

HAMPTON SQUARE mixed use development NW corner of Crismon Rd. & Hwy 60



Pads For Sale - 14 +- acre mixed project in City of Mesa, AZ. Utilities to the site. Corner property. Great visibility on Hwy 60, Crismon & Hamptons Rds Fully improved pads/parcels available.

Exclusively offered.

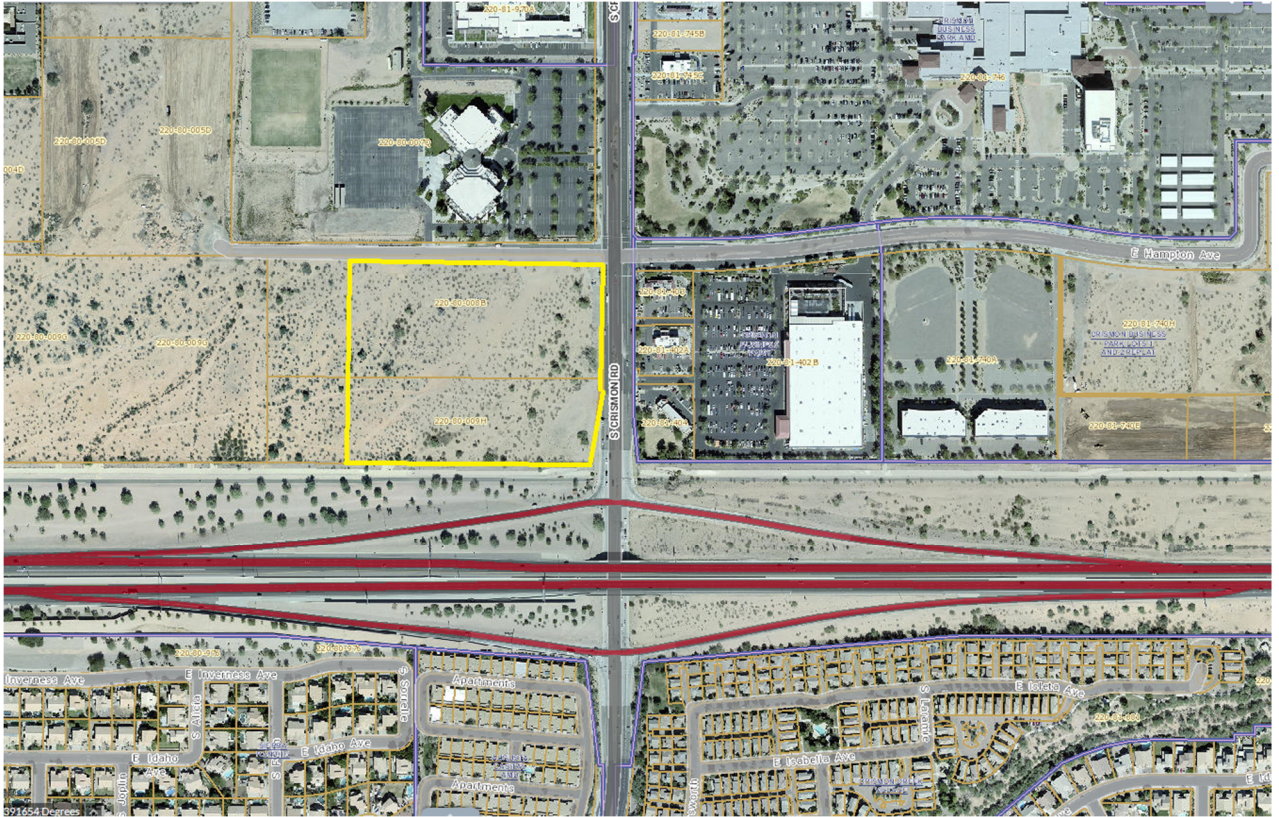


Contact George Quinif
Tel. (602) 952-0123
Email quinif@peakaz.com
Visit www.peakaz.com



PROPERTY DIMENSIONS
REAL ESTATE GROUP INC

Contact Cathy Cheshier
Tel. (602) 390-5111
Email azlandbroker@gmail.com



- * Zoned PAD Mixed use
- * 14+- acres - divisible
- * Utilities to the site
- * 4 retail pads on Crismon Rd.
- * Hotel site is sold – Corner pad # 1 is sold - Site and pads will be fully improved.

Remaining Retail pad pricing starts at \$20.00 per sq. ft.

5.1 +- acre office/retail site pad # 6 offered at \$10.00 per sq. ft.



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LAND USE SUMMARY						
Lot No.	Use	Lot Area	Building SF	Pkg Req'd	Pkg Prov	Coverage
1	Retail	1.1	6,500	18	32	12.4%
2	Restaurant - FF	1.3	4,200	42	42	7.4%
3	Restaurant - FF	0.8	2,800	28	28	8.0%
4	Restaurant - FF	1.0	4,100	41	41	9.4%
5	Hotel - 125 Units	3.4	70,908	121	135	11.7%
6	Office	5.1				20.9%
	Prof. Office		16,233	44	44	
	Medical Office		30,146	151	150	
Totals		12.7	134,887	445	472	15.2%

Dimension Requirements and Bulk Regulations	
Bulk Regulations:	
Minimum Site Area:	.75 acre
Minimum Lot Width:	100 ft.
Minimum Lot Depth:	100 ft.
Maximum Building Height:	
Commercial Pads	30 ft.
Hotel	45 ft.
Office / Medical Office	30 ft.
Minimum Building Setbacks:	
Crismon Road:	15 ft.
Hampton Avenue:	20 ft.
US 60:	15 ft.
West PAU Boundary	20 ft.
Minimum Landscape Setbacks:	
Crismon Road:	15 ft.
Hampton Avenue:	20 ft.
US 60:	15 ft.
Site Coverage	13-16%
Floor Area Ratio	.26 - .30

GENERAL NOTES

- ALL STREET IMPROVEMENTS FINAL DESIGN AND CONSTRUCTION TO BE PER ALL CITY OF MESA ENGINEERING & DESIGN STANDARDS, SUBDIVISION REGULATIONS, AND MESA STANDARD DETAILS AND SPECIFICATIONS.
- THE SOLID WASTE FINAL DESIGN, INSTALLATION, CONSTRUCTION LOCATION, NUMBER, ACCESS ROUTE AND COLLECTION VEHICLE TURNING RADIUS SHALL COMPLY WITH CITY OF MESA STANDARD DETAIL M42.01 THROUGH M42.07



VICINITY MAP
NTS



SITE PLAN

SCALE: 1" = 50'
DATE: 11.13.18
GPLA JOB# 17055



HAMPTON SQUARE

MESA, AZ
PREPARED FOR: CRISMON BFC, LLC



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