

11560 WEST UNIVERSITY DRIVE | APACHE JUNCTION, AZ 85120



MERIDIAN PLAZA

1.003 ACRES | HARD CORNER PAD
ZONED LC | FOR SALE OR BUILD-TO-SUIT

MICHAEL DOUGLAS, CCIM

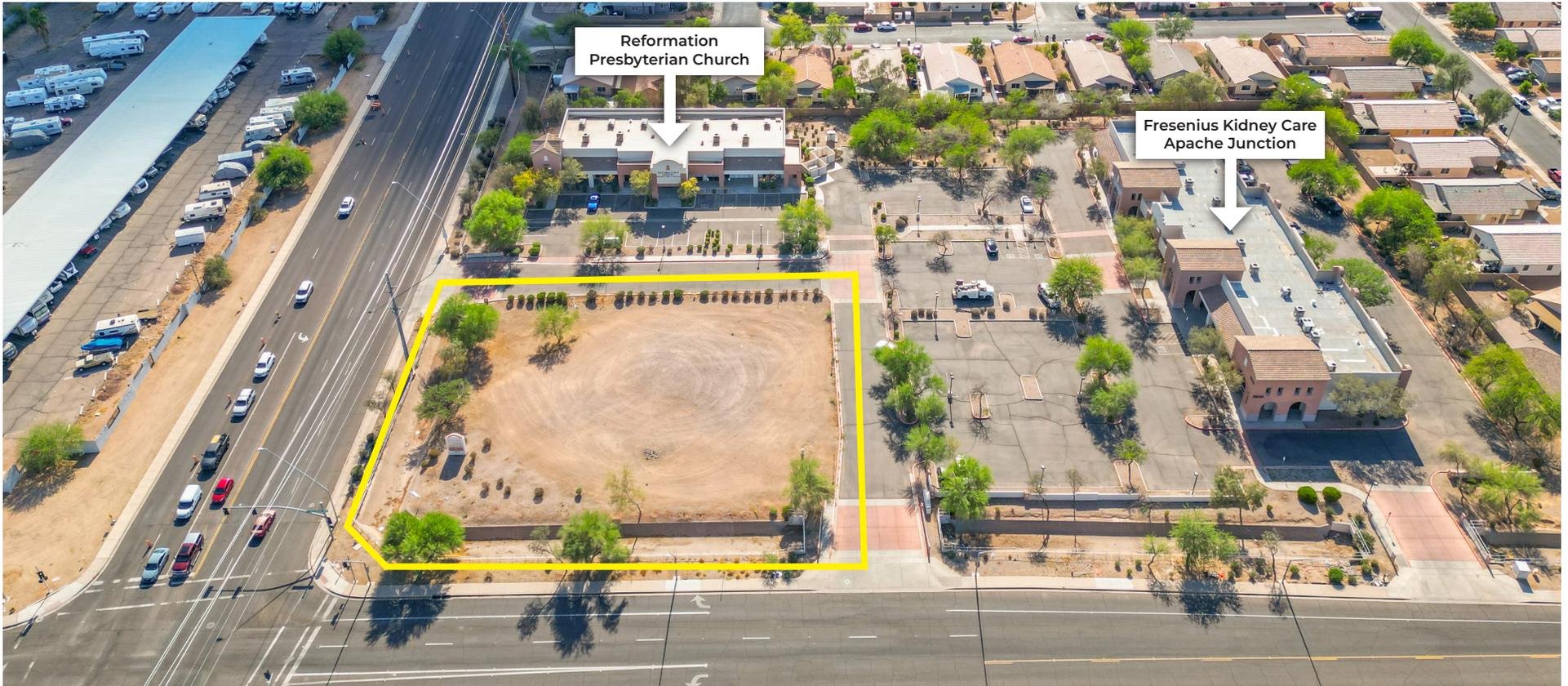
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EXECUTIVE SUMMARY

1.003 ACRES | HARD CORNER PAD | ZONED LC | FOR SALE OR BUILD-TO-SUIT



Meridian Plaza presents a prime development opportunity at the signalized hard corner of University Dr and Meridian Dr, strategically positioned on the border of Mesa and Apache Junction. This ±1.003-acre parcel sits within an established office center and is fully improved with utilities, sidewalks, and driveways already in place - offering a rare shovel-ready site in a fast-growing East Valley corridor.

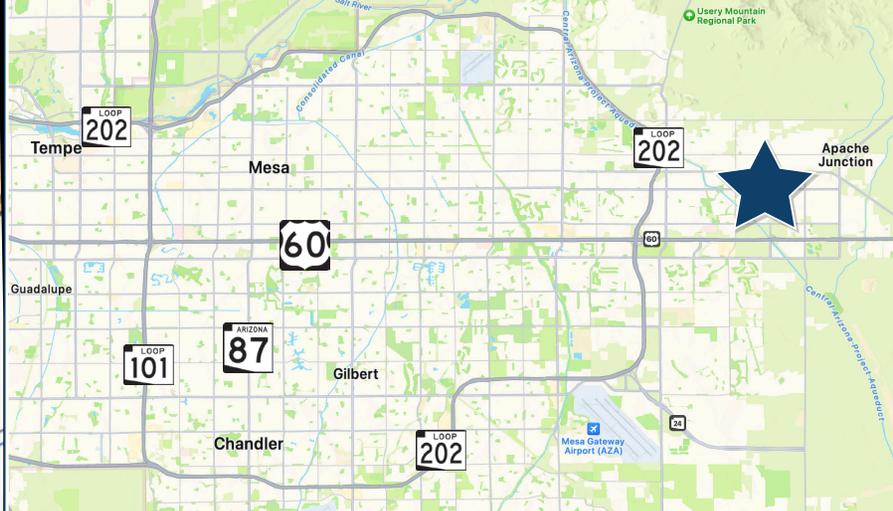
Zoned LC (Limited Commercial), the site offers broad flexibility for medical office, retail, professional services, or drive-thru uses (with city approval). Its location, infrastructure readiness, and zoning versatility make it an ideal candidate for users seeking infill pads, developers targeting high-demand medical or QSR tenants, or investors looking for long-term value in a rising submarket.

BUILD-TO-SUIT
PARCEL/APN: 220-11-001T



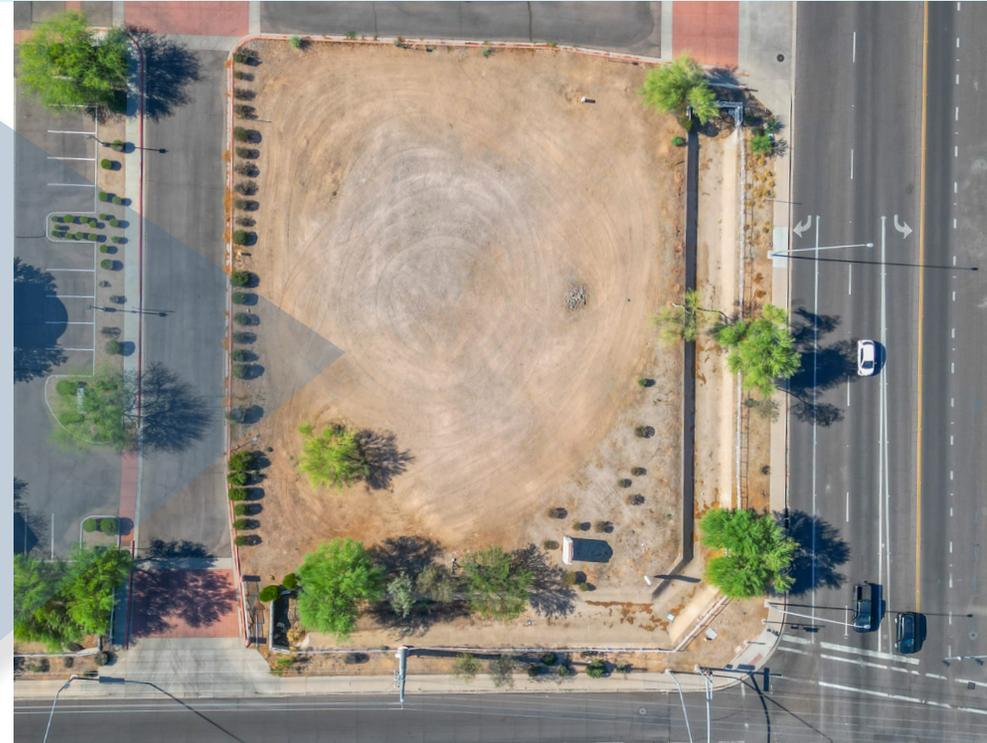
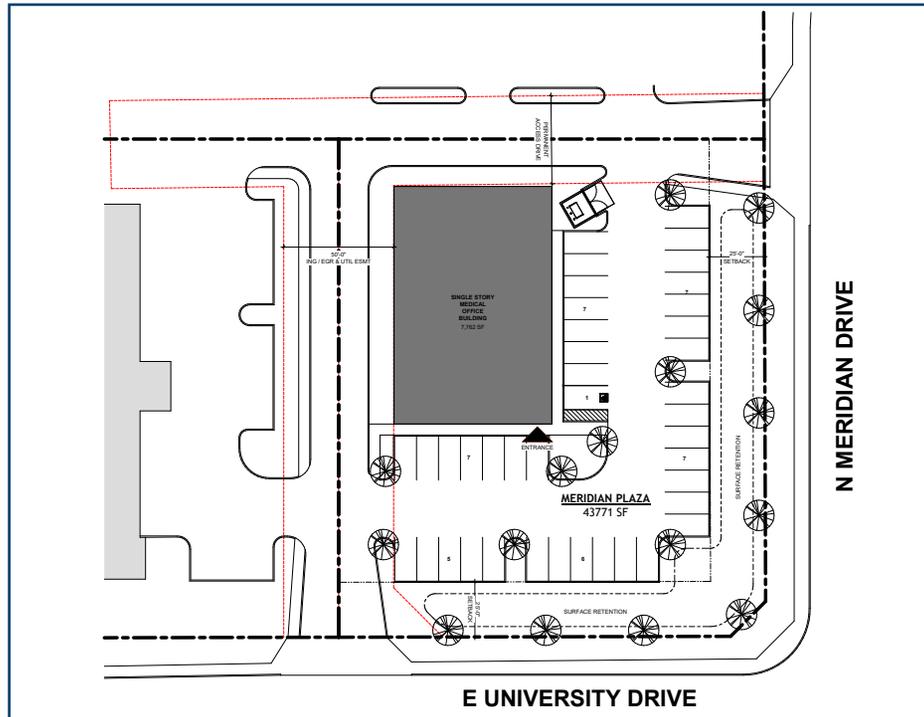
N MERIDIAN DR 6,393 VPD

E UNIVERSITY DR 13,544 VPD



INVESTMENT HIGHLIGHTS

Lot Size:	± 1.003 Acres / ± 43,687 SF
SALE PRICE:	\$480,597.48
Price Per Acre:	\$479,160
Price Per SF:	\$11.00 PSF
Zoning:	LC - Limited Commercial (Allows Medical, Retail, Office, Drive-Thru with City Approval)
Location:	Hard Corner with Signalized Intersection at W University Dr & Meridian Dr
Notes:	Sidewalks, Driveways & Utilities to the Property are Installed



This conceptual test fit demonstrates the **maximum functional build-out potential** of the site while maintaining compliance with parking and drainage requirements.

We are currently illustrating a **7,800–8,000 square foot building footprint**, which represents the most efficient use of the parcel while preserving circulation, parking ratios, and stormwater management capacity.

Key Highlights:

- 40 Parking Stalls thoughtfully configured to support medical office demand and patient flow
- Building massing optimized to maximize rentable square footage
- Site planning accommodates required retention, with a combination of surface and potential underground solutions
- Strategic layout designed to balance parking efficiency, building scale, and regulatory compliance

AERIAL VIEW

1.003 ACRES | HARD CORNER PAD | ZONED LC | FOR SALE OR BUILD-TO-SUIT



NEARBY AMENITIES

LOCATED JUST MINUTES AWAY FROM THESE GREAT AMENITIES



LOOP
202

**SINGLE-FAMILY
DEVELOPMENT
AT NW CORNER
OF LOOP 202 &
UNIVERSITY DRIVE
(CIRCLESTONE)**



E Brown Rd 5,64 VPD

N Crismon Rd 3,806 VPD

N Meridian Dr 6,393 VPD



E University Dr 13,544 VPD



N Signal Butte Rd 2,830 VPD



**ELLSWORTH RD AND
UNIVERSITY DR**

(Proposed Wendy's)
(Proposed Dutch Bros)



E Broadway Rd 10,224 VPD

N Ellsworth Rd 30,977 VPD



NEW DEVELOPMENT

- **LANDSEA** Homes has closed on approximately 90 home-sites on ~14.5 acres at the northwest corner of the Loop 202 and University Drive in Mesa.
- **THE** community is named “Circlestone,” offering a mix of single- and two-story homes ranging from 1,400–2,600 sq ft.
- **SITE** work started early 2025, and sales are set to launch in June 2025.
- **AMENITIES** will include a pool, pool house, and pickleball courts.
- **HOMES** will feature Landsea’s “High Performance Home” package: Apple HomeKit-compatible automation (HomePod mini, smart locks, thermostat, garage control, doorbell camera-ready, etc.) and energy-performance features.

SINGLE-FAMILY DEVELOPMENT AT NW CORNER OF LOOP 202 & UNIVERSITY DRIVE (CIRCLESTONE)

LANDSEA HOMES CLOSES ON 90 HOMESITES FOR A NEW COMMUNITY IN MESA, ARIZONA

Landsea Homes Closes on 90 Homesites for a New Community in Mesa

“We’re excited to expand our presence in the city of Mesa with the closing of these 90 new homesites,” said Heather Cammisso, Arizona Division President, Landsea Homes. “Circlestone will provide both single-story and two-story home floorplans to meet various lifestyle needs. Mesa is a desirable place to live with its warm weather, affordable living, great schools and employment opportunities along with various recreation activities. We look forward to bringing more of our High Performance Homes to homebuyers in Mesa next year.”

Located on more than 14.5 acres at Northwest Corner Loop 202 and University Drive in Mesa, Circlestone will consist of 90 single-story and two-story floorplans ranging from 1,400 to 2,600 square feet. Land development will begin next month, and sales are expected to begin in June 2025.

Residents of Circlestone will enjoy various amenities including a pool, pool house and pickleball courts.

Located just outside of Phoenix and Tempe, Mesa is Arizona’s third largest city and offers an affordable cost of living, top-rated schools, and amazing outdoor recreation. One of the largest industries in the area is aerospace, with companies like Marsh Aviation headquartered in the city. Mesa Unified School District is the largest school district in Arizona.



Cross-Streets
NWC of Loop 202 and University Dr

General Land Area
14.46 Acres



NEW DEVELOPMENT

- **EXCELLENT** visibility along University Drive and the Loop 202, where approximately 54,000 vehicles pass by the site per day.
- **STRONG** daytime population in the immediate trade area with over 203,443 persons within a 5 mile radius
- **ESTABLISHED** neighborhoods surround the intersection where the average HH incomes exceed \$79,388 and there are more than 89,390 homes within 5 miles



Cross-Streets
SWC of Ellsworth Rd and University Dr

General Land Area
4.3 Acres

ELLSWORTH RD AND UNIVERSITY DR (PROPOSED WENDY'S) - (PROPOSED DUTCH BROS)



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MERIDIAN PLAZA

DEMOGRAPHICS



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	13,298	79,520	166,555
Residential Population:	14,731	88,389	184,505
2029 Proj. Residential Population:	14,064	85,764	176,956
Average Household Income:	\$84,444	\$92,350	\$102,036
Total Household Expenditures:	\$522.07 M	\$3.15 B	\$6.92 B
Median Age:	47.5	45.1	46.6
Average Household Size:	2.2	2.3	2.3
Housing Units:	6,654	37,981	79,438
Total Households:	6,031	34,149	71,038
Total Employees:	1,433	8,869	17,950

MERIDIAN PLAZA

FOR SALE OR BUILT-TO-SUIT

11560 West University Drive | Apache Junction, AZ 85120



Scottsdale Fashion Square Office Building
7150 East Camelback Road | Suite 425
Scottsdale, Arizona 85251

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