

CONTRACTOR STORAGE YARDS WITH CELL TOWER

11415 E Apache Trl, Apache Junction, AZ 85120

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

11415 E Apache Trl
Apache Junction, AZ 85120



INVESTMENT HIGHLIGHTS

Property & Location Highlights

- Diversified revenue stream including cell tower income
 - Real Estate can be purchased separately or real estate & cell tower together.
- 12-unit rent roll with lease terms extending through 2026–2027
- Efficient operating profile with controlled expense load
- Located on ±2.00 acres (±87,450 SF) along major Apache Trail corridor
- Zoned C-G, offering flexibility and future redevelopment upside
- Long-term growth potential in the expanding East Valley market





Pelican Power Roofing and Restoration
Roofing Contractor

Total Automotive & Performance
Auto Repair Shop



Rosehaven RV Storage
Storage Facility



Classic Excavating
General Contractor



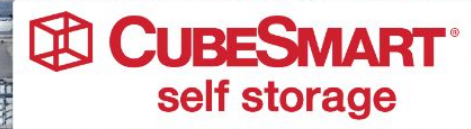
JUNCTION BIKE COMPANY



E Apache Trail ± 22,746 VPD



Subject Property



Google Earth

FINANCIAL OVERVIEW

11415 E Apache Trl
Apache Junction, AZ 85120



FINANCIAL SUMMARY

\$1,350,000
Combined List Price

6.47%
Cap Rate

\$675,000
Price Per AC

±2.00 AC
Lot Size

C-G
Zoning

\$1,075,000 **\$275,000**
Real Estate Cell Tower

Cell Tower Abstract

Tenant	Verizon Wireless
Current Rent	\$12,696
Rent Commencement	10/1/2013
Rent Escalations	15% Every Five Years
Next Escalation	10/1/2028
Lease Expiration	9/30/2038

Current Income & Expenses

	Total
Income	
Rental Income	\$103,200.00
Cell Tower Income	\$12,696.00
Expenses	
Property Taxes	\$6,169.46
Property Insurance	\$3,097
Fire Insurance	\$1,213
Repairs and Maintenance	\$1,823.35
Utilities	\$15,700
Rental Tax (0.5%)	\$511.00
Total Operating Expense	\$28,513.40
Net Operating Income	\$87,382.60

RENT ROLL

Unit	Lease Start	Lease End	Current Year	Deposit
1	2025	Sep-26	\$4,800.00	\$400.00
2	2026	Jan-27	\$4,800.00	-
3	2024	Monthly	\$6,000.00	\$500
4	2023	Monthly	\$7,200.00	\$600.00
5	-	Monthly	\$8,400.00	-
6	2024	Monthly	\$14,400.00	\$1,200
7	-	Monthly	\$8,400.00	-
8/9	2023	Monthly	\$14,400.00	\$1,200
10	2024	Apr-27	\$12,000.00	-
11	-	Monthly	\$8,400.00	-
12	2025	Mar-26	\$14,400.00	\$500.00
Totals			\$103,200.00	\$4,400.00

MARKET OVERVIEW

11415 E Apache Trl
Apache Junction, AZ 85120



APACHE JUNCTION, AZ

Market Demographics



39,746
Total Population

\$58,619
Median HH Income

18,015
of Households

79.1%
Homeownership Rate

15,688
Employed Population

18.1%
% Bachelor's Degree

52.6
Median Age

\$196,700
Median Property Value

Local Market Overview

Apache Junction, Arizona is located at the eastern edge of the Phoenix metro area, providing access to the region's major transportation corridors while maintaining a lower-density development pattern than the urban core. The city benefits from proximity to U.S. Route 60, supporting connectivity to Mesa, Tempe, and the broader East Valley. Local demographics reflect a stable residential base with moderate household incomes and a higher median age profile, which contributes to consistent service and consumer demand but a more limited local labor pool compared with larger neighboring municipalities.

From an industrial market perspective, Apache Junction is best positioned for smaller-scale distribution, contractor yards, light industrial users, and service-oriented operations that value cost considerations and regional access over immediate freeway adjacency. Larger industrial requirements are typically met in nearby Mesa, Gilbert, and other established East Valley submarkets where modern inventory and logistics infrastructure are more concentrated. Overall, Apache Junction functions as a secondary industrial location within the metro, offering niche opportunities tied to local demand, infill users, and businesses supporting surrounding residential and recreation-driven activity.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	16,102	92,092	185,553
Current Year Estimate	15,847	86,969	178,953
2020 Census	14,760	77,461	162,224
Growth Current Year-Five-Year	1.61%	5.89%	3.69%
Growth 2020-Current Year	7.36%	12.27%	10.31%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,247	40,523	80,484
Current Year Estimate	6,990	37,491	75,999
2020 Census	6,257	31,682	64,837
Growth Current Year-Five-Year	3.67%	8.09%	5.90%
Growth 2020-Current Year	11.72%	18.33%	17.22%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$87,384	\$91,704	\$102,222



Economic Drivers

- **Population growth supporting local demand:** Apache Junction has experienced steady population increases in recent years, which continues to expand the customer base for service contractors, building suppliers, last-mile distributors, and light industrial users serving the East Valley.
- **Spillover from the Phoenix metro industrial core:** As industrial land and modern inventory become more constrained and expensive in Mesa, Tempe, and Chandler, Apache Junction benefits from secondary market spillover, particularly for smaller users seeking more affordable space and less congestion.
- **Regional connectivity via U.S. Route 60:** Direct access to the East Valley transportation network supports industrial operations tied to local distribution, construction staging, and service-oriented logistics.
- **Construction and housing-related activity:** Ongoing residential growth in Apache Junction and surrounding communities drives demand for industrial properties used by trades, contractors, materials storage, and related support businesses.
- **Tourism and outdoor recreation economy:** The area's role as a gateway to the Superstition Mountains and regional recreation contributes to demand for industrial/service space supporting hospitality supply chains, equipment storage, and local commercial services.
- **Limited industrial supply creating niche opportunities:** Apache Junction has a smaller industrial footprint compared with nearby Mesa, which can create tighter availability and opportunities for well-located flex, yard, or light industrial properties serving local needs.
- **Workforce ties to the broader East Valley:** While the local labor pool is more limited, Apache Junction draws from the larger Phoenix metro workforce, allowing industrial tenants to operate regionally while locating in a lower-cost submarket.

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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