

**24 AUTO ROW**

**Your Dealership's NEWEST  
Prime Location Awaits**

SEE THE VISION





PLANNED, ZONED AND READY

Auto mall parcels now available at:

# 24 AUTO ROW | DESTINATION AT GATEWAY

a 163-acre Power Center Development at Signal Butte Road & SR-24 in Mesa, Arizona.

**163**  
GROSS ACRES

**80**  
ACRES AVAILABLE

**62,000+**  
VPD AT SR-24  
& SIGNAL BUTTE

**10,000+**  
NEW RESIDENCES  
WITHIN 5 MILES

SIGNAL BUTTE ROAD & SR-24 | MESA, ARIZONA | COMMERCIAL ZONING, CITY OF MESA | NEW SR-24 INTERCHANGE EXIT

THE DEVELOPER BEHIND THE VISION

# A Legacy in Arizona Auto Retail

Since the 1940s, the Berge family has played a significant role in Arizona's retail automotive industry, serving customers throughout Phoenix and Tucson.

Many longtime residents remember the original Berge Ford in Mesa, which helped establish the family's reputation for fair, ethical business practices and award-winning customer service. Over the decades, Berge Auto Group has sold hundreds of thousands of vehicles, becoming a trusted provider for generations of Arizona families.

Today, **Berge Auto Group** operates **seven dealerships representing six brands** — Lexus, Toyota, Ford, Volkswagen, Mazda, and Lincoln — serving a broad range of customers while maintaining the personalized approach that has defined the company since its founding.

Current CEO **Brent Carleton Berge**, a University of Arizona graduate, is widely respected in the national automotive retail industry and remains deeply engaged in the local community. With a third generation now actively involved, Berge Auto Group remains committed to long-term stewardship and contributing to Arizona's future.



**1940s**

FOUNDED  
IN ARIZONA

**7**

DEALERSHIPS

**6**

BRANDS  
REPRESENTED

**3rd**

GENERATION  
FAMILY BUSINESS

WHY THIS SITE

# The Right Land in The Right Market

24 AUTO ROW | DESTINATION AT GATEWAY is designed from the ground up for commercial and auto mall use in one of Arizona's fastest-growing communities.

### PLANNED AUTO MALL

80 acres with 8 individual parcels designed for a full-scale auto row — the largest new auto mall development in the Southeast Valley.

### EASTMARK — #1 IN ARIZONA

Adjacent to the top-ranked master-planned community in Arizona and among the best in the nation — bringing affluent, auto-buying households nearby.

### NEW SR-24 ON-RAMP

A brand new interchange exit at Signal Butte delivers direct freeway access — making your lot reachable from across the East Valley.

### MAJOR EMPLOYER PROXIMITY

Apple, Facebook, Intel, CyrusOne and Phoenix-Mesa Gateway Airport bring tens of thousands of high-income workers within a short drive.

### DEMAND-READY MARKET

Over 10,000 new residences within 5 miles and 17,000+ units in Eastmark means a ready and growing customer base right at your door.

### ZONED & READY

Commercial zoning is already in place with the City of Mesa — reducing entitlement risk and accelerating your path to breaking ground.

PROPERTY SUMMARY

# A Landmark New Development

Planned **purpose-built** auto mall — designed for dealership groups.

24 AUTO ROW   DESTINATION AT GATEWAY	
LOCATION	Signal Butte Road & SR-24   Mesa, AZ
GROSS ACRES	163.59 AC
AVAILABLE	80 AC
ZONING	Commercial — City of Mesa
USE TYPE	Auto Mall
ACCESS	New SR-24 Interchange at Signal Butte
ADJACENT	Eastmark Master Planned Community — #1 in AZ

### LOCATION HIGHLIGHTS

- ▶ Situated adjacent to 40 acres of commercial development — Walmart Anchored Super Center
- ▶ Located south of Eastmark — ranked #1 master-planned community in Arizona and top in the nation
- ▶ Brand new SR-24 interchange exit directly at Signal Butte
- ▶ Over 10,000 new residences within a 5-mile radius
- ▶ Nearby major employers: Apple, Facebook, Intel, CyrusOne data centers
- ▶ Commercial zoning already in place, City of Mesa
- ▶ Phoenix-Mesa Gateway Airport minutes away — 10,000+ jobs with more than \$1.3B annual economic impact
- ▶ Surrounded by 17,000+ unit Eastmark community and the growing SouthEast Valley demand





THE SOUTHEAST VALLEY MARKET

# The Fastest-Growing Corridor in the State

More rooftops mean more driveways — and more car buyers. The Southeast Valley is adding thousands of new homes every year, and your future customers are already moving in.

**522K+**

MESA POPULATION  
3rd largest city  
in Arizona

**1,400+**

NEW HOMES  
COMING  
San Tan Valley  
corridor alone

**\$599K**

EAST VALLEY MEDIAN  
HOME PRICE  
Affluent, auto-buying  
households<sup>1</sup>

**\$155K+**

QUEEN CREEK  
MEDIAN INCOME  
Adjacent community  
— top earners<sup>2</sup>

## HOUSING BOOM AT YOUR DOOR

Queen Creek is one of the fastest-growing cities in the U.S. at 6.4% annual growth. San Tan Valley is adding 1,400+ homes with SR-24 and Loop 202 as key catalysts — the same roads that feed this site.

## ARIZONA AUTO MARKET

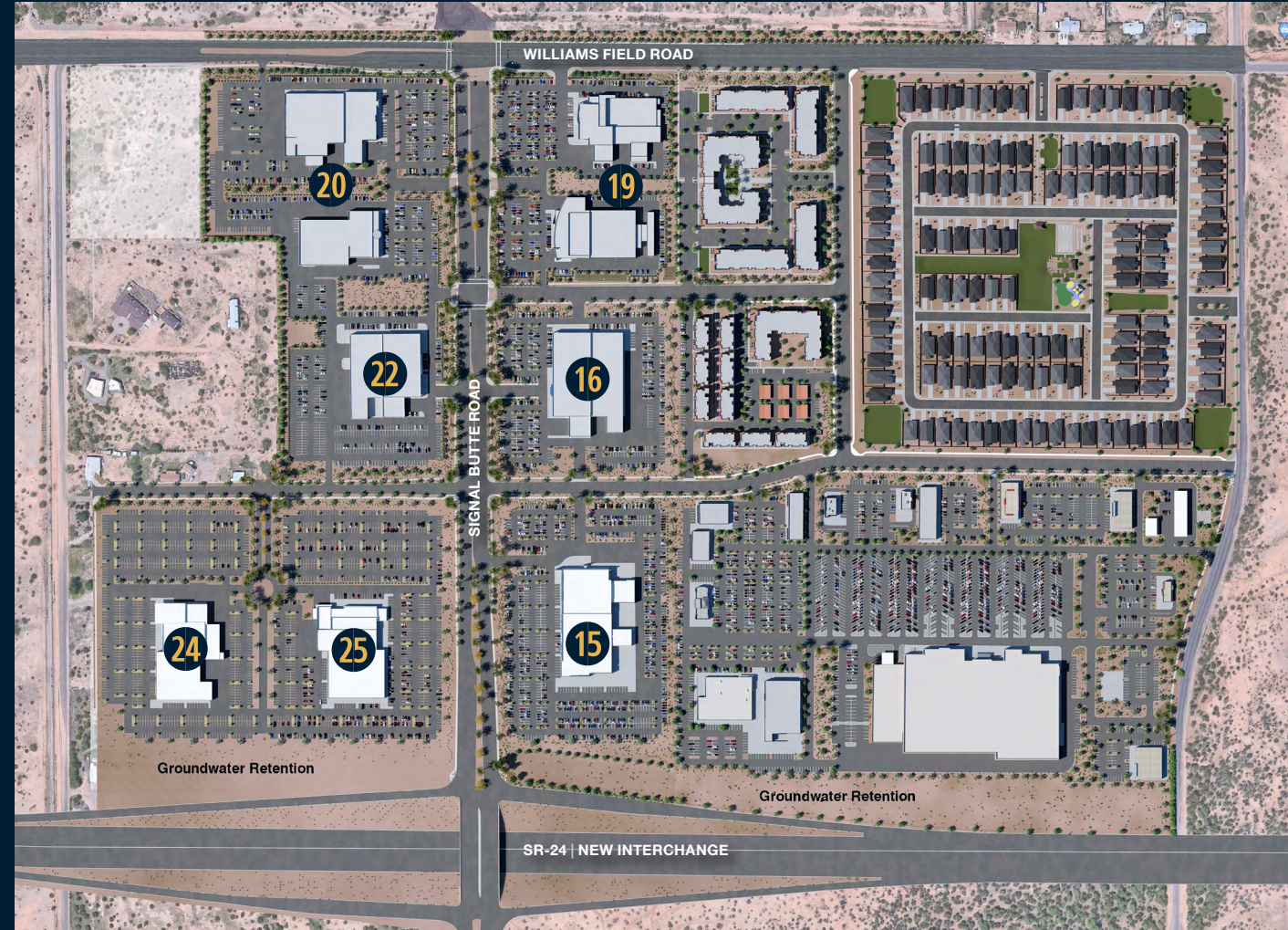
Arizona's auto sector grew 4.2% annually over the past five years — outpacing the national average of 3.5%. EV registrations jumped 38% from 2023 to 2024, signaling strong demand for new-era dealerships.

## MAJOR EMPLOYERS NEARBY

Meta's \$1B data center, Fuji film's semiconductor facility, and Novva's 300MW campus are all in Mesa — bringing thousands of high-income workers who need vehicles right where this site sits.

# 24 AUTO ROW | Layout

Site plan designed by the renowned architect, John Mahoney — Auto mall parcels across 85+ acres at Signal Butte & SR-24.



**PARCEL 15**

12.41 Acres

**PARCEL 16**

9.96 Acres

**PARCEL 19**

10.55 Acres

**PARCEL 20**

12.43 Acres

**PARCEL 22**

9.97 Acres

**PARCEL 23**

6.43 Acres

**PARCEL 24**

11.12 Acres

**PARCEL 25**

12.47 Acres

**A PRIME LOCATION WITH  
BUILT-IN VISIBILITY | VPD**

**62,000+**

SIGNAL BUTTE & SR-24

**101,324**

LOOP 202/SANTAN FWY









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#### HOW IT WORKS

# From First Call to Opening Day

Our team makes the land acquisition process straightforward — so you can focus on building your dealership, not navigating paperwork.

1

#### CONNECT WITH OUR TEAM

Reach out to Walt or Emma. We'll walk you through available parcels, acreage options, and current development timelines.

2

#### SITE TOUR & REVIEW

Walk the land and review traffic data, zoning documentation, and the master plan for the full Destination at Gateway development.

3

#### SUBMIT YOUR LOI

We'll guide you through letter of intent terms, auto mall land structure and any contingency considerations.

4

#### CLOSE & BUILD

Clean title transfer, full documentation, and introductions to our network of design, construction, and permitting specialists.



FOR LEASING INFORMATION | 24 AUTO ROW | DESTINATION AT GATEWAY

# Auto Mall Parcels are moving **Fast**

The Southeast Valley is growing rapidly — your future location won't wait long. Reach out for parcel availability.

## TALK TO OUR BROKERS

▶ **Walt Brown, Jr.**  
*CEO & Designated Broker*  
  
Cell: (480) 797-7221  
walt@dpcr.com

▶ **Emma Barreca**  
*SVP Brokerage & Development*  
  
Cell: (610) 469-4000  
emma@dpcr.com



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dpcr.com

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