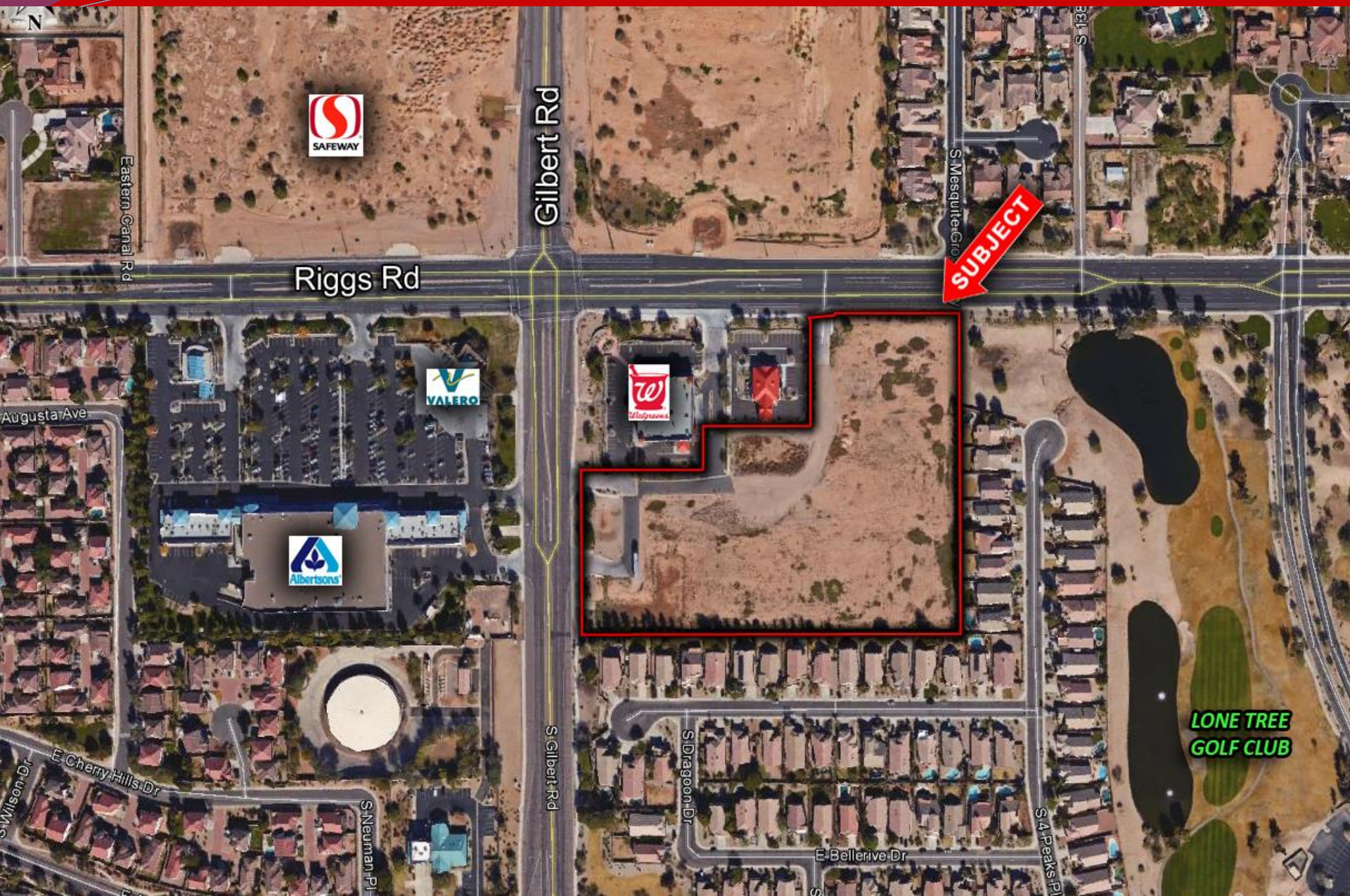




- ❑ **Location:** Property wraps the SEC of Riggs Rd Gilbert Rd in Chandler, AZ.
- ❑ **Size:** +/- 9.04 Acres, 393,775 SF
- ❑ **APN:** 304-88-150
- ❑ **Zoning:** PAD zoning, seller will consider a rezone to residential uses.
- ❑ **Utilities:** All utilities to site.
- ❑ **Price:** Submit
- ❑ **Comments:** All offsite and onsite improvements are completed making this project truly shovel-ready. Improvements include multiple shared access drives, full utilities, drainage and retention, and landscaping. Newly constructed Walgreens and BBVA bank located on the hard corner.

SEC OF RIGGS & GILBERT – 9.04 AC PAD LAND | CHANDLER, AZ



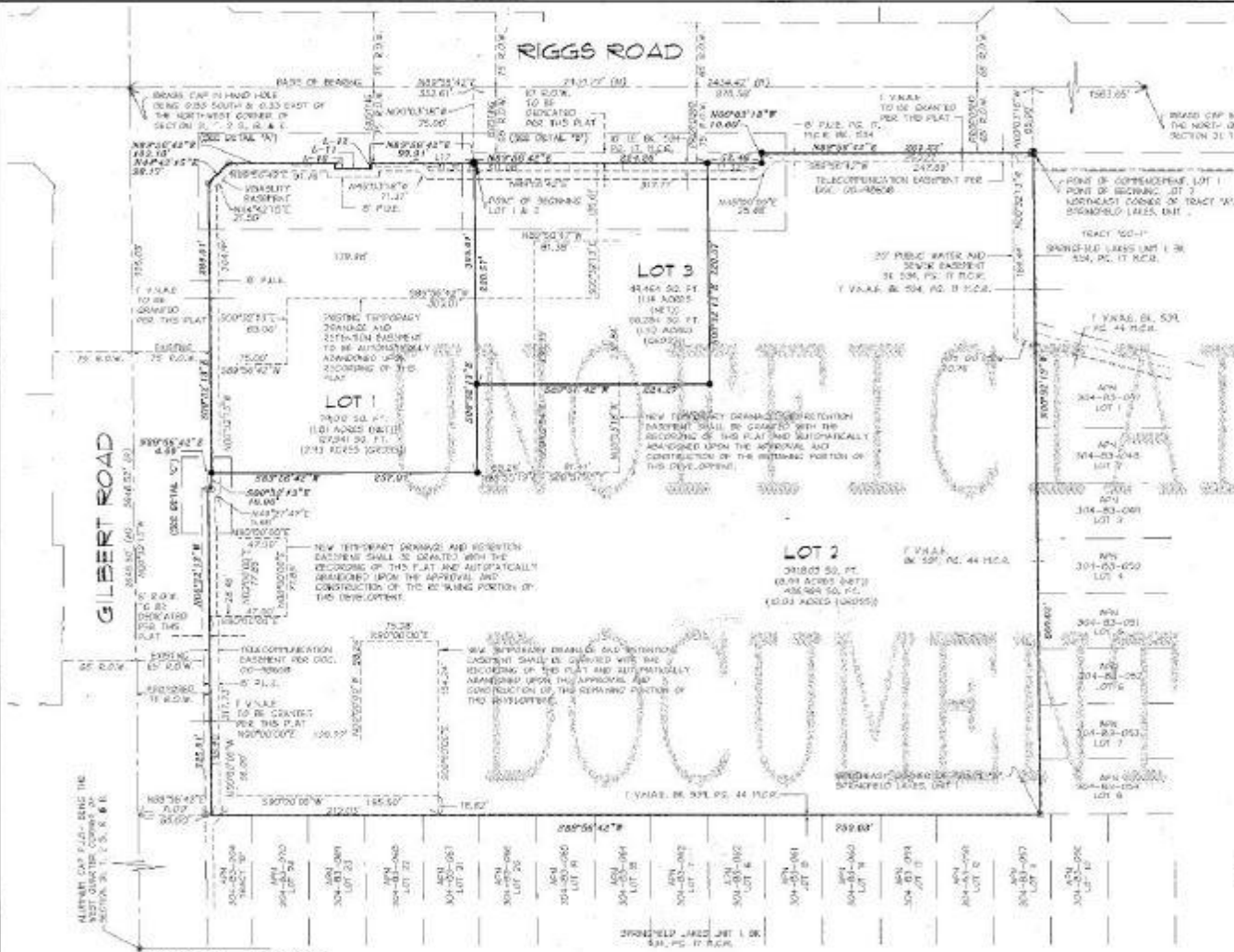
**LONE TREE
GOLF CLUB**

SUBJECT

+/- 9.04 AC – COMMERCIAL LAND CHANDLER, ARIZONA



+/- 9.04 AC - COMMERCIAL LAND CHANDLER, ARIZONA



LOT	LENGTH	BEARING
1.1	10.50'	N62°24'14.30"
1.2	28.77'	N44°42'10.71"
1.3	19.50'	N42°58'44.21"
1.4	42.23'	S44°42'14.30"
1.5	51.33'	N89°58'42.71"
1.6	3.50'	S50°00'00.00"
1.7	16.50'	N89°58'42.71"
1.8	3.00'	N62°24'14.30"
1.9	22.75'	N62°24'14.30"
1.10	6.50'	S50°00'00.00"
1.11	34.70'	N89°58'42.71"
1.12	4.50'	N22°10'10.70"
1.13	3.00'	S50°00'00.00"
1.14	4.50'	N62°24'14.30"
1.15	39.00'	S89°58'42.71"
1.16	4.50'	S50°00'00.00"
1.17	50.50'	N89°58'42.71"
1.18	81.50'	N62°24'14.30"
1.19	81.50'	N62°24'14.30"
1.20	32.00'	N62°24'14.30"
1.21	8.00'	S42°30'00.00"
1.22	18.00'	S50°00'00.00"
1.23	10.00'	S89°58'42.71"
1.24	88.00'	S89°58'42.71"
1.25	168.00'	S89°58'42.71"
1.26	146.00'	S89°58'42.71"
1.27	9.25'	S89°58'42.71"
1.28	25.25'	N62°24'14.30"

LEGEND

- 1/4" = 1" PRIMA COUNTY RECORD
- 7/8" = 1" 7/8" 1/4" 1/2" 3/4" 1" 1 1/4" 1 1/2" 1 3/4" 2" 2 1/4" 2 1/2" 3" 3 1/4" 3 1/2" 3 3/4" 4" 4 1/4" 4 1/2" 4 3/4" 5" 5 1/4" 5 1/2" 5 3/4" 6" 6 1/4" 6 1/2" 6 3/4" 7" 7 1/4" 7 1/2" 7 3/4" 8" 8 1/4" 8 1/2" 8 3/4" 9" 9 1/4" 9 1/2" 9 3/4" 10" 10 1/4" 10 1/2" 10 3/4" 11" 11 1/4" 11 1/2" 11 3/4" 12" 12 1/4" 12 1/2" 12 3/4" 13" 13 1/4" 13 1/2" 13 3/4" 14" 14 1/4" 14 1/2" 14 3/4" 15" 15 1/4" 15 1/2" 15 3/4" 16" 16 1/4" 16 1/2" 16 3/4" 17" 17 1/4" 17 1/2" 17 3/4" 18" 18 1/4" 18 1/2" 18 3/4" 19" 19 1/4" 19 1/2" 19 3/4" 20" 20 1/4" 20 1/2" 20 3/4" 21" 21 1/4" 21 1/2" 21 3/4" 22" 22 1/4" 22 1/2" 22 3/4" 23" 23 1/4" 23 1/2" 23 3/4" 24" 24 1/4" 24 1/2" 24 3/4" 25" 25 1/4" 25 1/2" 25 3/4" 26" 26 1/4" 26 1/2" 26 3/4" 27" 27 1/4" 27 1/2" 27 3/4" 28" 28 1/4" 28 1/2" 28 3/4" 29" 29 1/4" 29 1/2" 29 3/4" 30" 30 1/4" 30 1/2" 30 3/4" 31" 31 1/4" 31 1/2" 31 3/4" 32" 32 1/4" 32 1/2" 32 3/4" 33" 33 1/4" 33 1/2" 33 3/4" 34" 34 1/4" 34 1/2" 34 3/4" 35" 35 1/4" 35 1/2" 35 3/4" 36" 36 1/4" 36 1/2" 36 3/4" 37" 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