

THE MURPHY ON THE TRACKS



SHOVEL READY DEVELOPMENT FOR SALE

NWC COOPER & GUADALUPE
904 W. GUADALUPE RD
GILBERT, AZ 85233

kaiserworks

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DISCLAIMER & CONFIDENTIALITY AGREEMENT

OX Urban Properties ("Agent") has been engaged as the exclusive agent for the sale of 904 West Guadalupe Road, Gilbert, AZ 85233 (the "Property"), by the owner of the Property ("Seller"). The Property is currently land; however, the Property is being offered for sale along with full entitlements for the proposed multi-tenant retail/restaurant project. Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective buyer's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, expressed or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or make available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market at any time and for any reason. Seller expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to OX Urban Properties.



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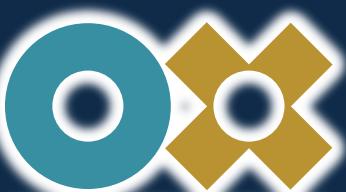
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SALE PRICE: \$1,100,000

PROJECT DESCRIPTION

Fully entitled land with plans and construction drawings included in the purchase! Perfect for developers looking to avoid lengthy entitlement and design processes or retailer/restaurant operators who are looking to own their next location. The Murphy on the Tracks was designed as a 6,669 Square Foot retail complex comprised of five retailers, and two restaurants.

Whether you are looking to develop according to the approved plans or if you would like to reconfigure the site for an office, retail, or restaurant project completely different from what has been shown, 904 West Guadalupe is an outstanding site that should be considered by all.



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THE VIBE

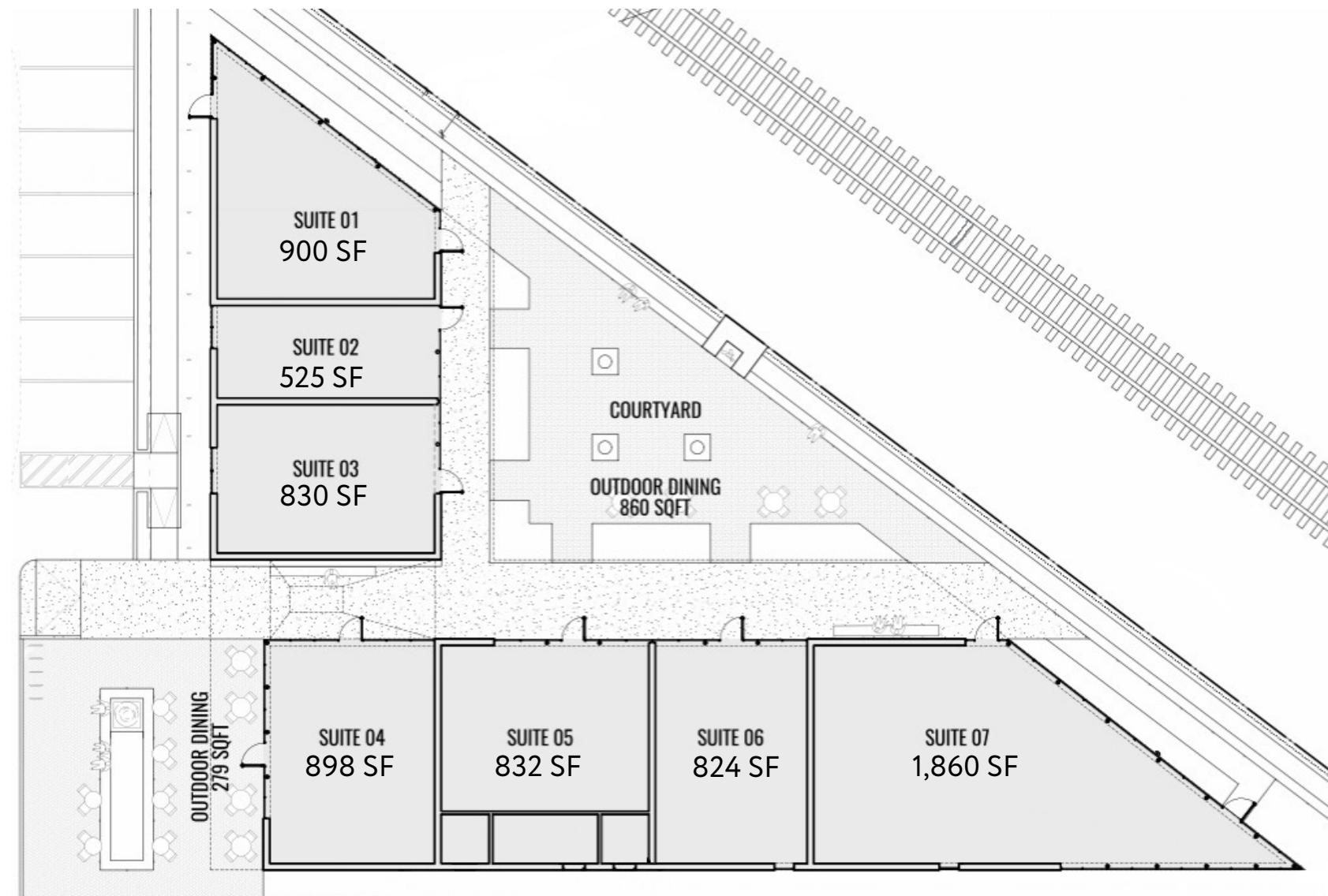
The Murphy is a retail complex and focal point of the neighborhood, a gathering place for the community to shop and dine. It is comprised of five retailers, and two restaurants situated around a lush courtyard and bound by the railroad tracks creating a unique and inviting setting. Focused on small, dynamic, local business and a booming community in the Southeast Valley. No matter how you arrive – bike, car, or rideshare, or train – The Murphy is sure to be your local, day-to-night destination to shop, dine and relax.

STRONG COMMUNITY

Gilbert was named the **“Most Prosperous City in the United States.”** During the last three decades, Gilbert has seen tremendous growth, with an estimated population expected to reach 330,000. Many recent accolades, including being named the 2nd Safest City and the 22nd Best Place to Live in the country, explain why so many want to live and do business in Gilbert. Today, you will find bustling with shops, restaurants, and service retailers throughout.



THE MURPHY ON THE TRACKS



**904 W. Guadalupe Rd
Gilbert, AZ 85233**

- Positioned and designed to attract unique, local restaurant and retailers
- Multi-tenant, diversification, investment opportunity
- Spaces as small as 525 SF
- Contiguous space as large as 4,414 SF
- Incredible outdoor dining and courtyard
- Only 1.5 Miles NW of the Downtown Gilbert Heritage District

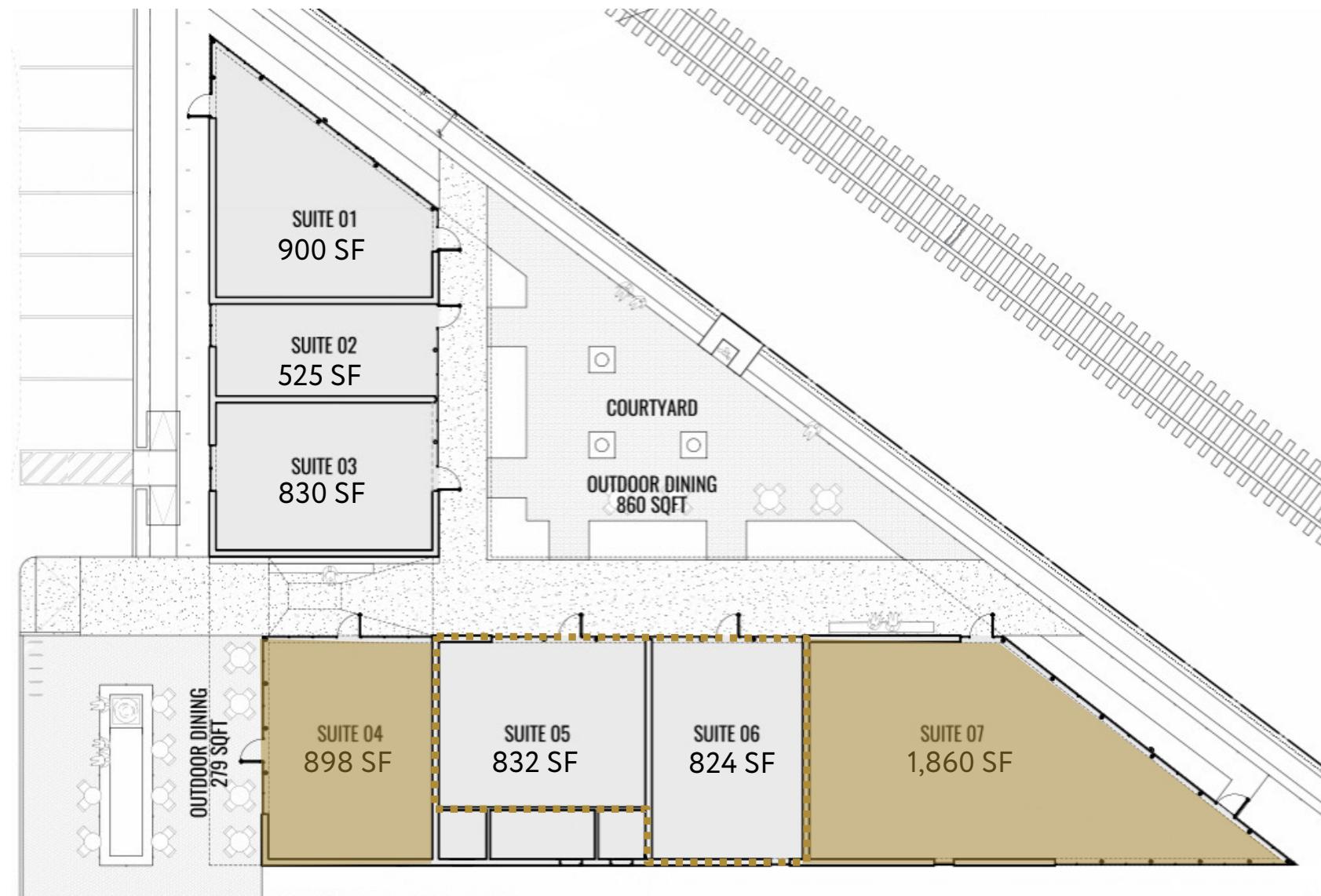
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Proposed Restaurant Locations:

- **Suite 4 - 928 SF with a 219 SF of patio (can be combined with Suite 5 for 1,730 SF of interior space)**
- **Suite 7 – 1,860 SF plus 860 SF of patio (can be combined with Suite 6 for 2,684 SF of interior space)**
- **Total Restaurant Square Footage must be less than 2,800 SF**

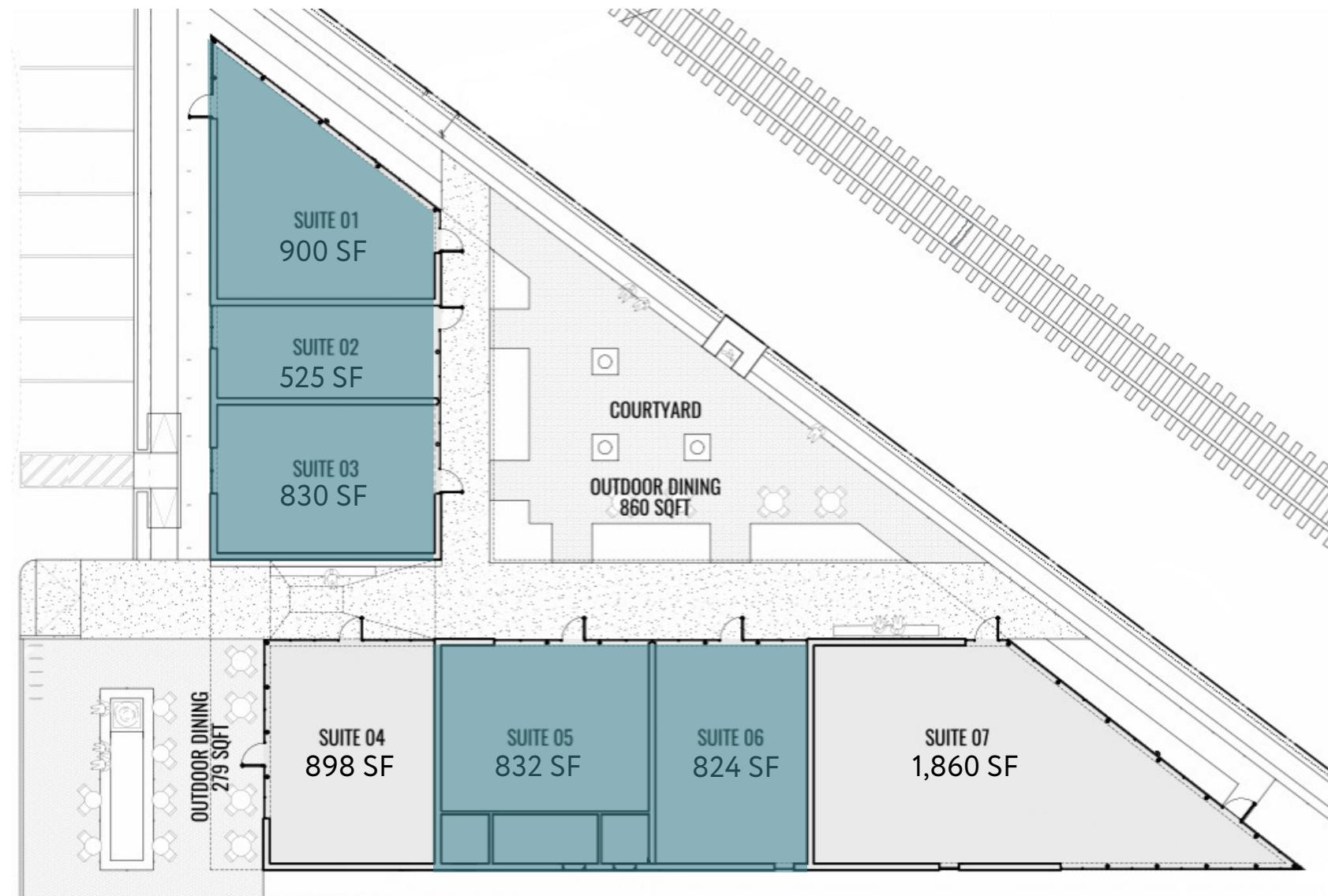
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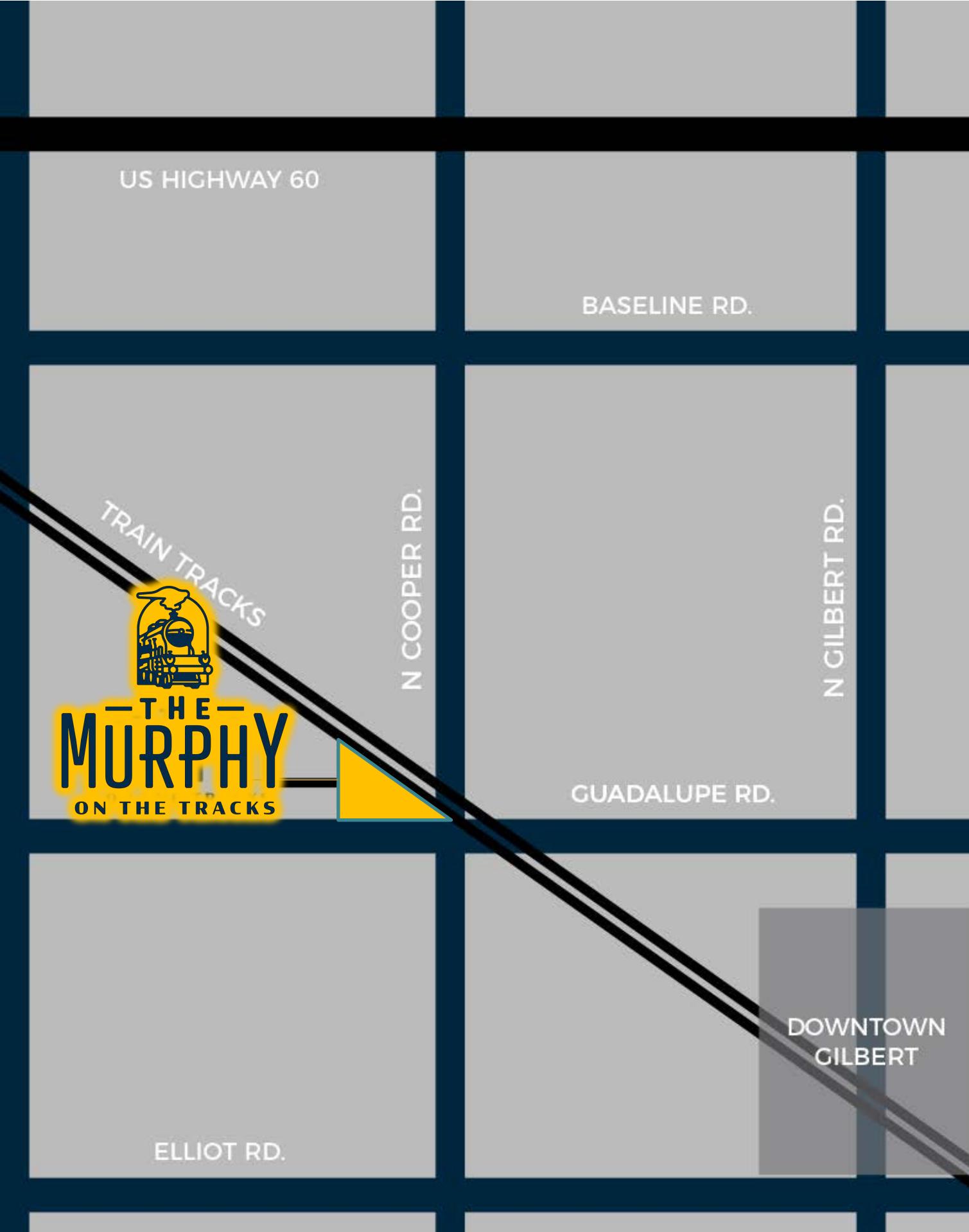
Proposed Retail and Service Retail Space:

- Suite 1 – 900 SF
- Suite 2 – 525 SF
- Suite 3 – 830 SF
- Suite 5 – 832 SF
- Suite 6 – 824 SF
- Suites 1, 2, & 3 – 2,255 SF
- Suites 5 & 6 – 1,6256 SF

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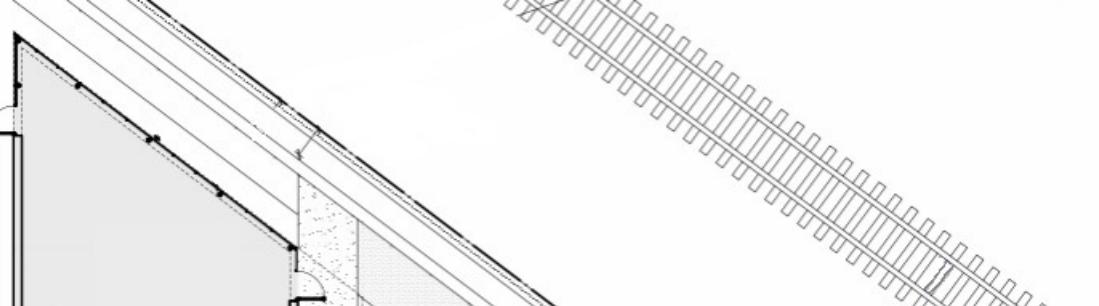




2024	3 MILE	5 MILE
Total Population	135,770	416,004
Daytime Employment	63,850	172,098
Avg. HH Income	\$99,437	\$91,205
Avg. Family Size	2.7	2.6
Median Age	35	36
Households	48,884	154,355
Consumer Spending	1.7B	5.1B

Gilbert boasts a nationally ranked K-12 education with an average graduation rate of 90%. Nearly 40% of Gilbert residents hold a bachelor's degree or higher. Gilbert's booming housing industry is coupled with booming business. Gilbert is home to many companies with focuses in Advanced Manufacturing, Aerospace and Defense, Bio-Technology, Clean Technology and Renewable Energy.





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