



Property Exchange 3511 N Higley Road Northeast corner of North Higley Road and East Longbow Parkway

City Council Study Session October 30, 2025

Lance Webb, City Engineer
Lisa Davis, Real Estate Manager

Location:

City of Mesa parcels

3511 N Higley Road

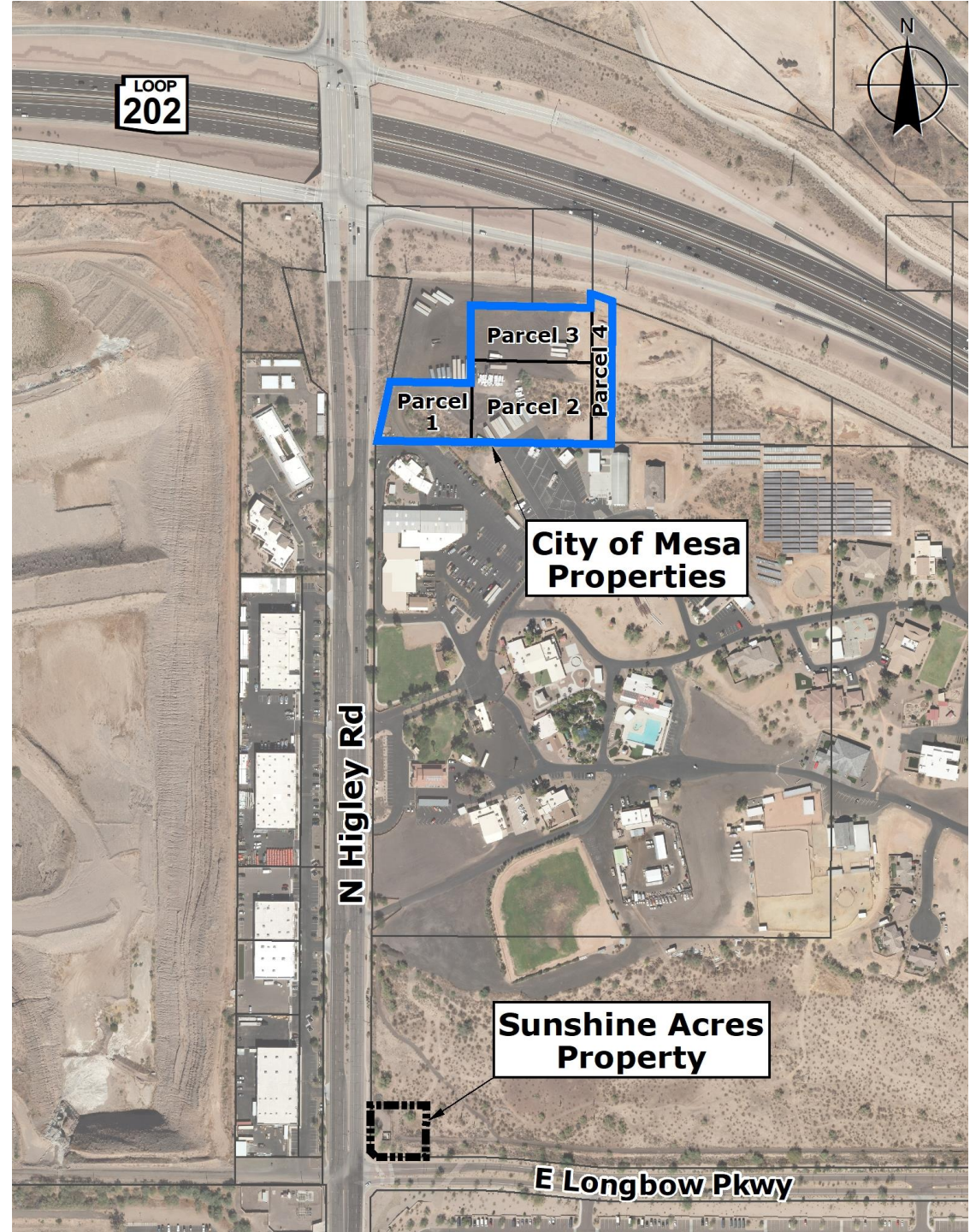
unused property

leased to Sunshine acres

Sunshine Acres property

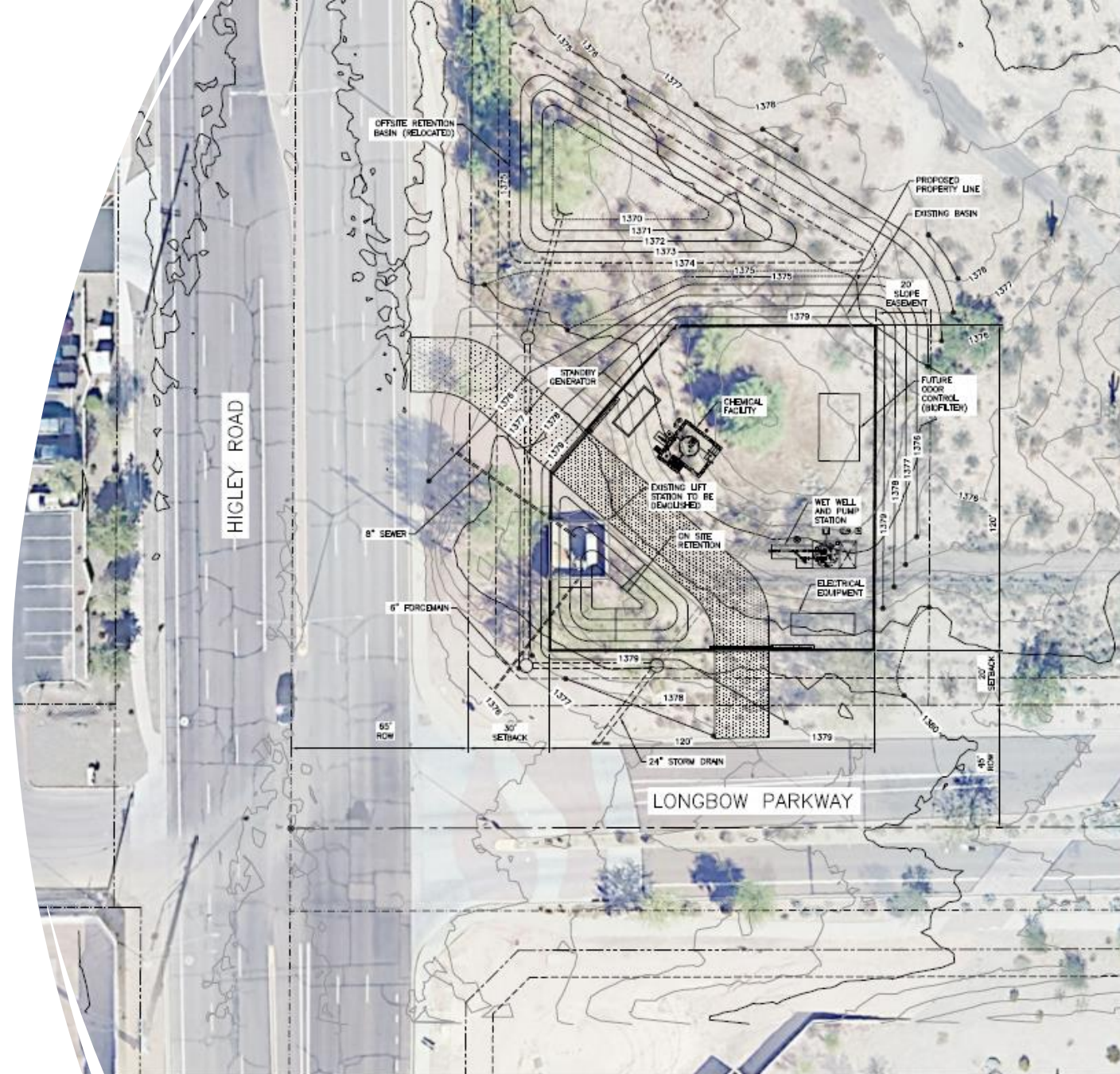
Northeast corner of Higley Road
and East Longbow Parkway

private sewer lift station



Sunshine Acres Site for Sewer lift station

- Appraised at \$462,000
- 21,000 square feet
- Most appropriate and cost effective location for sewer lift station
- Meeting the growing city needs



City of Mesa parcels

- Appraised at \$519,453
- 173,151 square feet
- Purchased in 1984 in advance of the Red Mountain Loop 202 Freeway
- Challenging to sale –odd shape difficult to access
- Remnant pieces
- Leased for nominal fee to Sunshine Acres



Land Exchange

- No Money Exchange
- Saves the City of Mesa significant time and expenses
 - ✓ From alternate site including eminent domain proceedings
 - ✓ Not acquiring easements from private properties
 - ✓ Not constructing a forced main
 - ✓ Not installing sewer infrastructure under the Red Mountain Loop 202
- Estimated City savings is minimum of \$3 million and 12-18 months of time for overall project including routing of sewer lines and geographic location.
- Sunshine Acres established in 1954 providing homes for more than 2,000 children including social emotional and spiritual support

Recommendation:

Approval of Property Exchange between
the City of Mesa and Sunshine Acres Children's Homes

Questions

Thank you