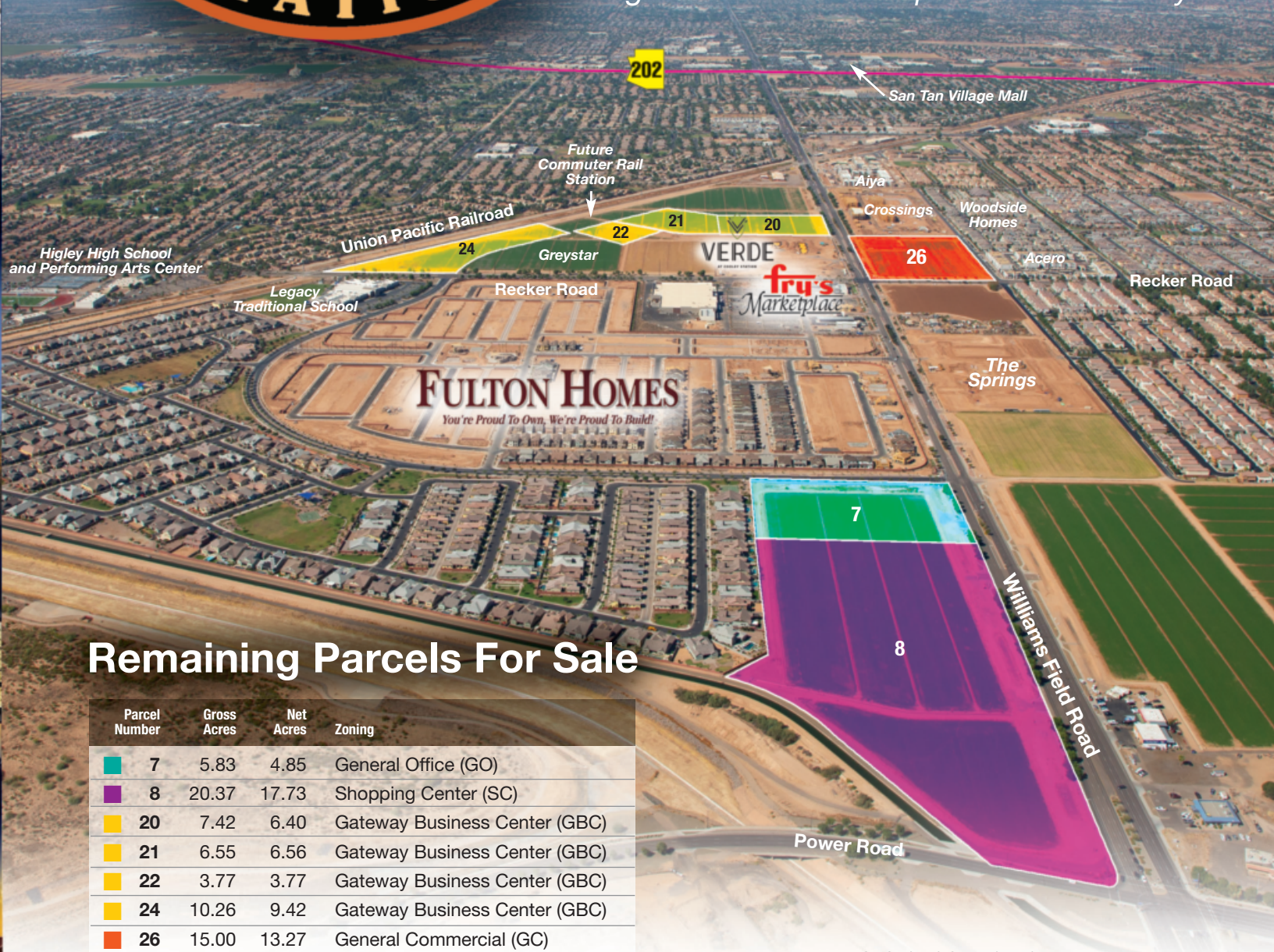




Exceptional Parcels

Remaining at Cooley Station

*in the Southeast Valley's most
sought-after new masterplanned community*



Remaining Parcels For Sale

Parcel Number	Gross Acres	Net Acres	Zoning
7	5.83	4.85	General Office (GO)
8	20.37	17.73	Shopping Center (SC)
20	7.42	6.40	Gateway Business Center (GBC)
21	6.55	6.56	Gateway Business Center (GBC)
22	3.77	3.77	Gateway Business Center (GBC)
24	10.26	9.42	Gateway Business Center (GBC)
26	15.00	13.27	General Commercial (GC)



WESTERN HORIZONS INC.

Real Estate Services

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Cooley Station. An Irreplaceable Value.



As some of the last remaining development parcels within Gilbert's popular Cooley Station masterplanned community, these seven lots represent outstanding opportunities for community retail, commercial office and more.

With immediate access to both the Loop 202 Freeway and the Mesa-Gateway Airport, several of these parcels offer outstanding frontage and visibility on Williams Field Road, the major east-west arterial in this area.

As new development pushes further south and east, Cooley Station's close-in location and proximity to higher education, upscale housing and shopping, and the Southeast Valley technology hub guarantee an irreplaceable value.



Parcels 20/21/22/24

Zoned Gateway Business Center (GBC)



Medical buildings, urgent care, banks, office buildings, research & development facilities, resorts, hotels.

Parcel 26

Zoned General Commercial (GC)



Mixed-use commercial, gyms, other freestanding retail uses.

Parcel 7

Zoned General Office (GO)



Single-level, front-load office buildings.

Parcel 8

Zoned Shopping Center (SC)



Grocery-anchored shopping center with attached retail and fast-casual restaurant/retail pads.

Remaining Parcels For Sale

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Future Commuter Rail Station (proposed)



Verde Multi-Use Project (under construction)





Gilbert, Arizona

Top Live, Work and Play City

Ranked in the top 25 best places to live in the United States and the only Arizona city on the list, Gilbert has proven to be a preferred location to live, work and play.

- Gilbert **attracts visitors from across the United States** with a 110-acre nature preserve and wetland, Big League Dreams Sports park and outstanding restaurants and shopping.
- Gilbert has evolved as a **highly educated community which supports high-wage jobs** in life science and health services, high technology, and clean and renewable energy.
- Gilbert is also **home to several corporate and regional headquarters** in the advanced business services sector.
- Gilbert is **served by two major airports**-- Phoenix Sky Harbor International Airport and the Phoenix-Mesa Gateway Airport
- Home to **three state-of-the-art hospitals**: Banner Gateway Medical Center, Gilbert Hospital and Mercy Gilbert Medical Center, along with Banner MD Anderson Cancer Center (nationally renown cancer treatment centers).

Best Place to Raise a Family in Arizona
(Wallethub, 2017)

2nd Safest City in the U.S.
(Law Street Media, 2016)

Fastest Growing City in Arizona
(Home Builders Association of Central Arizona, 2013)

2017 SUMMARY (SOURCE: ESRI)	1 MILE	3 MILE	5 MILE
DAYTIME POPULATION	12,772	104,793	249,022
POPULATION	11,754	87,523	206,848
AVG HOUSEHOLD SIZE	3.07	3.14	3.15
AVG HOUSEHOLD INCOME	\$87,863	\$96,722	\$101,073
MEDIAN AGE	30.8	30.4	32.5



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- 1 **Phoenix-Mesa Gateway Airport** Five airlines currently serve Phoenix-Mesa Gateway Airport with Allegiant being the largest. The airport offers service to 35 cities nationwide via Allegiant airlines. In addition, it also hosts more than 40 companies and is quickly developing as an international aerospace center.

- 2 **SkyBridge**, located within the Phoenix-Mesa Gateway Airport, is a \$230 million commercial development that is expected to increase cargo flights out of Phoenix-Mesa Gateway to 2,000 per year, a number that will skyrocket to 10,000 by 2036.

- 3 **ASU Polytechnic** This 600-acre Arizona State University satellite campus is home to more than 11,487 students enrolled in 40 degree programs.

- 4 **San Tan Village** San Tan Village is an open-air, regional "lifestyle" center, encompassing 3,000,000 square feet of multi-use space offering a variety of upscale, specialty and department stores.

- 5 **Gilbert Gateway Towne Center**, a 735,000 square foot retail center anchored by Target and Walmart Supercenter is just northeast of Cooley Station.