

Bella Storia



FUTURE DEVELOPMENT



POWER RD & WILLIAMS FIELD RD

GILBERT, AZ



property summary

AVAILABLE

Pads & Shops

ZONING

PAD, Town of Gilbert

QUICK FACTS



RESIDENTIAL

- ▶ **As Of Q1 '24 An Estimated 417** Available Lots Platted With Another Estimated 505 Future Homes In The Entitlement Process
- ▶ **Along Williams Field Rd, From Higley Rd West To Power Rd** East An Approximate 3,500 Total Multi Family Units Either Under-Construction, Planned, or Proposed Ranging From Class A, Luxury, and A 55+ Adult Living.



POPULATION

- ▶ **Approximately 78,000 persons living within a 3-mile radius of site.** Based on the current growth rate, it is expected that number will surpass 90,000 by 2026.
- ▶ **Ample daytime population with over 67,000 people in the trade area.** 42% of which are a part of the employment sector, which too is expected to grow over the next 5-10 years.
- ▶ **Strong median household incomes, \$99,526**
- ▶ **Most apparent tapestry demographics include** Up and Coming Families, Boom burbs, and Bright Young Professionals.



156
EMPLOYEES



520
EMPLOYEES



2,000
EMPLOYEES



7,000
EMPLOYEES
(estimated)



800
EMPLOYEES
(estimated)



121
EMPLOYEES

*Source https://geo.azmag.gov/maps/azemployer/?utm_source=mag-maps-emp&utm_medium=extlink&utm_campaign=emp_map

highlights

PHOENIX-MESA GATEWAY AIRPORT



In 2023 enplanements exceeded over 900,000. Gateway is forecasting the total Enplanements to surpass 1,000,000 (low-end) by the year 2028.



Future plans include to develop the ±400-acres which will have a new terminal with gates along which will include mixed-use of retail, office and other forms of real estate in efforts to expand the profile of airlines flying in and out of Gateway and to ease traffic at Sky-Harbor.



SKYBRIDGE
ARIZONA



ASU ARIZONA STATE
UNIVERSITY
POLYTECHNIC CAMPUS



PhxMesa Gateway Airport

NWC

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PCA
PHOENIX COMMERCIAL ADVISORS

conceptual site plan



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renderings

*Bella
Storia*



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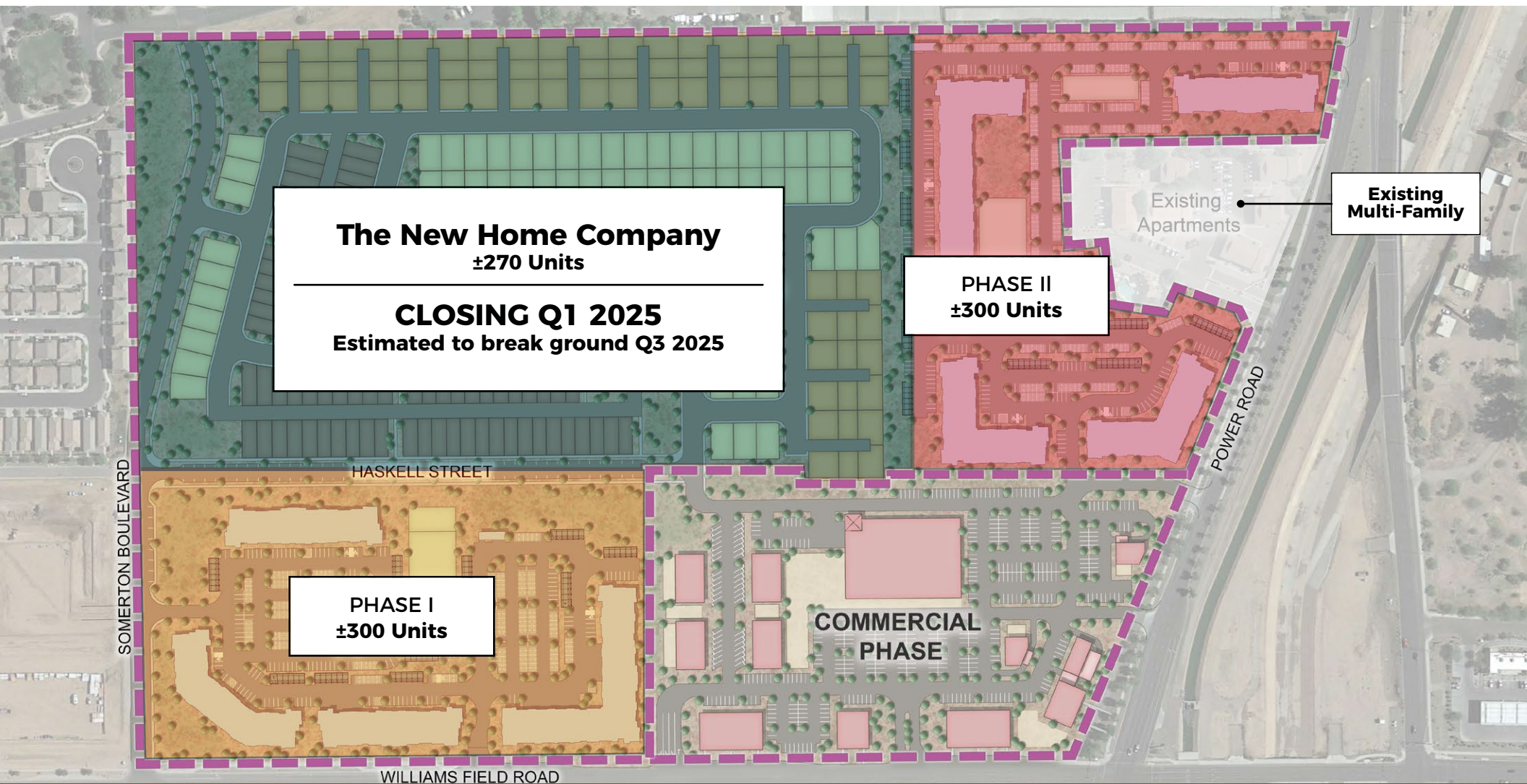
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PhoenixCommercialAdvisors.com

conceptual site plan



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aerial overview



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trade area overview



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demographics



DAYTIME POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Daytime Pop	8,103	63,678	187,730
Workers	2,988	19,916	66,129
Residents	5,115	43,762	121,601



HOUSING UNITS

	1-Mile	3-Mile	5-Mile
2023 Housing Units	3,511	28,513	81,718
Owner Occupied	56.4%	65.5%	71.9%
Renter Occupied	31.6%	28.4%	21.9%



POPULATION

	1-Mile	3-Mile	5-Mile
2023 Total Population	9,684	85,753	237,282
2028 Total Population	10,533	88,309	247,717



HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2023 Households	3,088	26,762	76,712
2028 Households	3,387	27,772	80,706



2023 INCOMES

	1-Mile	3-Mile	5-Mile
Median HH Income	\$107,312	\$111,043	\$113,904
Average HH Income	\$133,134	\$138,625	\$147,464
Per Capita Income	\$42,581	\$43,529	\$47,750



BUSINESSES

	1-Mile	3-Mile	5-Mile
2023 Businesses	177	1,267	3,921

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