

PRICE
CORRIDOR
CHANDLER, AZ

MIXED-USE
DEVELOPMENT

+14.89
ACRES

FOR SALE
OR
BUILD-TO-SUIT

IDEAL ADVANCE
MANUFACTURING SITE


TRANSWESTERN
REAL ESTATE
SERVICES



INNOVATION SQUARE | CHANDLER, AZ

MANUFACTURING · OFFICE · HOTEL · RETAIL · FLEX TECH | AVAILABLE AS A WHOLE · INDIVIDUAL PARCELS · BUILD-TO-SUIT



PROPERTY HIGHLIGHTS

- **Site:** ±14.89 acres
- **Zoning:** PAD (Planned Area Development)
- **Power:** 6,000 Amps. Additional power available via double circuit 230kV power lines on west side (back) of the Property from Henshaw substation 1/4 mile to the north
- **Mixed-Use:** Office, Hotel, Retail, Flex Tech, Manufacturing
- **Allowable Height:** 150 feet
- **Parcel #:** 303-36-007G
- Available as a whole or individual parcels
- Will Build-to-Suit
- Located in the Price Corridor in Chandler, AZ
- Price Corridor is a high-technology center with friendly neighborhoods, excellent schools and a thriving shopping/dining scene, making it a magnet for both talent and notable industry leaders



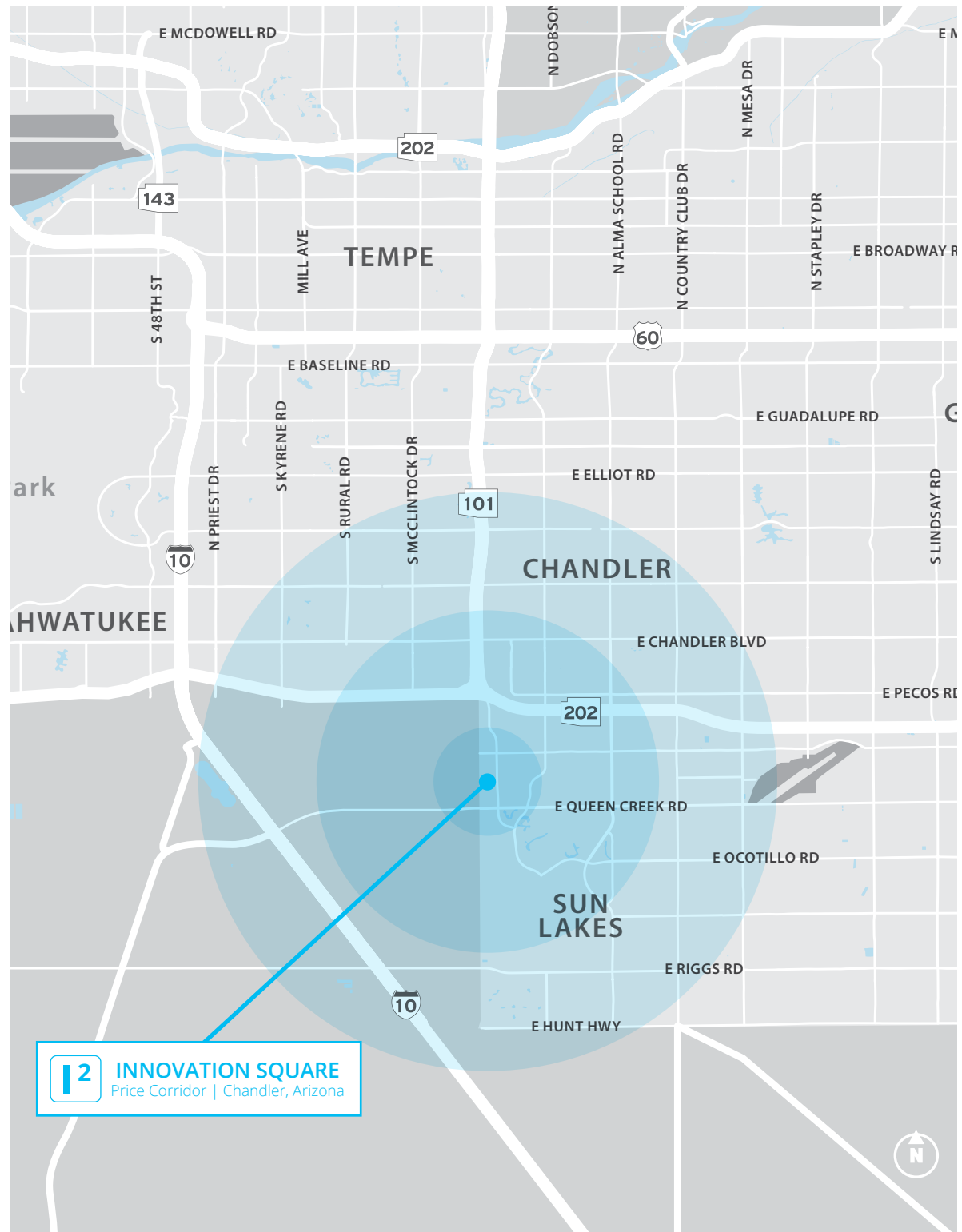
DEMOGRAPHICS

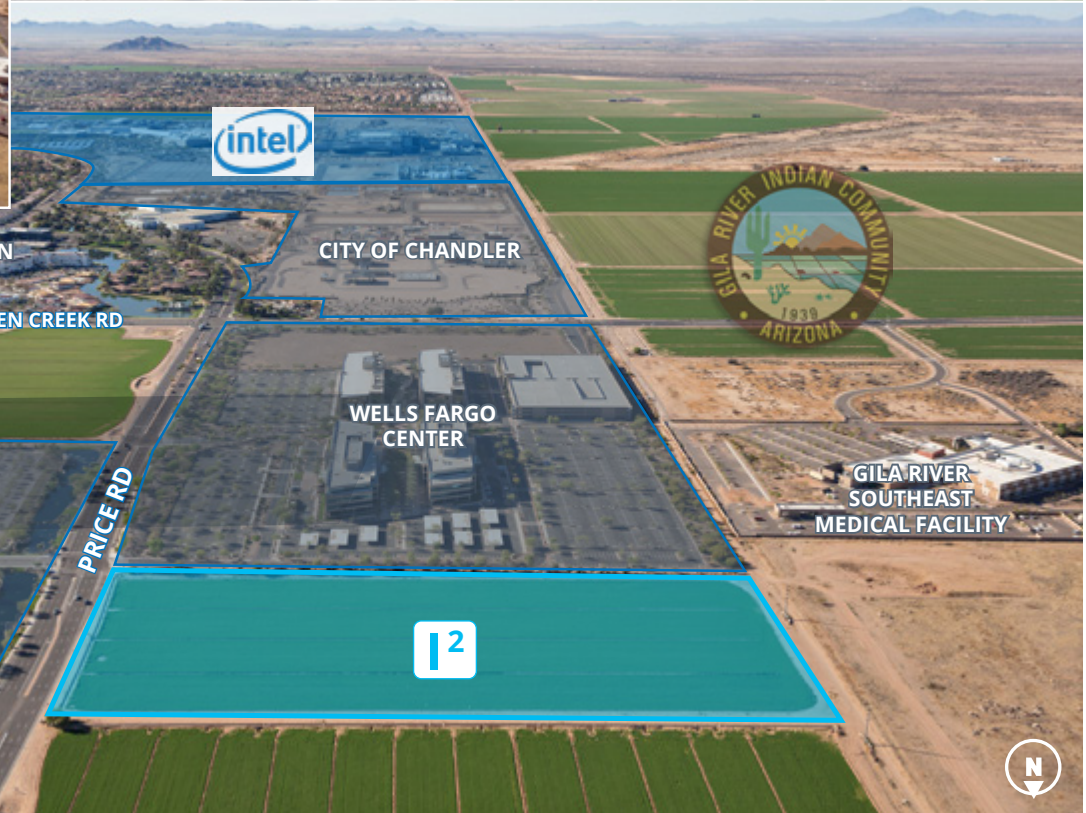
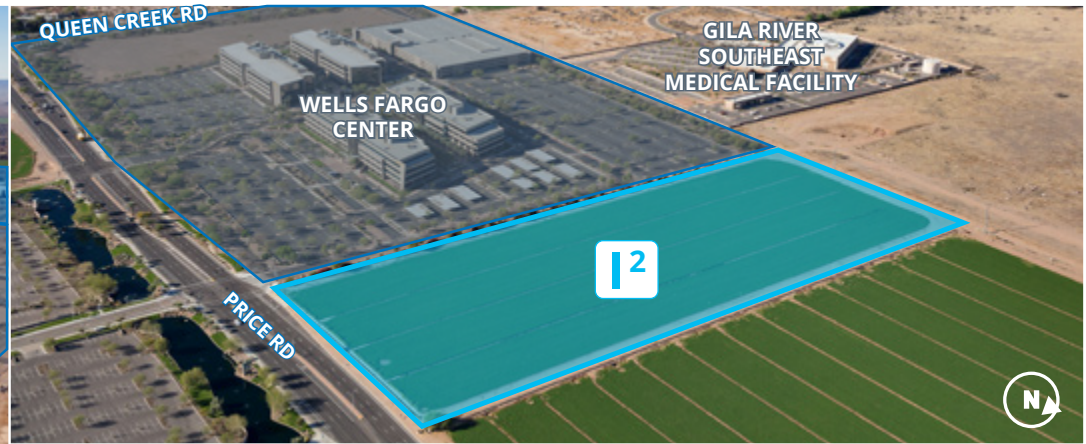
POPULATION	1-MI	3-MI	5-MI
TOTAL POPULATION	6,206	66,339	193,227
POP GROWTH (2020-25)	1.73%	1.93%	1.66%
AVERAGE AGE	36.6	38.4	37.6
AVERAGE AGE (MALE)	34.8	36.8	35.4
AVERAGE AGE (FEMALE)	34.4	38.1	37.4

HOUSEHOLDS & INCOME	1-MI	3-MI	5-MI
TOTAL HOUSEHOLDS	2,623	26,180	74,007
# OF PERSONS PER HH	2.34	2.53	2.61
AVERAGE HH INCOME	\$128,629	\$122,870	\$109,393
AVERAGE HOUSEHOLD VALUE	\$382,329	\$371,097	\$325,067

AMENITIES	1-MI	3-MI	5-MI
RETAIL	7	229	736
RESTAURANTS	8	117	398

HOUSING STATISTICS	Chandler	85286
MEDIAN LIST PRICE (4)	\$399,000	\$450,000
MEDIAN LIST PRICE (PSF)	\$218	\$217
MEDIAN HOME VALUE (\$)	\$404,000	\$449,000
MEDIAN HOME VALUE YOY	6.40%	7.80%
ACTIVE LISTINGS	\$774	\$95
DAYS ON THE MARKET (AVG)	\$47	\$52
MEDIAL RENTAL AVG (\$)	\$1,478	\$1,572





POTENTIAL USES

- Manufacturing
- Office - single tenant or unrestricted multi-tenant zoning
- Hotel
- Retail/Commercial - approved for most uses
- Flex Tech
- Research and Development
- Back-Office Uses

MORE INFORMATION:

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