

MERIDIAN STATION

LAND/PADS FOR SALE - GL - BTS — COMMERCIAL HARD CORNER
DRIVE THRU / RESTAURANT / GAS C-STORE / CAR WASH / HOTEL

SEC Meridian Rd. & Lost Dutchman Blvd. (Brown Rd.)
Apache Junction, AZ 85120

LAND/PADS
FOR SALE

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



BILL DOUGLASS

480.420.2306

BILLD@UPLANDGROUP.COM

OWNER/AGENT



UPLAND GROUP INC.

COMMERCIAL REAL ESTATE SERVICES

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

480.820.9229 | WWW.UPLANDGROUP.COM

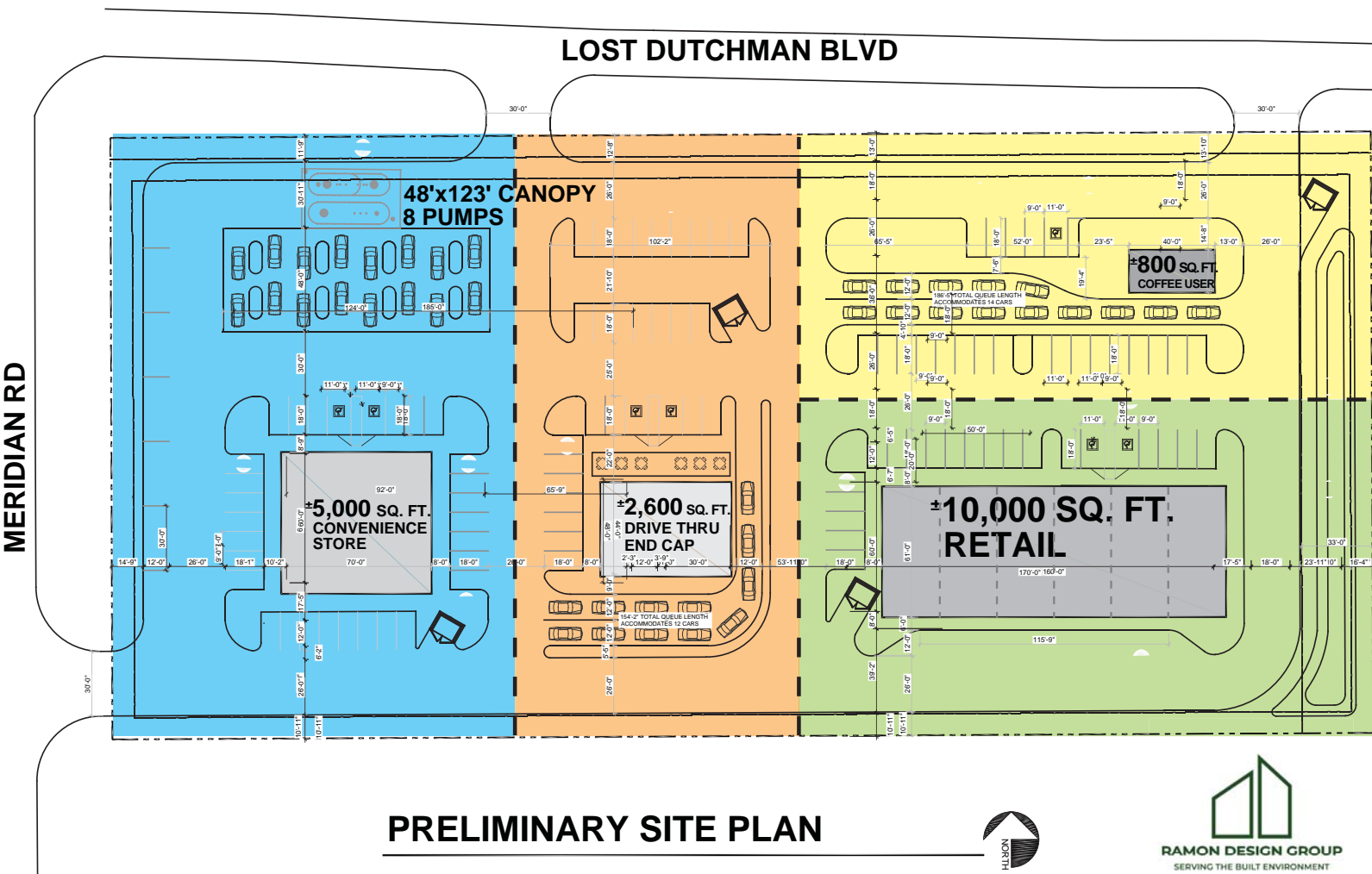
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**LAND/PADS
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RETAIL / QSR DRIVE THRU / COFFEE / GAS-CONVENIENCE STORE



PRELIMINARY SITE PLAN



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**LAND/PADS
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WEST FACING VIEW



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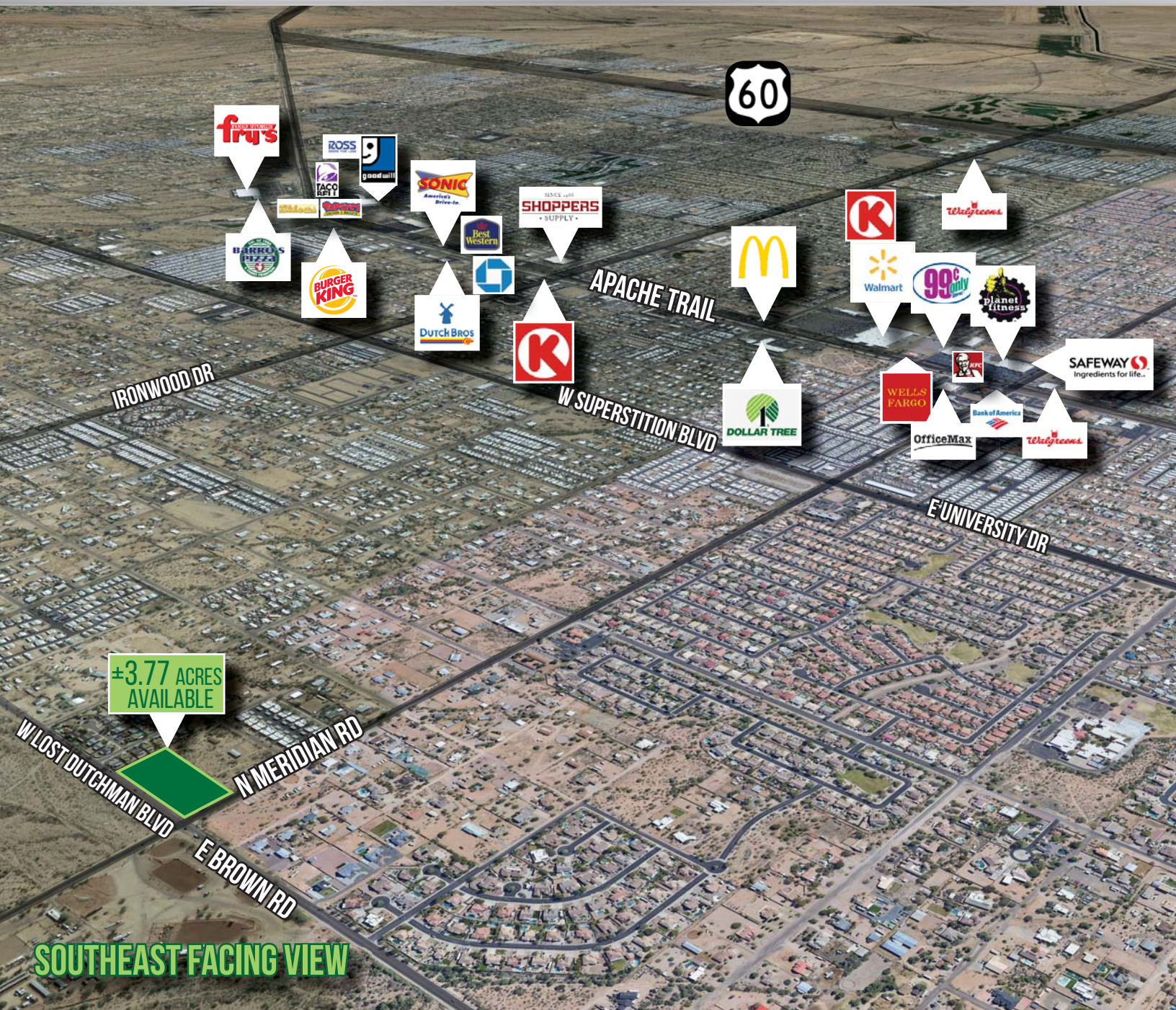
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**LAND/PADS
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**±3.77 ACRES
AVAILABLE**

SOUTHEAST FACING VIEW

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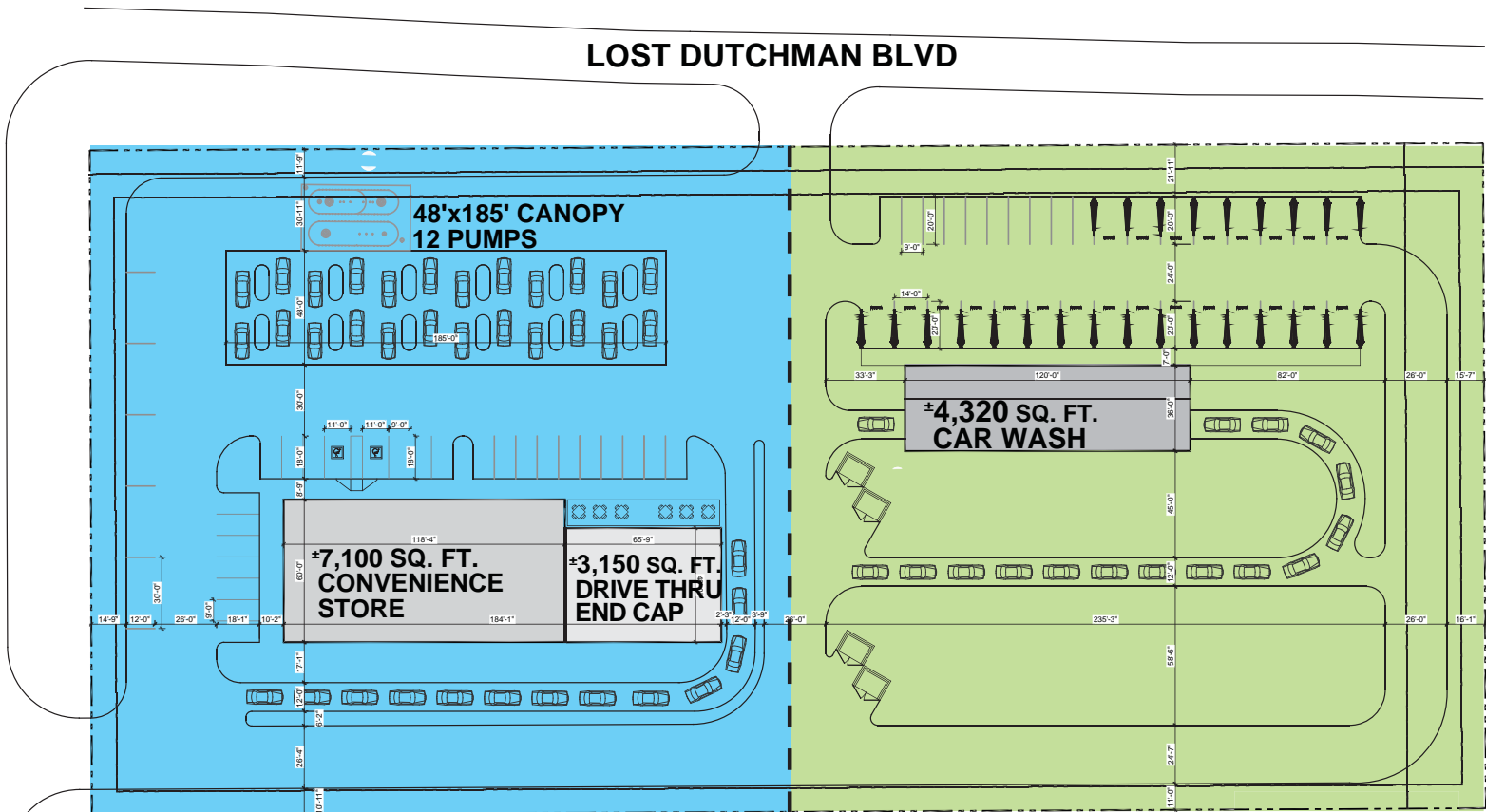
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**LAND/PADS
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CAR WASH / GAS-CONVENIENCE STORE



PRELIMINARY SITE PLAN



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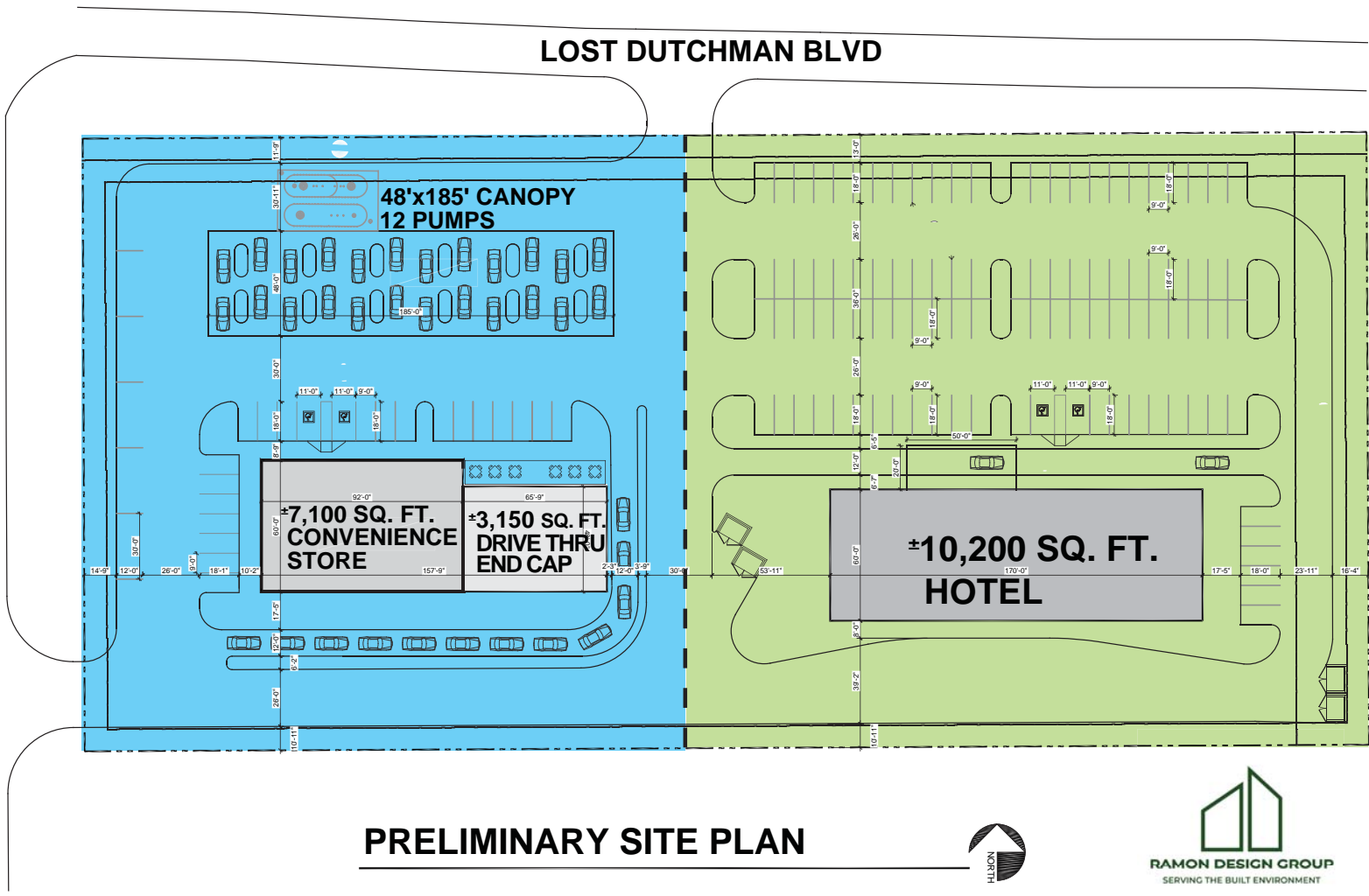
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**LAND/PADS
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HOTEL / GAS-CONVENIENCE STORE



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MULTIFAMILY DEVELOPMENT SITE PLAN (Conceptual Only - Not Approved)



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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