

Leasing and Development Opportunity Falcon Field Airport Mesa, AZ

Notice of Intent to Lease – Parcel 8

Falcon Field Airport (Airport) located in Mesa, Arizona is seeking written proposals from qualified parties interested in developing a facility or multiple facilities to support aeronautical uses at the Airport. The City is seeking proposals from developers, aircraft owners and/or businesses to lease and develop approximately 2.257 acres of City-owned land. This request for development interest will remain open until a successful entity is selected.

LAND FEATURES:

- **Dimensions:** Approximately 98,315 square feet (2.257 acres) developed property with existing structure to be demolished by the proposer
- Access to 5,100' x 100' and 3,800 x 75' runways
- Zoned LI – Light Industrial
- Utilities: SRP electric, City of Mesa water, sewer, gas service
- Long term lease (up to 40 years)

CONDITIONS FOR LEASE:

The City is looking for a proposer who will:

- Utilize the parcel for an aviation/aeronautical use;
- Commit to long-term investment;
- Comply with all applicable federal, state, and local laws, rules and regulations, including FAA rules and regulations, for an aeronautical use as shown on the Airport Layout Plan (ALP), Mesa City Code, and City of Mesa-Falcon Field Airport Planned Area Development Design Standards.
- Submit financial plan and timeline as part of proposal.

Successful proposer must be the primary developer of the parcel and will be responsible for securing long-term sub-tenant(s), if applicable.

EVALUATION CRITERIA:

- a. Economic impact to City of Mesa
- b. Firm's proposed development plan
- c. Firm's qualifications, experience, and ability to perform
- d. Firm's responses to requested content above



This map is for illustrative and marketing purposes and does not constitute the parcel's legal description. A survey for exact dimensions will need to be completed by the proposer.

DATE
May 12, 2026

DEVELOPMENT INTEREST RESPONSE FORMAT:

There is no prescribed format, except that it must be typed and must contain:

- a. Intended use for the parcel.
- b. Site plan for proposed construction.
- c. Schedule for constructing capital improvements/investments to the parcel.
- d. Credit and business references.
- e. Statement to comply with Airport Planned Area Development Design Standards and all federal, state, and local laws, including FAA rules and regulations.

Submit development interest response to Zenia M. Cornejo via email to zenia.cornejo@mesaaz.gov with the subject line "Parcel 8 Development Interest." First review of proposals will occur 30 days after the first notice is published in a local newspaper.

FOR SITE TOUR / INQUIRIES - CONTACT:

Zenia M. Cornejo, 480-644-4386 or
zenia.cornejo@mesaaz.gov

ADDITIONAL INFORMATION:

The City reserves the right to:

- 1) Select one or more respondents with whom the City may pursue negotiations pursuant to this Notice of Intent to Lease.
- 2) Reject any and all proposals received pursuant to this Notice of Intent to Lease for whatever reason deemed necessary or for no specified reason.
- 3) Amend or otherwise modify this Notice of Intent to Lease and/or cancel with or without substitution.
- 4) Applicability of Procurement Rules. Except for Article 7 of the City's Procurement Rules, the Procurement Rules do not apply to this Notice of Intent to Lease. This Notice of Intent to Lease is otherwise governed by the terms herein and applicable law.