENTIAL MULTI FAMILY / CONDO / TOWNHOME / BTR SEC MERIDIAN RD. & LOST DUTCHMAN BLVD. Apache Junction, AZ 85120 (BROWN RD)

## LAND/PADS FOR SALE

### PROPERTY FEATURES

- Approximately  $\pm 3.77$  Acres  
( $\pm 164,071$  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
- $\pm 3.2$  Miles East of Ellsworth Rd.  
& Loop 202;  $\pm 3.25$  Miles North  
of US 60 Freeway
- Rare Opportunity in Low Retail  
Predominantly Residential Area



**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

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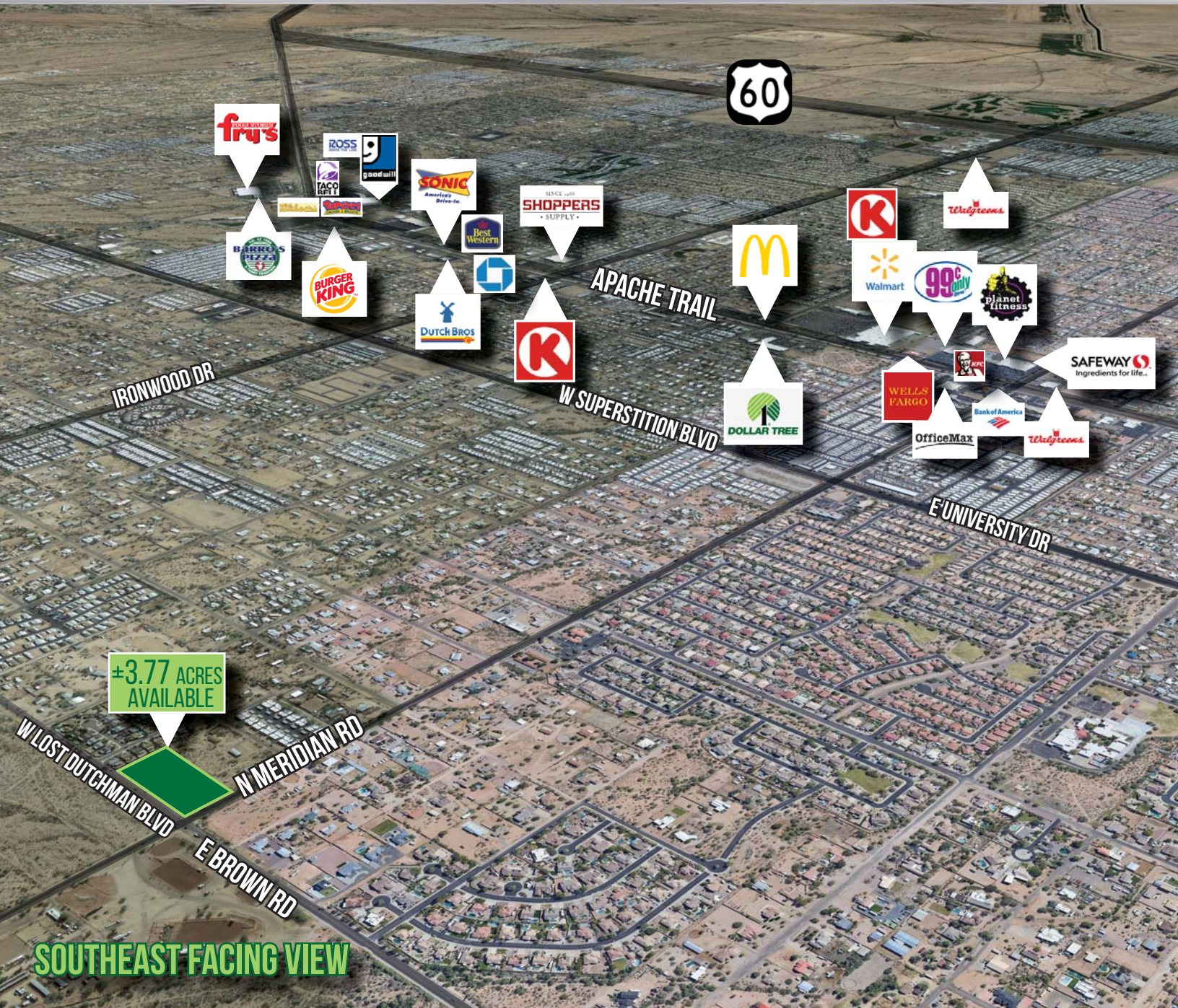
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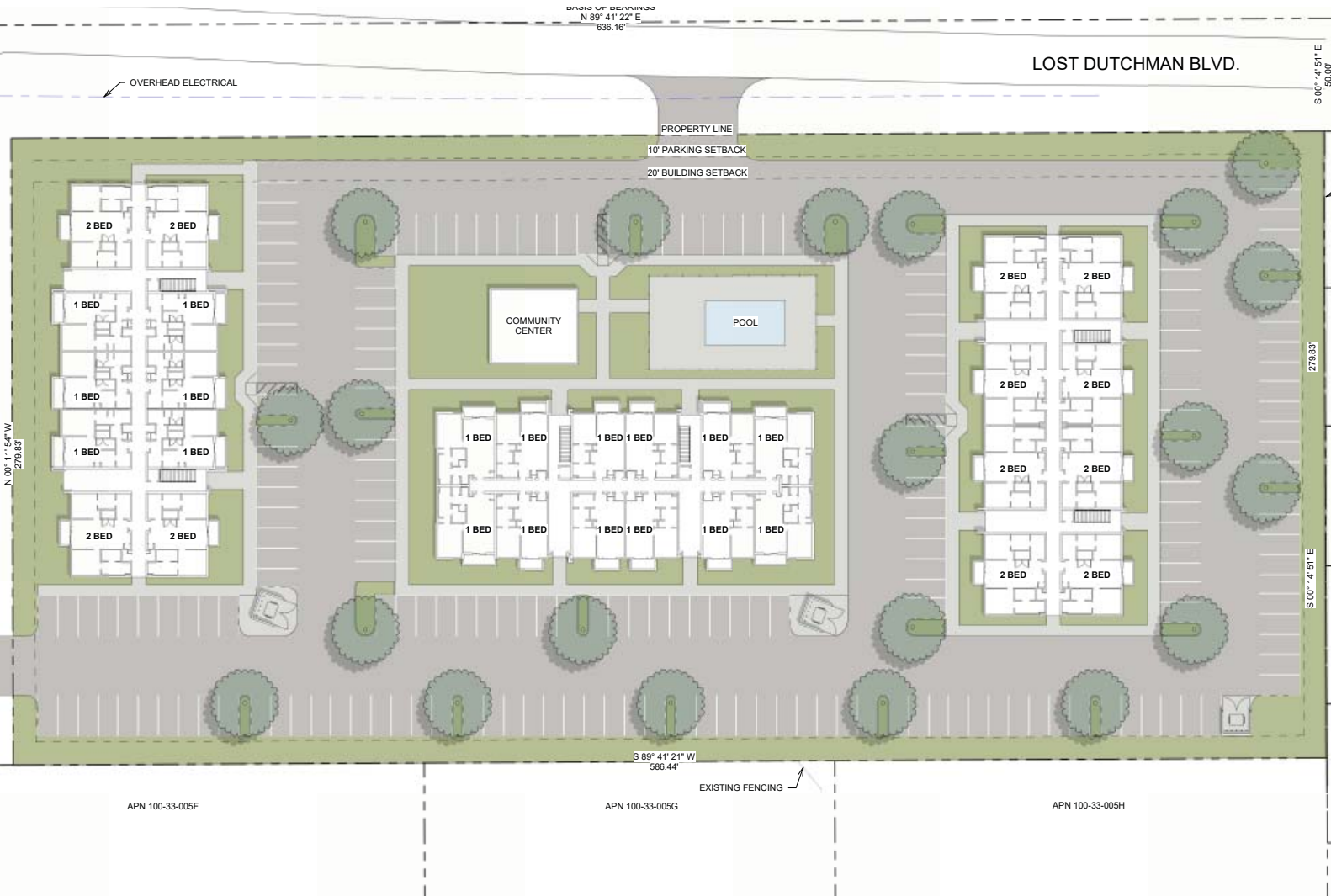
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**MULTIFAMILY DEVELOPMENT SITE PLAN**



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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