

OUTSTANDING DEVELOPMENT OPPORTUNITY

152-Acre Mixed Use Park

Southeast Corner of Higley and Warner Roads | Gilbert, Arizona



GABRIELLA POINTE

Commerce Center

Strategic Location and Excellent Access in the Fast-Growing East Valley Submarket



WESTERN HORIZONS INC.

Real Estate Services

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The information contained herein is believed to have been obtained from reliable sources, however, Western Horizons Inc. neither represents, warrants nor guarantees the validity of the information which may be subject to errors, omissions or changes. The Property is offered "As Is, Where Is", and is subject to prior sale or withdrawal without notice.

Gabriella Pointe is the exciting, new 152-acre mixed use park strategically located in Gilbert, Arizona—one of the most dynamic, liveable and fastest growing cities in the nation. This project offers outstanding visibility and access to the Loop 202 Freeway, as well as signalized intersections into the park from Warner and Higley Roads. With its immediate freeway access, Gabriella Pointe is accessible to both the Phoenix-Mesa Gateway Airport and ASU Polytechnic Campus within minutes, as well as the balance of the Phoenix metro area via its vast freeway network. Abundant housing of all types and a highly educated workforce surround the community, as do multiple retail, entertainment and educational venues. Tuscany at Gabriella Pointe is coming soon to Lots 2 & 3 with 760 luxury multi-family units.



202

24



Lot 4
Business Park

S. Martingale Road

Lot 1
Regional Commercial

202

San Tan Freeway

full-diamond
interchange

E. Elona Drive

Lot 5
Regional Commercial

Higley Road



Site Plan

Warner Road

Higley Road

South Marlingale Road

LOT 1

40.53 AC (net)
47.74 AC (gross)

Regional Commercial (RC)



LOT 4

56.10 AC (net)
57.28 AC (gross)

Business Park (BP)

LOT 5

7.36 AC (net)
8.86 AC (gross)

Regional Commercial (RC)

Not a Part

East Elona Drive

202



Metro Phoenix Vicinity Map

Gabriella Pointe



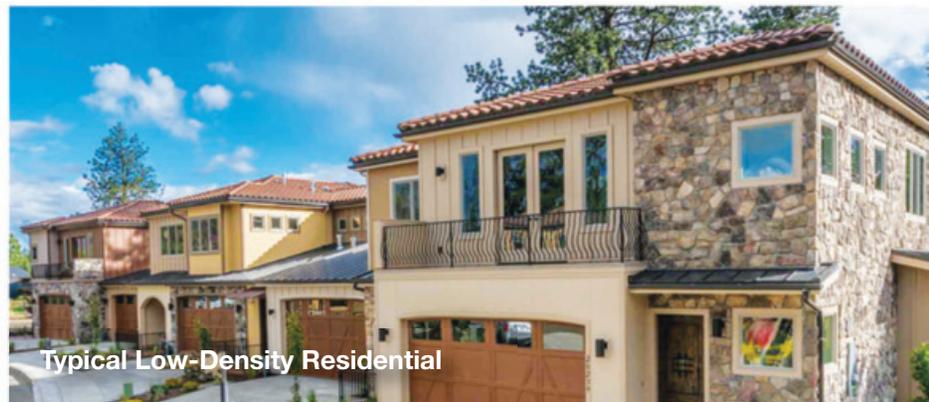
Typical Regional Commercial



Typical Business Park



Typical Medium-Density Residential



Typical Low-Density Residential

project features

- **Project Size**
 - 47.75 AC Regional Commercial
 - 57.28 AC Business Park
 - 39.0 AC Multi-Family (sold)
 - 8.86 AC Regional Commercial

- **Frontage**
 - 202 Freeway – 2,611 feet
 - Higley Road – 2,434 feet
 - Warner Road – 2,605 feet

- **Full diamond interchange at Loop 202**

- **Utilities**
 - Sewer/Water: Town of Gilbert
 - Police/Fire: Town of Gilbert
 - Electric: Salt River Project
 - Natural Gas: Southwest Gas
 - Cable: Cox

- **Great Visibility**

- **Excellent Traffic Counts (2019)**
 - Loop 202 Freeway: 84,524 vpd
 - Higley Road: 37,806 vpd
 - Warner Road: 25,208 vpd

- **Within 5 miles of ASU Polytechnic Campus and Phoenix-Mesa Gateway Airport**



Signalized intersection to Gabriella Pointe from Higley Road

Lots 2 and 3 at Gabriella Pointe, comprising 39 acres, have been sold and are currently in development as **Tuscany at Gabriella Pointe Apartments**. This luxury multi-family community comprises 760 units in 17 buildings, one of the largest projects of its kind within the town of Gilbert. The buildings, in 3- and 4-story units, will be accompanied by a clubhouse, sports recreational building, two swimming pools, tot lot, sand volleyball court, two pickleball courts, a tennis court, two dog parks, corn hole area, bocci ball court and multiple ramadas. Also included are 184 fully-enclosed garage parking spaces, and 765 covered spaces with a total of 1,383 parking spaces.



Gilbert, Arizona

- Gilbert current population is just over 288,000.
- By 2030 the population is estimated to be over 330,000.
- Gilbert median age – 34.5 years
- 67% of the population is under 45 years old.
- Approximately 74% of Gilbert’s population consists of up-and-coming families, Boomburbs, and Workday Drive.
- 70% have a form of college education and over 50% having college degrees with a labor participation rate of over 70%.

Demographics <small>(Source: ABC)</small>	1-Mile	3-Miles	5-Miles
2021 Population	14,088	104,062	262,211
2026 Est. Population	15,539	110,955	279,312
Avg. Household Size	3.24	3.28	3.04
Avg. Household Income	\$125,095	\$112,513	\$101,963
Median Age	32.18	31.56	33.73



2026 Est. Population
279,312
5-Mile Radius



Average Household Income
\$125,095
1-Mile Radius



Median Age
32.18
1-Mile Radius

Outstanding Amenities Within Minutes:

Phoenix-Mesa Gateway Airport (1)

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.

SkyBridge (2)

Located within the Phoenix-Mesa Gateway Airport, SkyBridge 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.

ASU Polytechnic (3)

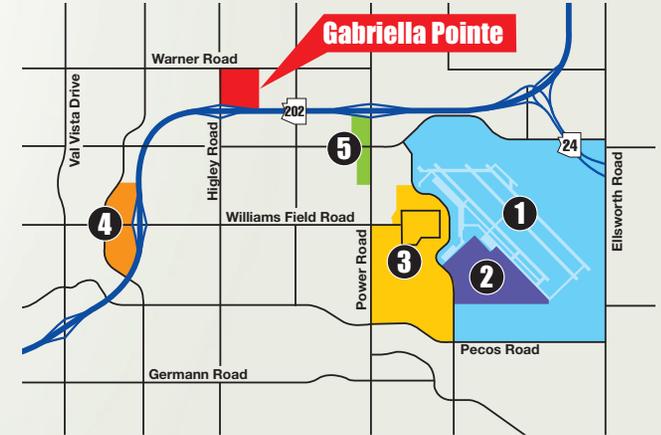
This 600-acre campus is home to more than 11,487 students enrolled in 40 degree programs.

San Tan Village (4)

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.

Gilbert Gateway Towne Center (5)

This 735,000-square-foot center is anchored by Super Target, Walmart Supercenter, Ross, Michaels, PetsMart and many others.



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