

# PRIME LAND FOR SALE

3421 S. LINDSAY RD. | GILBERT, AZ 85297

# \$1,875,000

(\$24.61/SF)



**HIGH TRAFFIC COUNT  
(±130,369 VPD)**

**LOOP 202 BRAND NEW FULL DIAMOND INTERCHANGE**

**HIGH TRAFFIC COUNT  
(±15,941 VPD)**



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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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## PROPERTY FEATURES

Land Size	±1.75 Acres (±76,204 SF)
Location	Lindsay Rd and Loop 202
Parcel	304-55-018K
Zoning	GC, General Commercial
Frontage	Lindsay Rd & Lexington St

## PROPERTY HIGHLIGHTS

- Hard corner ideal for retail located right off the Loop 202 South
- Property has been re-zoned to GC
- Right-of-way and traffic light costs & fees already paid
- Located at a major collector
- Brand new full diamond interchange at Lindsay Rd and the Loop 202
- Huge Rivulon Project, a 250-Acre mixed-use development, is located across the street
- High Traffic Counts on the Loop 202 and Lindsay Rd



## POTENTIAL USES

Daycare • School • Medical Office • Urgent Care • Bank • Restaurant  
Coffee Shop • Car Wash • Gas Station • Animal Hospital • Spa • Dry Cleaning  
Retail • Self Storage • Auto Repair • Church • Funeral/Mortuary • General Office

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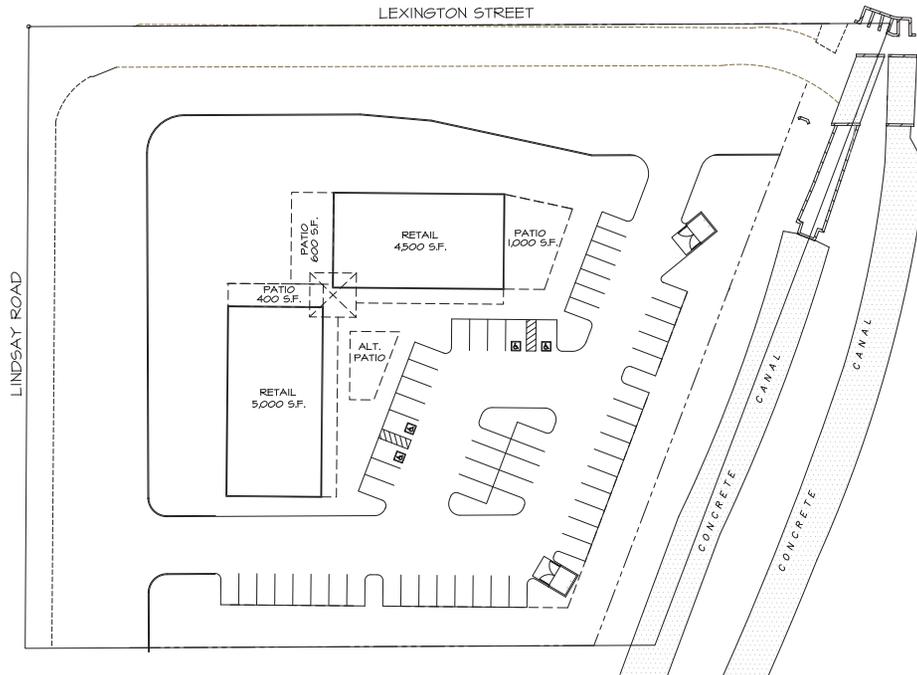
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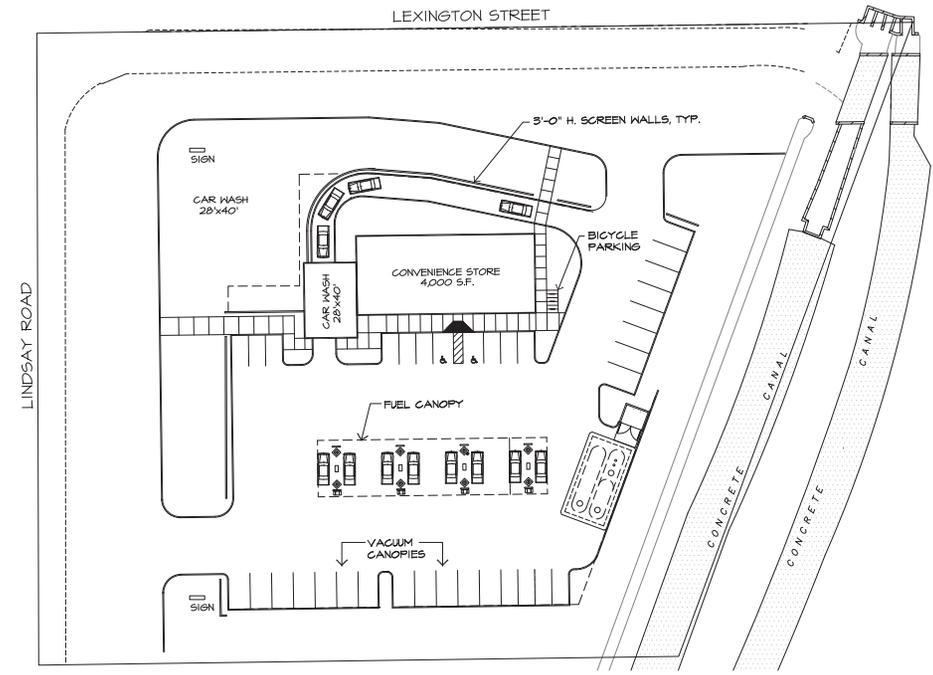
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## SITE PLAN | OPTION 1



## SITE PLAN | OPTION 2



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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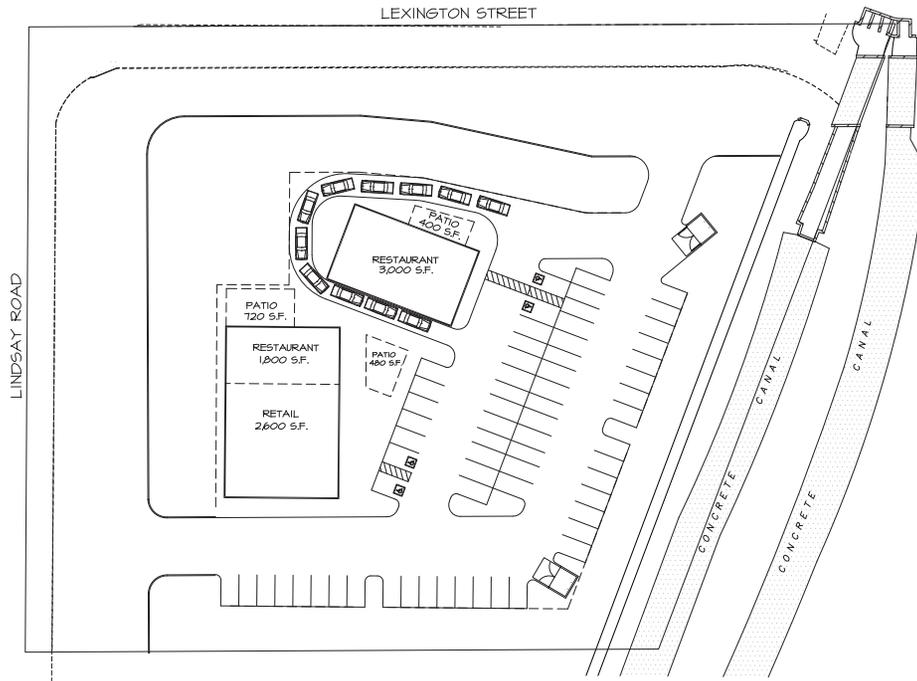
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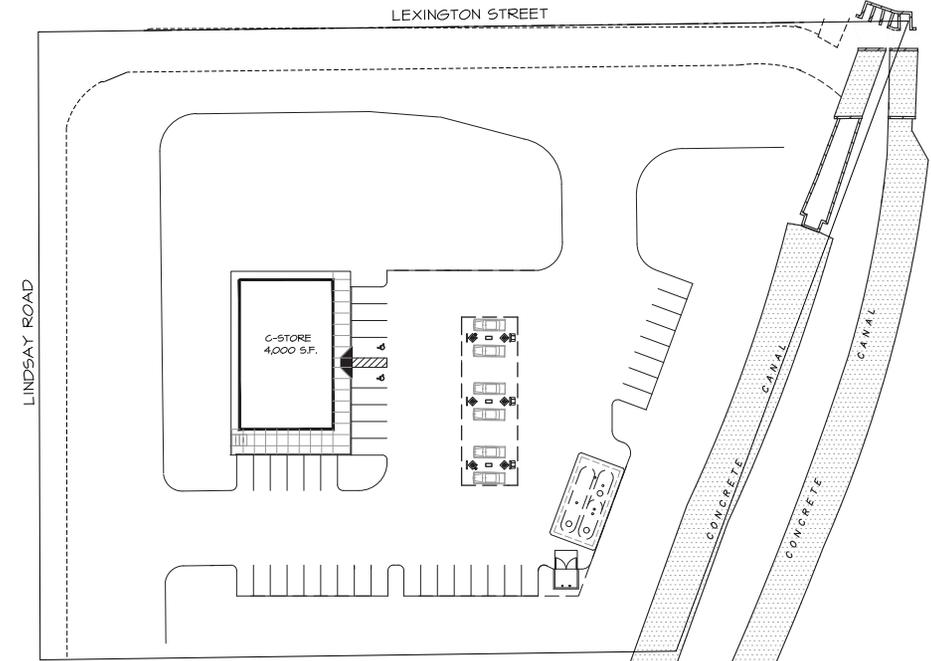
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## SITE PLAN | OPTION 3



## SITE PLAN | OPTION 4



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**SAN TAN VILLAGE**

- Dillard's
- Harkins THEATRES
- macy's
- Total Wine & MORE
- Walmart Save money. Live better.
- DISCOUNT TIRE
- OfficeMax
- Marshalls
- OUTBACK STEAKHOUSE
- COSTCO WHOLESALE
- BEST BUY
- DICK'S SPORTING GOODS
- RED ROBIN
- IN-N-OUT
- BREZZE'S PIZZERIA
- OLD NAVY
- ULTA
- Wendy's
- BIG LOTS!
- Ally's
- Starbucks
- Sams

**CROSSROADS TOWN CENTER**

- CHANDLER MUNICIPAL AIRPORT CHD
- Walmart Save money. Live better.
- TARGET
- GameStop power to the players
- Michaels Where Creativity Happens
- ROSS DRESS FOR LESS
- Wendy's
- chili's
- Denny's
- Carby's
- Olive Garden
- TEXAS ROADHOUSE
- Chipotle
- IN-N-OUT
- Village Inn
- DOLLAR TREE
- DEL-TACO
- Starbucks
- McDonald's
- Thorn
- Planet Fitness

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## DEMOGRAPHIC SUMMARY

Ring of 1 mile

### KEY FACTS

7,808

Population



2,563

Households

33.1

Median Age

\$115,969

Median Disposable Income

### EDUCATION

2.8%

No High School Diploma



10.2%

High School Graduate



23.9%

Some College/

Associate's Degree



63.1%

Bachelor's/Grad/

Prof Degree

## INCOME



\$150,219

Median Household Income



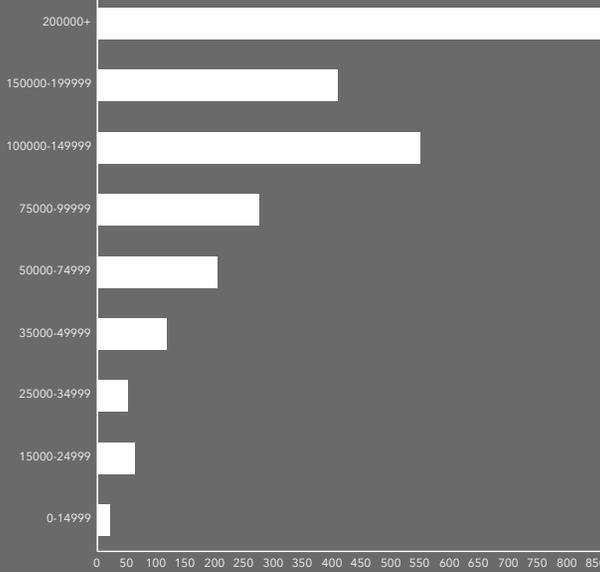
\$61,293

Per Capita Income

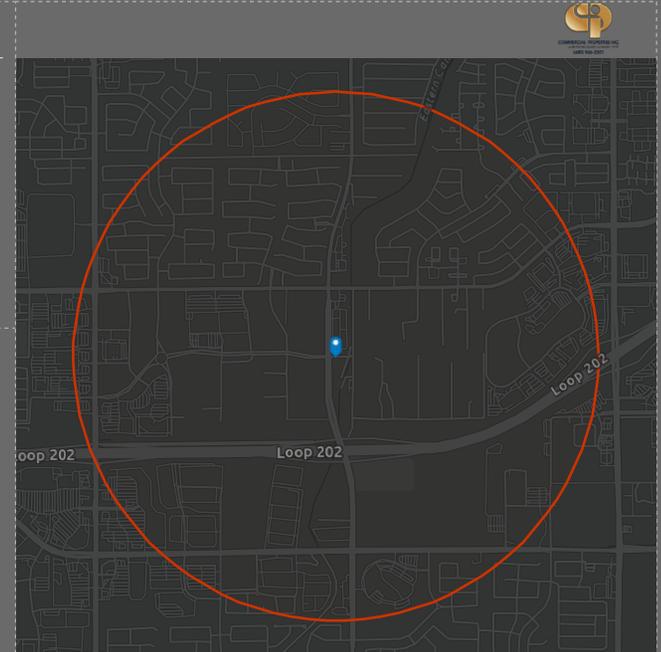


\$362,272

Median Net Worth



HOUSEHOLD INCOME



## EMPLOYMENT

80.1%

White Collar

9.3%

Blue Collar

12.0%

Services

2.8%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri

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Discover  
**GILBERT**  
ARIZONA



## ABOUT GILBERT

Gilbert is a community with agricultural roots that show-up in the local food scene and in uniquely handcrafted creations. It boasts a family-friendly vibe and an emerging nightlife, all of which has been created in alignment with the local love of great food, craft beer, Arizona wine, handmade goods, bike trails, open space, and our four-legged friends. Incorporated in 1920, Gilbert grew up around the Arizona Eastern Railway and quickly became known as the “Hay Shipping Capital of the World”. More recently, Gilbert has received nods like, “Phoenix’s Coolest Suburb”, and a “Top 5 Foodie Neighborhood in Metro Phoenix”, known for its people food more than it alfalfa. Gilbert is also consistently recognized as one of the safest cities and best places to live in the U.S.

Gilbert has become a livable city and a foodie hub with agriculture woven into the fabric, never truer than with the Farm at Agritopia. Here, community farming is combined with u-pick orchards, a farmers market, and produce that ends up on the menus of the restaurants within sight of where it was grown. Not to mention two Food Network featured restaurants, a craftsman marketplace, and a winery and brewery onsite. What else? Just an internationally known birding area in the Riparian Preserve, golf courses, entertainment venues, goat yoga, outstanding open-air shopping, and paths to connect it all. All this adds up to Gilbert being an ideal home base for Arizona explorations. With 22 national parks (including the Grand Canyon) and 35 state parks, Arizona has vast outdoor space and attractions to explore, many with an hour to a day-trip away from Gilbert.



## HERITAGE DISTRICT

Some of the best food in metro Phoenix is found in Gilbert’s Heritage District, surrounding the iconic water tower along Gilbert Road. Thirty restaurants dot the district with local favorites, farm-to-table creations, and outdoor patio seating throughout.

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