

Prime Development Opportunity in the Southeast Valley



Baseline Rd

Idaho Rd

60

EMPIRE CAT

±62
ACRES LAND FOR SALE

PROPERTY

PROPERTY OVERVIEW

Location	SEC US 60 / Idaho Rd Apache Junction, AZ 85119
Size	±62 Acres
Parcel Number	102-200-33G 102-200-47F
Zoning	B-1/PD & B-5/PD Mix Industrial and General Commercial
Asking Price	\$6.50/SF
Access	US 60 via full diamond interchange at Idaho Rd
Frontage	US 60 Freeway



LOCATION

US 60 frontage on
Superstition Fwy



FREEWAYS

Connectivity via
Loop 101 & 202, Mesa,
Gilbert & Phoenix



ACCESS

Under 10 minutes
to Phoenix-Mesa
Gateway Airport



±62
ACRES

LAND FOR SALE

LOCATION

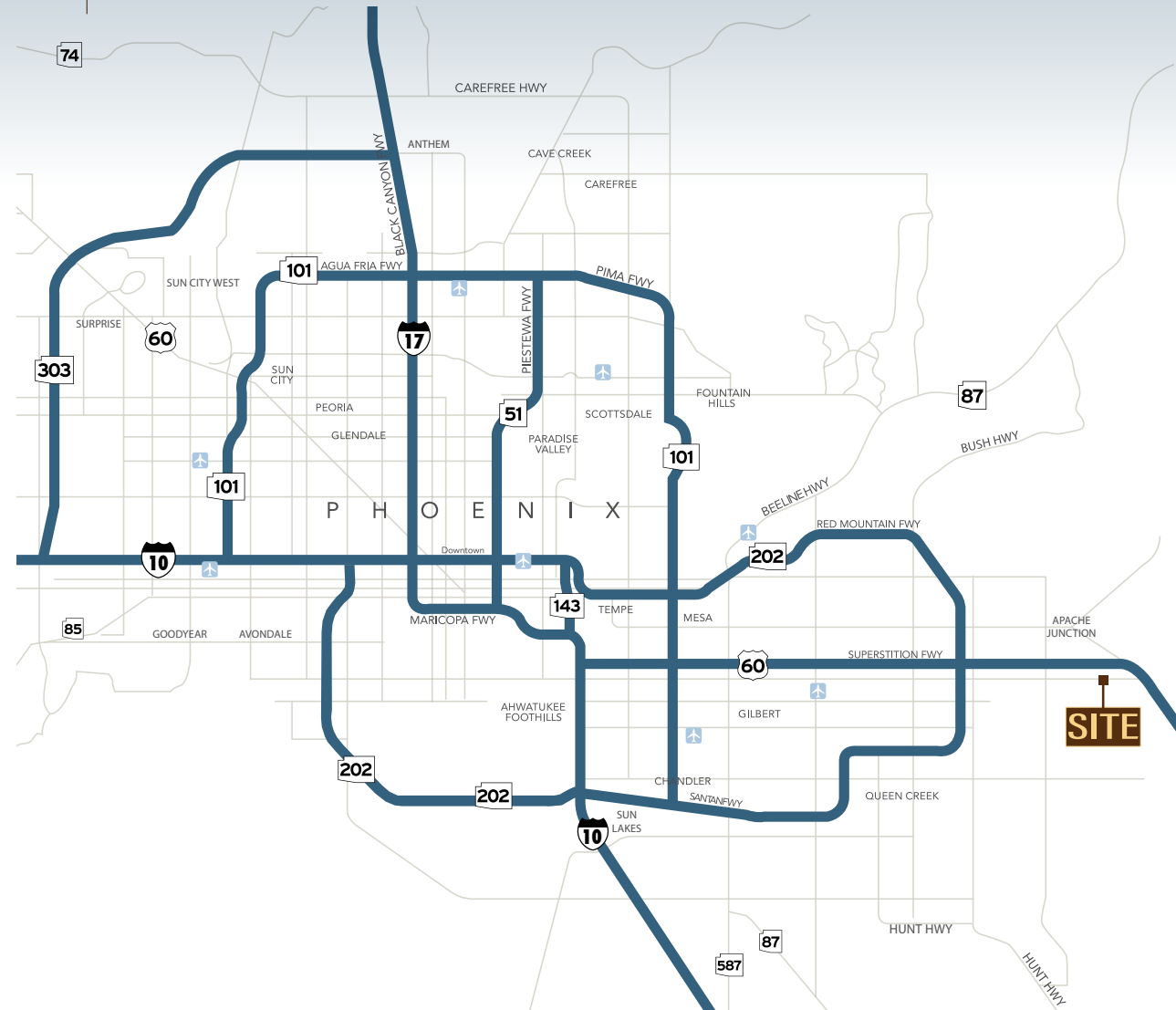


AREA OVERVIEW

This site has freeway frontage with excellent visibility and direct access to key logistics corridors, including Loop 202 and Loop 101, linking to the greater Phoenix industrial market. Apache Junction continues to grow with increasing demand for industrial, flex, and service-commercial uses along the US 60 corridor. Less than 10 minutes from the Phoenix-Mesa Gateway aerotropolis, a major hub for aerospace, advanced manufacturing and logistics. The surrounding East Valley features a strong concentration of warehouse and distribution facilities, including Amazon fulfillment centers and a wide range of bulk distribution and light industrial operations along the Loop 202 corridor. The established industrial presence, combined with access to a growing labor pool, nearby workforce housing and ASU Polytechnic, supports long-term functionality and appeal for industrial users and investment.

±62 ACRES LAND FOR SALE

Prime Development Opportunity in the Southeast Valley



METRO PHOENIX

- » **Top 10 United States Metro Area**
Top-tier national market
- » **5.2M+ Population**
Large and growing labor pool
- » **High-Growth Market**
Top U.S. metro for population gains
- » **Economic Strength**
Driven by job growth and business expansion
- » **Cost Advantage**
Up to 22% lower operating costs vs. CA
- » **State Economic Driver**
Accounting for 75% of Arizona's economy
- » **Workforce Pipeline**
40+ colleges and universities

±62
ACRES LAND FOR SALE

CONTACT:

Jami Savage-Gray

+1 480 797 3094

Jami.Gray@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.