

Available

CBRE

SWC Elliot Rd & Higley Rd

Gilbert, AZ 85296

Prime Location in Affluent Morrison Ranch



Not to Scale



Property Description

Property Address	64 S HIGLEY RD GILBERT, AZ 85296		
Price	Call for Pricing	Zoning	NC (Neighborhood Commercial)
Total Land Area	±3.76 Acres/ ±163,786 SF	Parcel #	304-20-445

Highlights



Prime Retail Corner



Traffic Counts:
Higley Rd: ±43,988 VPD
Elliot Rd: ±5,664 VPD
Source: ADOT



Prime Location in Affluent
Morrison Ranch in the Heart
of Gilbert



Easily accessible from any
direction, as it's nestled be-
tween the US 60 Superstition
and US 202 San Tan Free-
ways.

Demographics

Demographic Comprehensive	±1 Mile	±3 Miles	±5 Miles
2024 Population - Current Year Estimate	13,123	120,801	311,435
2029 Population - Five Year Projection	13,232	126,249	322,749
2024 Households - Current Year Estimate	3,584	40,551	115,312
2029 Households - Five Year Projection	3,653	43,093	121,099
2024 Average Household Income	\$200,351	\$141,083	\$124,838
2029 Average Household Income	\$230,344	\$163,487	\$145,610
2024 Daytime Population	9,439	104,375	280,517

Source: ESRI



SITE

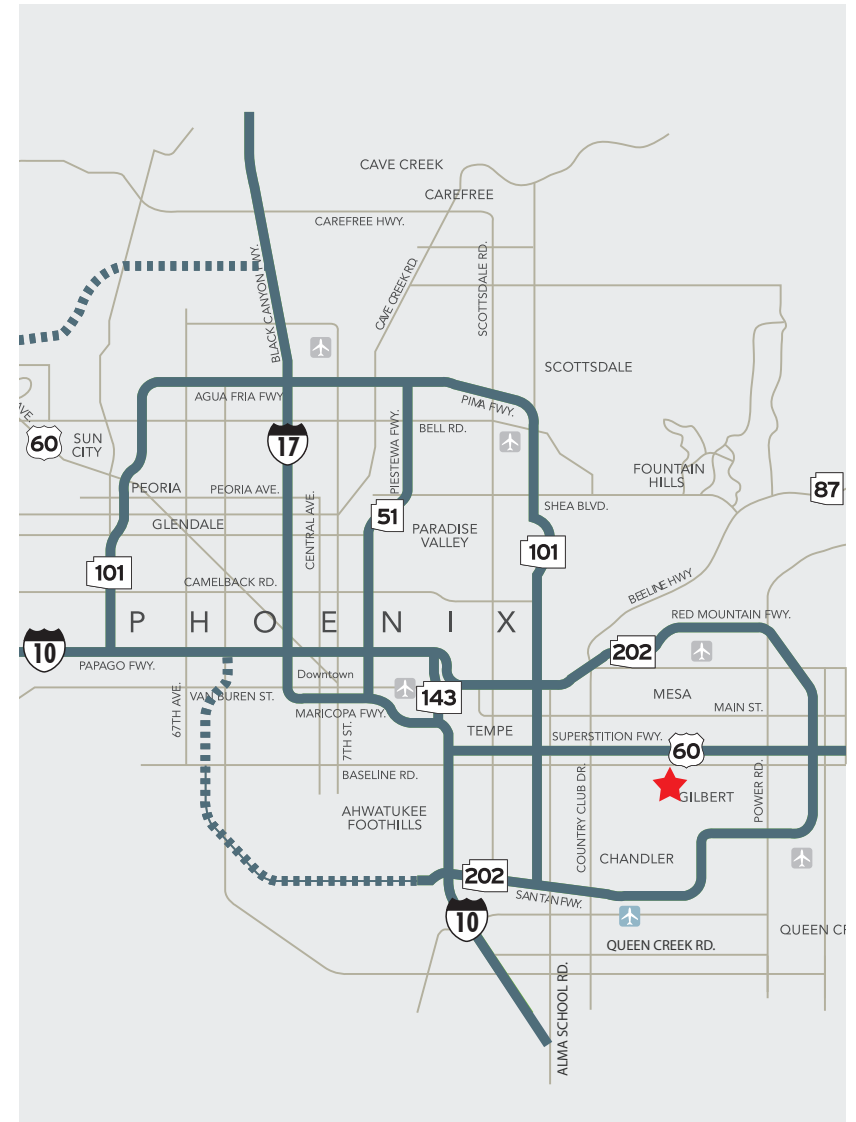
Morrison Ranch

Located in the heart of the East Valley, Morrison Ranch is a 3,000-acre master-planned community that stands out as a premier destination in the metro-Phoenix area. Situated in Gilbert, Arizona, this thriving community offers a unique blend of living, working, playing, shopping, and learning opportunities for all ages.

Nestled on 115+ acres, Morrison Town Center features a mix of shops, restaurants, boutiques, and services. The center's scenic design includes outdoor cafes, lake views, and shaded groves. A 1-mile walkway, Morrison Walk, winds through the area, passing historic rose gardens, fountains, and the original ranch headquarters, grain silos, and neighborhood retail centers.

Contact Us

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