



### Property Information

Location:	NEC Recker Rd & Melody Dr Gilbert, AZ 85234
Offer Size:	±6.44 AC (208,586 SF)
Sale Price:	\$3,750,000 (\$582,298/AC   \$13.36/SF)
Best Use:	Residential
Parcel APNs:	304-98-985 / 309-05-525 / 309-05-526
Zoning:	SF-43

### Property Features

- Rare residential infill land opportunity in the Town of Gilbert
- Frontage on Recker Road and Melody Drive providing excellent access and visibility
- Ideal for custom home lot development, supported by strong buyer demand and limited infill supply
- Flat topography, reducing development and site-prep costs
- Utilities available, including electric (SRP), water and sewer (Town of Gilbert), and gas (Southwest Gas)
- Approximately 2 miles from the full diamond interchange at Higley Road & US-60 (Superstition Freeway)
- Approximately 2 miles from Banner Gateway Medical Center
- Convenient access to regional employment centers, retail services, and amenities

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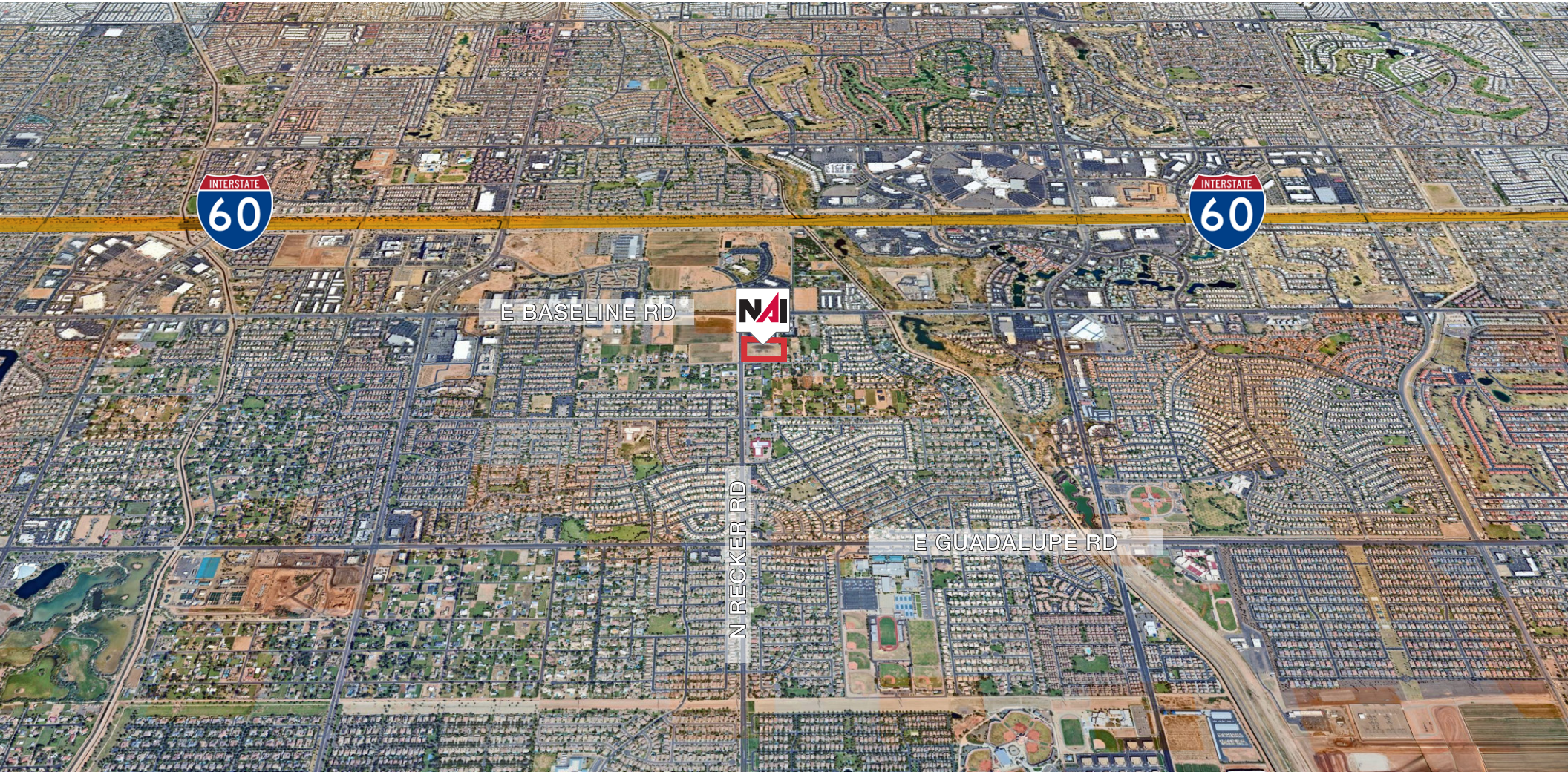


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Aerial Map



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## 1, 3, 5 - Mile Demographics

### Average Household Income

**\$135,941**  
1-Mile

**\$121,553**  
3-Mile

**\$116,626**  
5-Mile

### 2025 Population

**11,327**  
1-Mile

**107,281**  
3-Mile

**318,462**  
5-Mile

### Average Home Value

**\$582,561**  
1-Mile

**\$514,911**  
3-Mile

**\$483,785**  
5-Mile

26-04-022

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