

± 11 ACRES AVAILABLE ON US-60



SWC & SEC US-60 & MESQUITE RD, SUPERIOR, AZ

MARK T. BRAMLETT

602.834.3111

mbramlett@leearizona.com

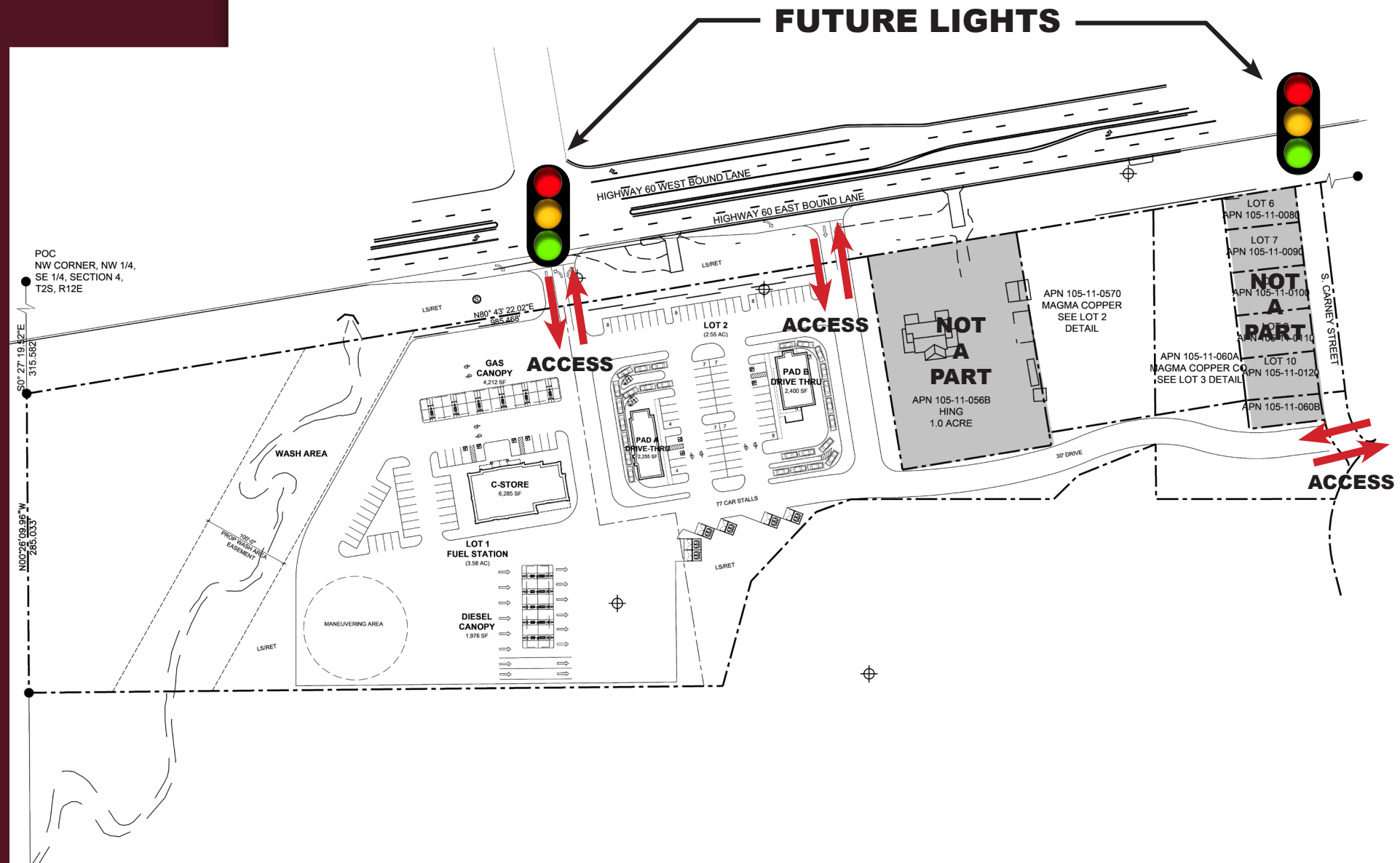
LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



MARK T. BRAMLETT
602.834.3111
mbramlett@learizona.com





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 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.



MARK T. BRAMLETT
 602.834.3111
 mbramlett@learizona.com

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 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.

2025 NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 NUMBER OF HOUSEHOLDS
1 MILES	959	\$65,537	978	440
3 MILES	2,463	\$61,406	2,525	1,110
5 MILES	2,465	\$61,424	2,535	1,111

COMMENTS

- Utilities
 - Water: AZ Water Co
 - Power: APS
 - Sewer: Town
- APN #'S: 105-11-0540, 105-11-0550, 105-11-0580, 105-11-056A, 105-11-0570 & 105-11-060A
- Future Signalized Interchange - US-60
- Full Access - Second major arterial

INFORMATION ABOUT THE MINE

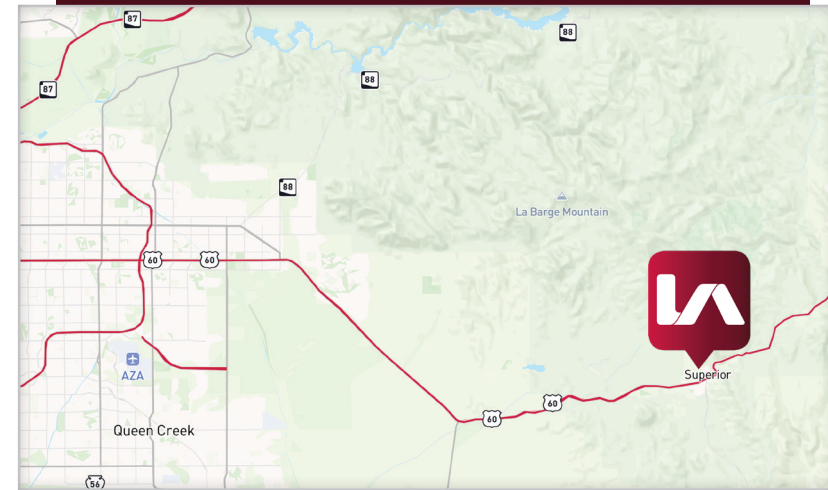
- **Copper Supply:** The mine could supply up to **25% of U.S. copper demand**, tapping into one of the largest undeveloped copper deposits in North America—estimated at **over 3 trillion pounds of ore**. [kjzz.org]
- **Job Creation:** Expected to generate **3,700 direct and indirect jobs**, including around **1,500 permanent positions**.
- **Tax Revenue:** Projected to contribute **\$300 million in tax revenue** and **\$61 billion to Arizona's economy** over its lifespan.
- **Infrastructure Investment:** Over **\$2 billion** already invested in site development, including water, power, and transportation infrastructure.

MARK T. BRAMLETT

602.834.3111

mbramlett@leearizona.com

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 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.



±11 ACRES

LOT SIZE

C-2

ZONING

Allowed Uses: Medical, Hotel or Motel, Drive-Thru, Self Storage

UTILITIES

WATER: AZ Water Co

Power: APS

Sewer: Town