

**355 S NEBRASKA ST
CHANDLER, AZ 85225**



Gunnar Sinnett
Senior Advisor
314.651.0322
gsinnett@levrose.com

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EXECUTIVE SUMMARY

Downtown Chandler Residential Development Opportunity! ±1.36 Acres of Vacant Land Zoned PAD (Chandler), 12 DU/AC, allowing for up to 16 Townhome Units. The site offers exceptional accessibility with close proximity to Loop 202, Loop 101, and US-60, while benefiting from strong surrounding demographics, a high daytime employment base, and a walkable environment rich with retail and dining options. Nearby, newer-construction townhome sales range from \$455,000 to \$515,000 per home, with an average annual household income exceeding \$110,000 within a 1-mile radius. Chandler continues to face significant housing shortages, with a limited inventory of infill development options.



PROPERTY DETAILS

SALE PRICE:

\$895,000
(\$55,938/Unit, \$15.15/SF)

SITE AREA:

±1.36 Acres
(±59,058 SF)

PARCEL:

303-07-008-M

ZONING:

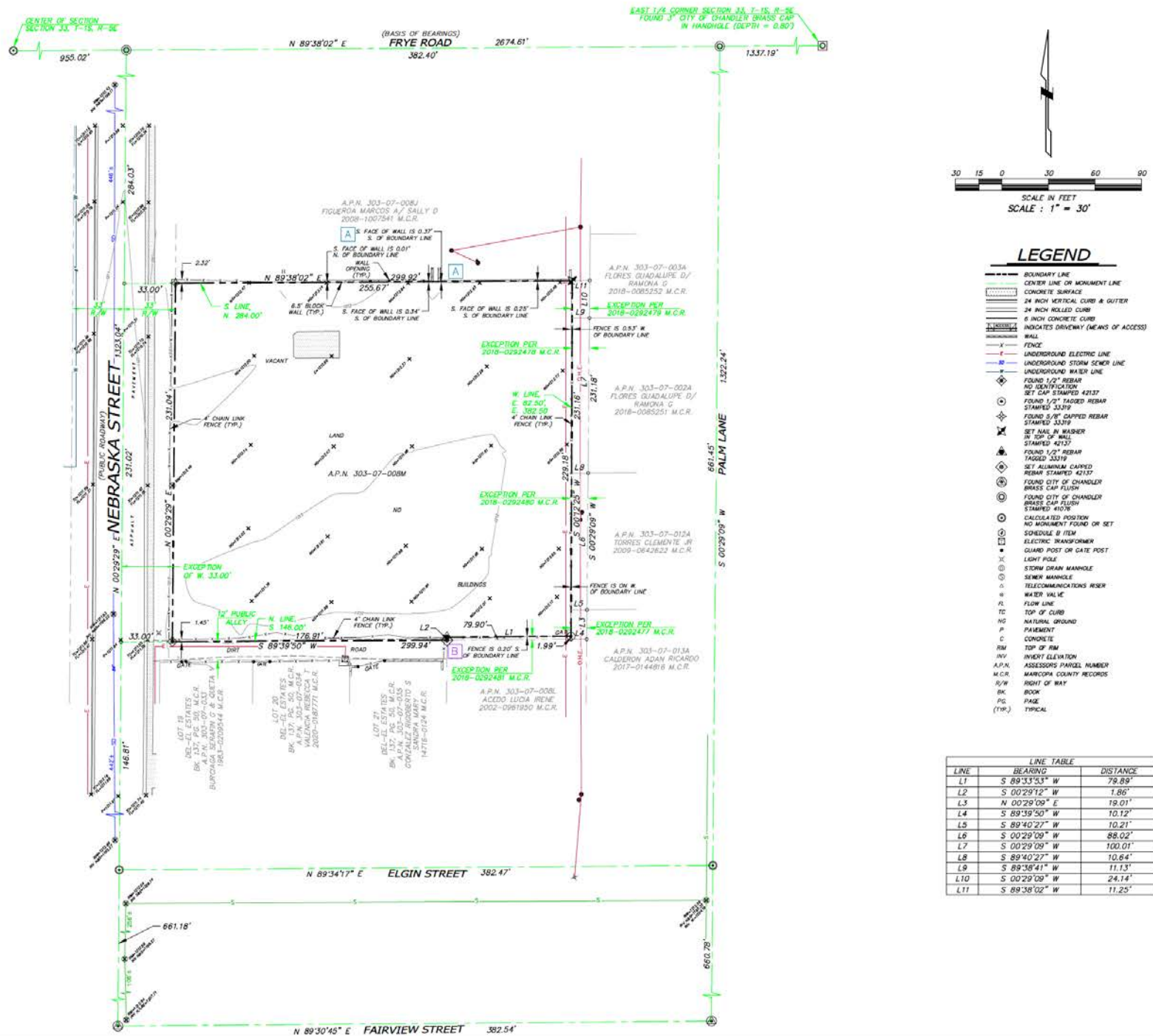
PAD, Chandler

PROPERTY HIGHLIGHTS:

- PAD Zoning Allows up to 12 DU/AC
- Positioned within 1/2 mi of Downtown Chandler
- Proximity to US-60, Loop 101, and Loop 202
- Located in a Qualified Opportunity Zone



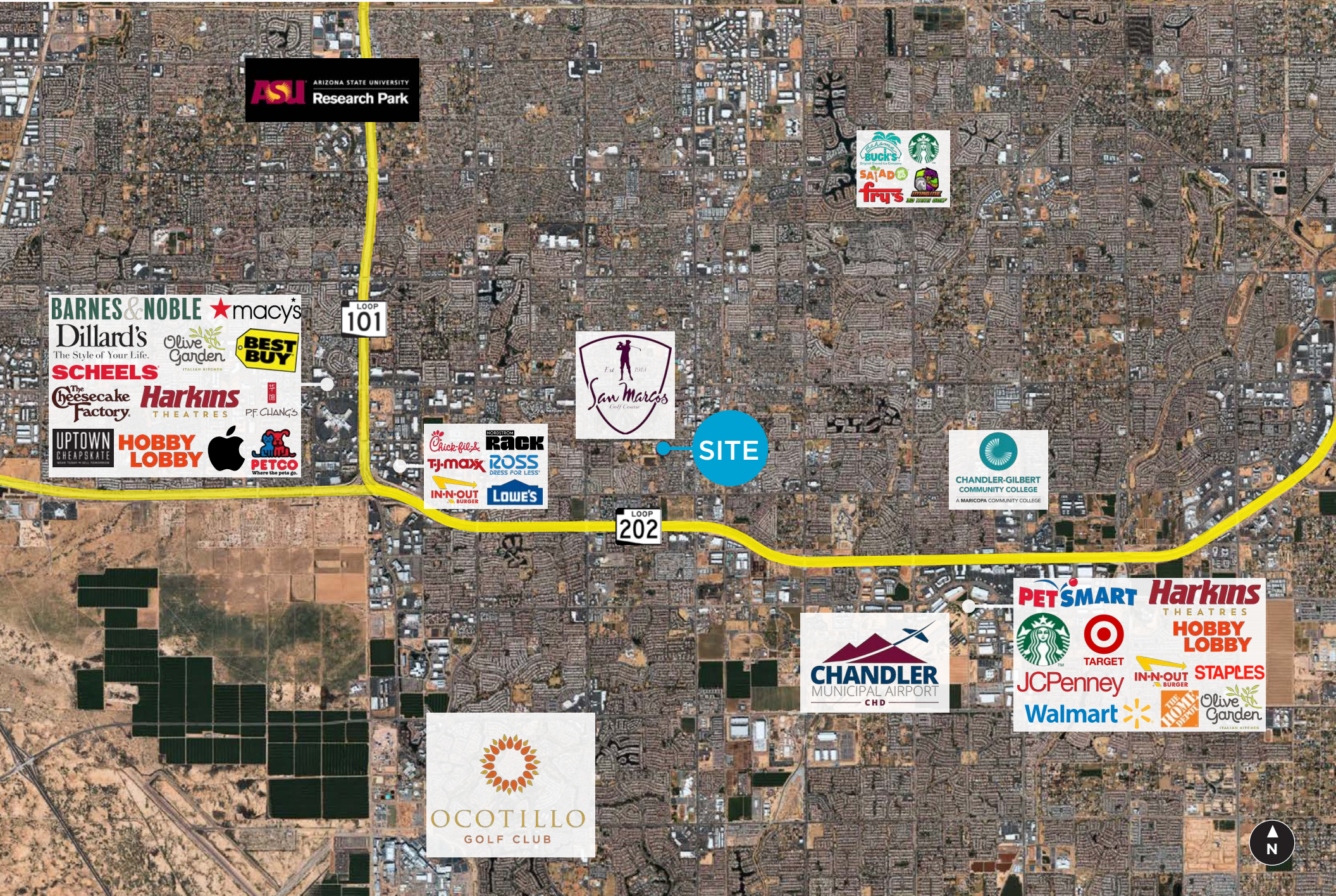
ALTA SURVEY



PROPERTY PHOTOS



AERIAL OVERVIEW



DEMOGRAPHICS

POPULATION

	1 MILE	2 MILES	3 MILES	25 MIN
2025	18,632	68,210	141,554	1.2 M
2030	19,341	69,370	142,737	1.2 M

MEDIAN HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$84,990	\$93,653	\$102,474	\$103,401
2030	\$85,182	\$92,828	\$101,333	\$102,647

EMPLOYEES

	1 MILE	2 MILES	3 MILES	25 MIN
2025	6,106	19,908	45,812	511,454

HOUSEHOLDS

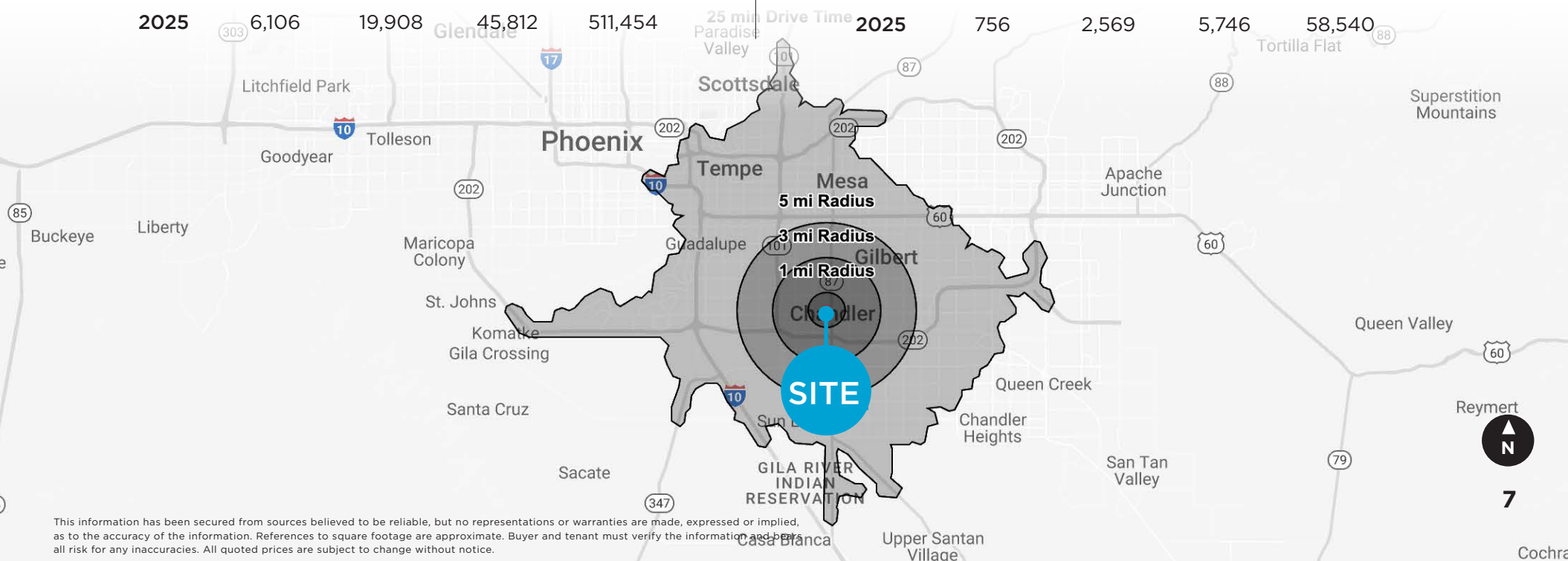
	1 MILE	2 MILES	3 MILES	25 MIN
2025	7,233	25,081	54,660	466,069
2030	7,629	26,000	56,175	472,546

AVERAGE HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$110,719	\$120,322	\$130,150	\$130,932
2030	\$109,326	\$118,860	\$128,153	\$129,199

BUSINESSES

	1 MILE	2 MILES	3 MILES	25 MIN
2025	756	2,569	5,746	58,540



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bear all risk for any inaccuracies. All quoted prices are subject to change without notice.

CHANDLER CITY OVERVIEW

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291K +
TOTAL POPULATION



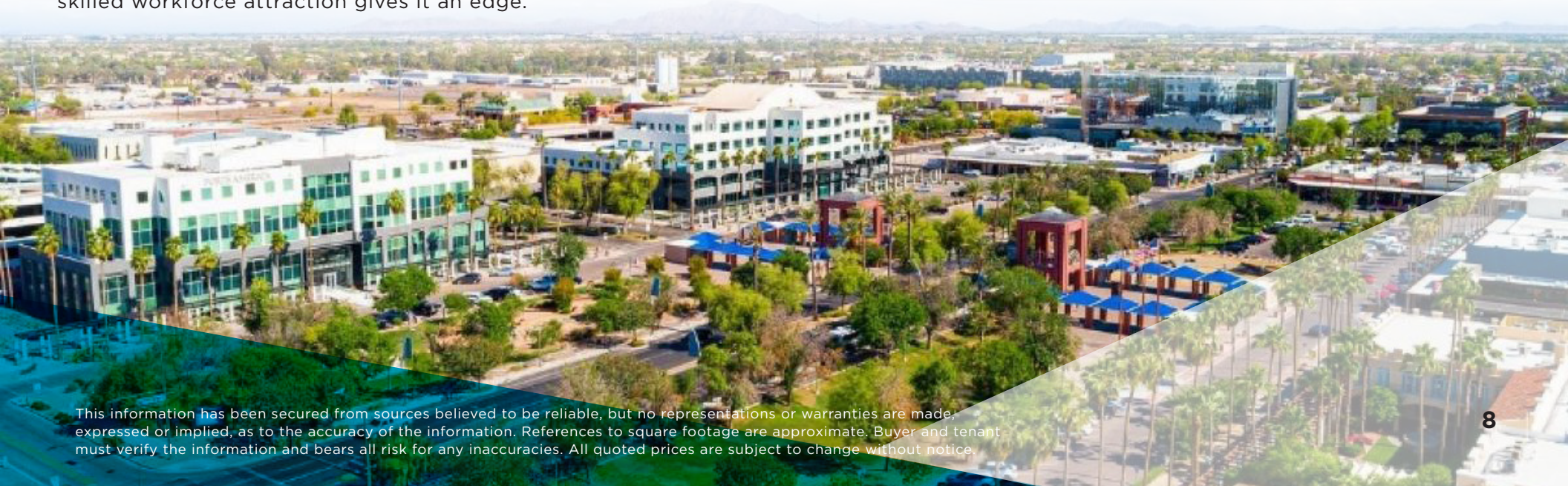
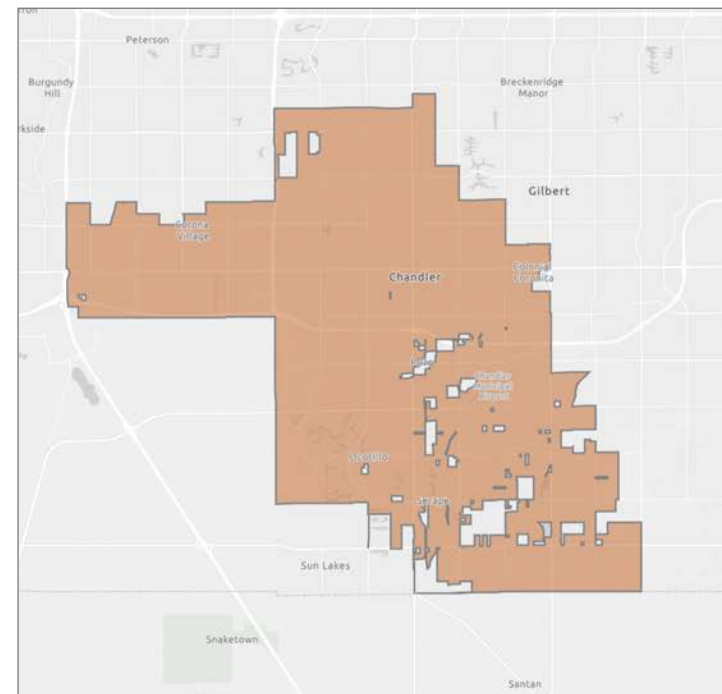
\$133K +
AVG HH INCOME

INNOVATION CORE WITH ANCHORED CORPORATE BASE

Chandler has become synonymous with high tech employment in the East Valley. Anchored by Intel's \$20 billion campus, the city has attracted a wide range of enterprise and mid-market companies in sectors like semiconductors, banking, and aerospace. With a 2025 population of 282,048 and growing, Chandler is consistently rated among the best cities for business relocation due to its infrastructure and quality-of-life amenities.

DEMAND FOR FLEX, HEALTHCARE, & MULTIFAMILY PRODUCT

The Price Corridor remains a top commercial destination, bolstered by recent Loop 202 improvements and Comtech's 2024 HQ relocation from New York. Multifamily absorption has remained strong, as evidenced by successful projects like Village of Chandler. As new healthcare, life science, and flex industrial builds emerge, Chandler's reputation for efficient permitting and skilled workforce attraction gives it an edge.



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