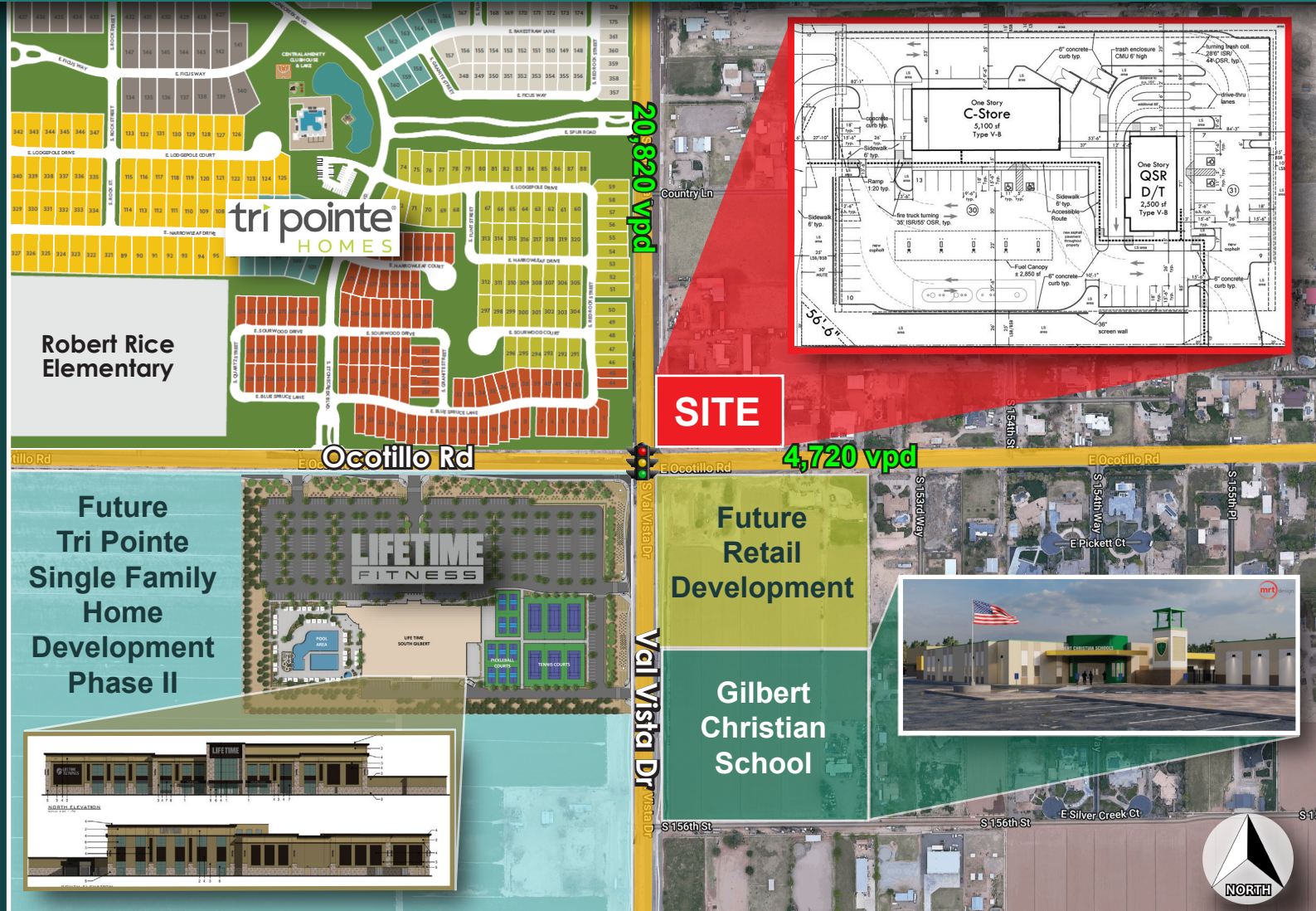


± 2.67 ACRE PARCEL AVAILABLE FOR SALE

NEC Val Vista Drive & Ocotillo Road | Gilbert, AZ

PROPERTY HIGHLIGHTS

- ± 2.67-Acre Parcel available for SALE
- Prime Hard Corner Development Opportunity
- Tremendous growth at intersection, including Tri Pointe Homes' 485-home site, Waterston North, at the NWC, Phase II at the SWQ, and a brand new 120,000 SF, 2-story Lifetime Fitness at the hard SW corner, which will encompass more than 15 acres
- Average Annual HH Incomes of approximately \$225,000 within a one-mile radius



7500 E McDonald Dr, Suite 100A
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcr.com

AUSTIN PAYNE | Direct: 480.383.8194 | Cell: 602.321.8936 | austin.payne@dpcr.com

MATT PERGOLA | Direct: 480.383.8176 | Cell: 602.579.7655 | mattp@dpcr.com

BRANDON VASQUEZ | Direct: 480.383.8163 | Cell: 480.620.4738 | brandon.vasquez@dpcr.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

± 2.67 ACRE PARCEL AVAILABLE FOR SALE

NEC Val Vista Drive & Ocotillo Road | Gilbert, AZ



D **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

7500 E McDonald Dr, Suite 100A
Scottsdale, AZ 85250
(O) 480.947.8800
www.dpcr.com

CALL FOR PRICING!

MATT PERGOLA | Direct: 480.383.8176 | Cell: 602.579.7655 | mattp@dpcr.com

AUSTIN PAYNE | Direct: 480.383.8194 | Cell: 602.321.8936 | austin.payne@dpcr.com

BRANDON VASQUEZ | Direct: 480.383.8163 | Cell: 480.620.4738 | brandon.vasquez@dpcr.com

DEMOGRAPHICS 2023

Source: SITES USA, Inc.

ESTIMATED POPULATION

6,372	81,398	215,271
1 MI	3 MI	5 MI

ESTIMATED HOUSEHOLDS

1,760	24,491	70,505
1 MI	3 MI	5 MI

AVERAGE HH INCOME

\$224,844	\$194,682	\$170,814
1 MI	3 MI	5 MI

DAYTIME POPULATION

1,981	30,371	87,923
1 MI	3 MI	5 MI

TRAFFIC COUNTS

Source: SitesUSA 2023

Val Vista Dr	20,820 vpd
Ocotillo Rd	4,720 vpd

BRANDON VASQUEZ

Direct: 480.383.8163
Cell: 480.620.4738

brandon.vasquez@dpcrc.com

AUSTIN PAYNE MATT PERGOLA

Direct: 480.383.8194
Cell: 602.321.8936

Direct: 480.383.8176
Cell: 602.579.7655

austin.payne@dpcrc.com

mattpp@dpcrc.com



Nationwide Real Estate Services

7500 E. McDonald Dr, Suite 100A
Scottsdale, AZ 85250
(O) 480.947.8800 (F) 480.947.8830
www.dpcrc.com



LEGEND

- ① Dutch Brothers
- ② Diversified Partners 11-Acre Development
- ③ Diversified Partners 5-Acre Retail Development
- ④ Mercy-Gilbert Medical Center/Dignity Health/Phoenix Children's Hospital
- ⑤ Mark Taylor Multi-Family Development
- ⑥ Tripointe/Maracay Single Family Homes Part I
- ⑦ Tripointe/Maracay Single Family Homes Part II
- ⑧ Lifetime Fitness (pending)

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.