

# Redevelopment Opportunity



Zoning: HVC (Heritage Village Center, Town of Gilbert)

Visibility: Prominent Frontage and Signage  
on Gilbert Rd

## Redevelopment Vision:

(Assemblage Opportunity)

- Assemblage: 2+ AC
- Zoning: HVC (Mixed-Use Friendly, confirmed for all parcels)

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## Investment Highlight:

- Prime Downtown Gilbert location within the Town's vibrant Heritage District, a highly walkable urban destination known for its restaurants, craft breweries, boutique retail, cultural events, and ongoing revitalization projects.
- Ideal for owner-user, adaptive reuse, or participation in larger redevelopment
- High-income demographics within 5-mile radius
- Strategic infill site with dual access from Gilbert Rd and Page Ave