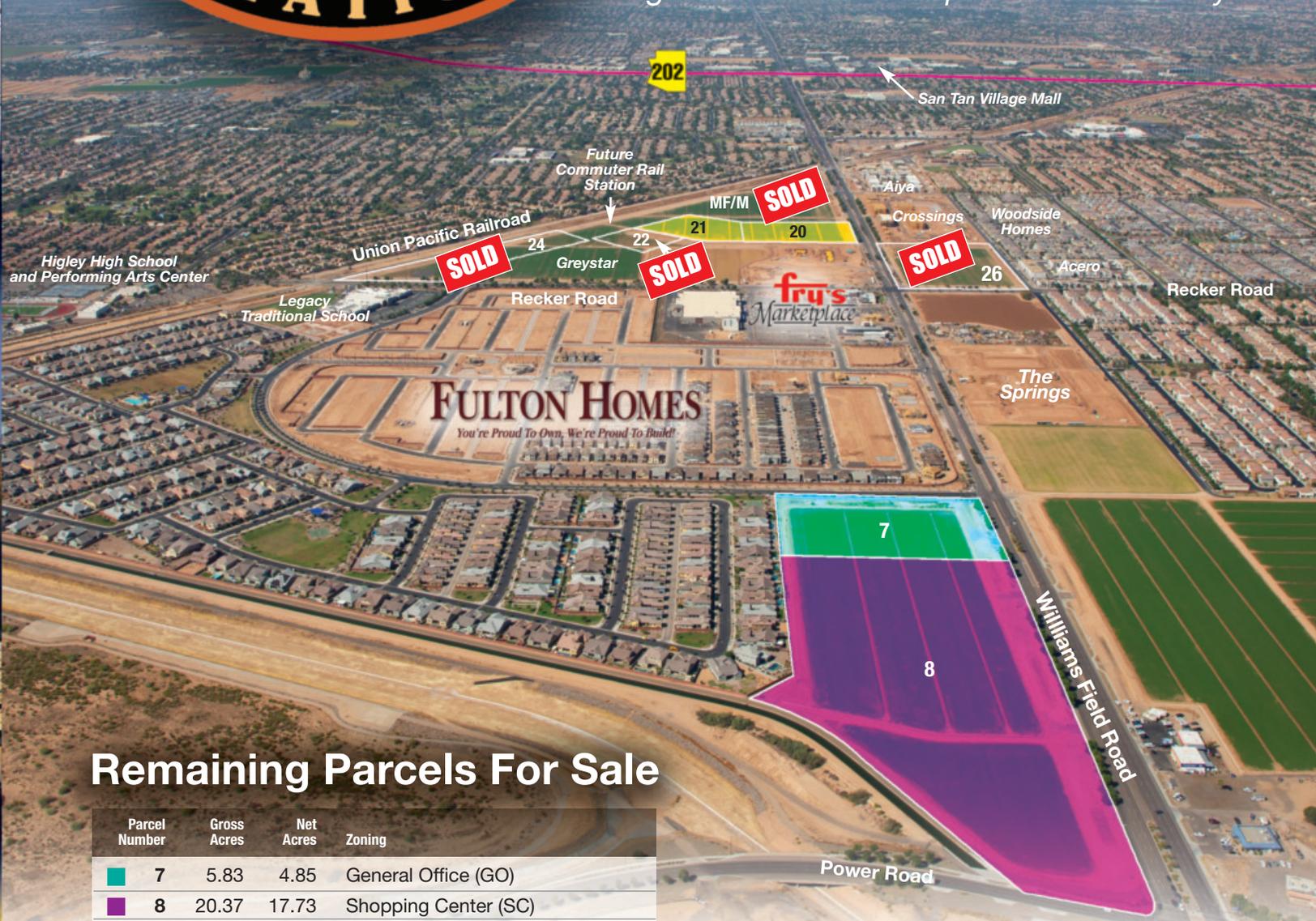


Exceptional Parcels

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)

for further information please contact

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WESTERN HORIZONS INC.

Real Estate Services

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 Zoned Gateway Business Center (GBC)



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

Parcel 7 Zoned General Office (GO)



Single-level, front-load office buildings.

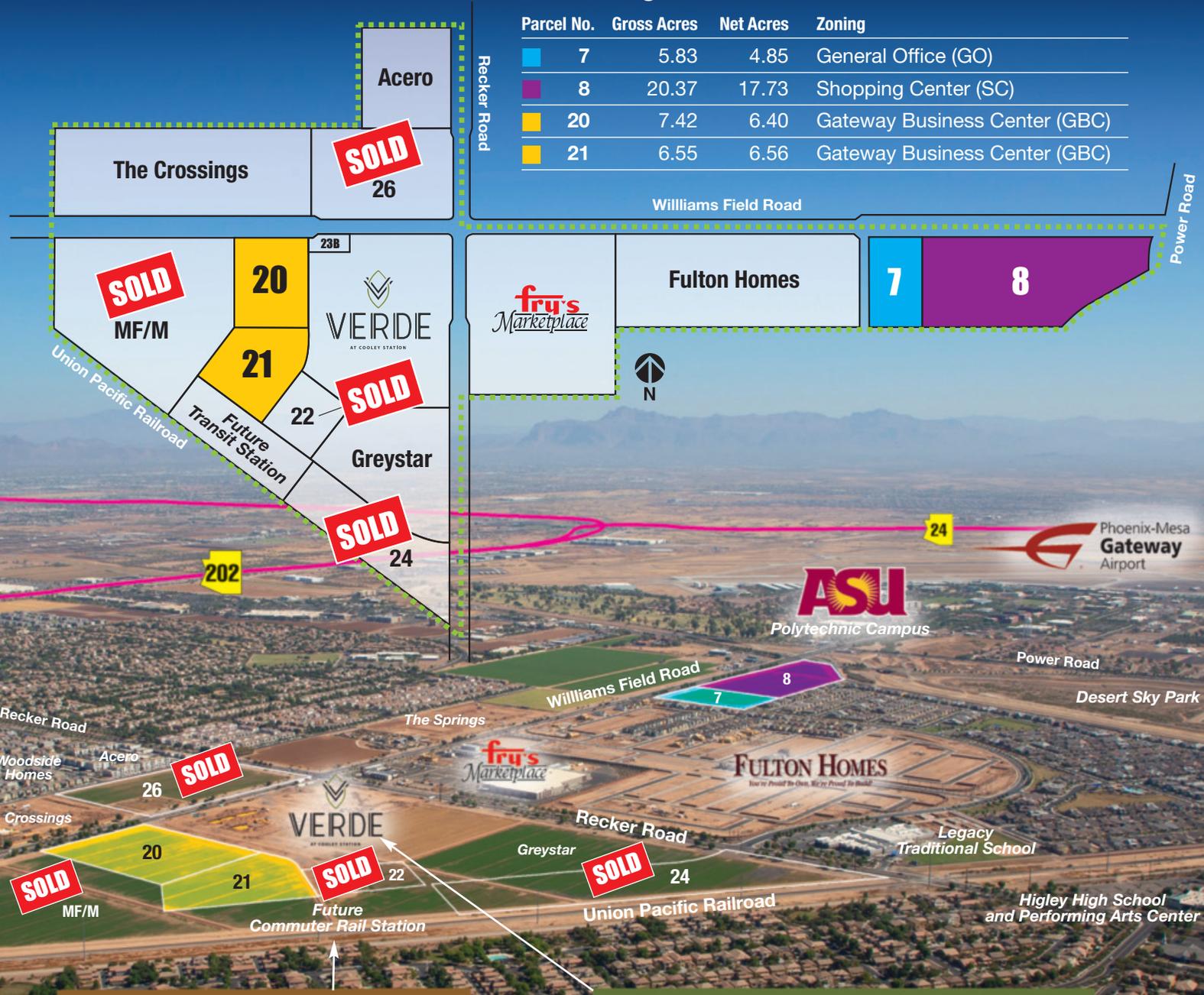
Parcel 8 Zoned Shopping Center (SC)



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

Remaining Parcels For Sale

Parcel No.	Gross Acres	Net Acres	Zoning
7	5.83	4.85	General Office (GO)
8	20.37	17.73	Shopping Center (SC)
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Future Commuter Rail Station (proposed)



Verde Multi-Use Project (under construction)



