



\$600,000

OFFERING PRICE



\$11.02

PRICE PSF



54,450 SF

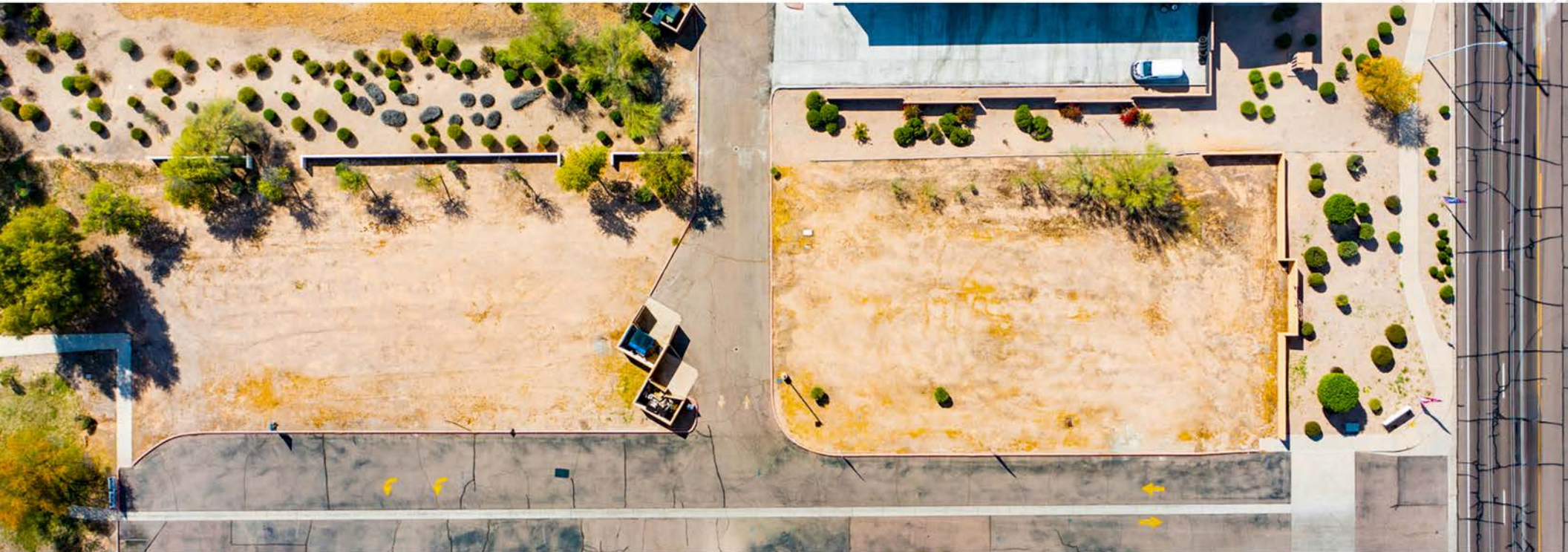
LOT SQUARE FEET

SPECIFICATIONS:

PROPOSED USE	Commercial, Retail
AC LOT	1.25
TOPOGRAPHY	Level
TAX PARCEL NO.	302-83-963

Sub-Market	Chandler
Municipality	Town of Gilbert
Zoning	SC
Frontage	On Ray Road

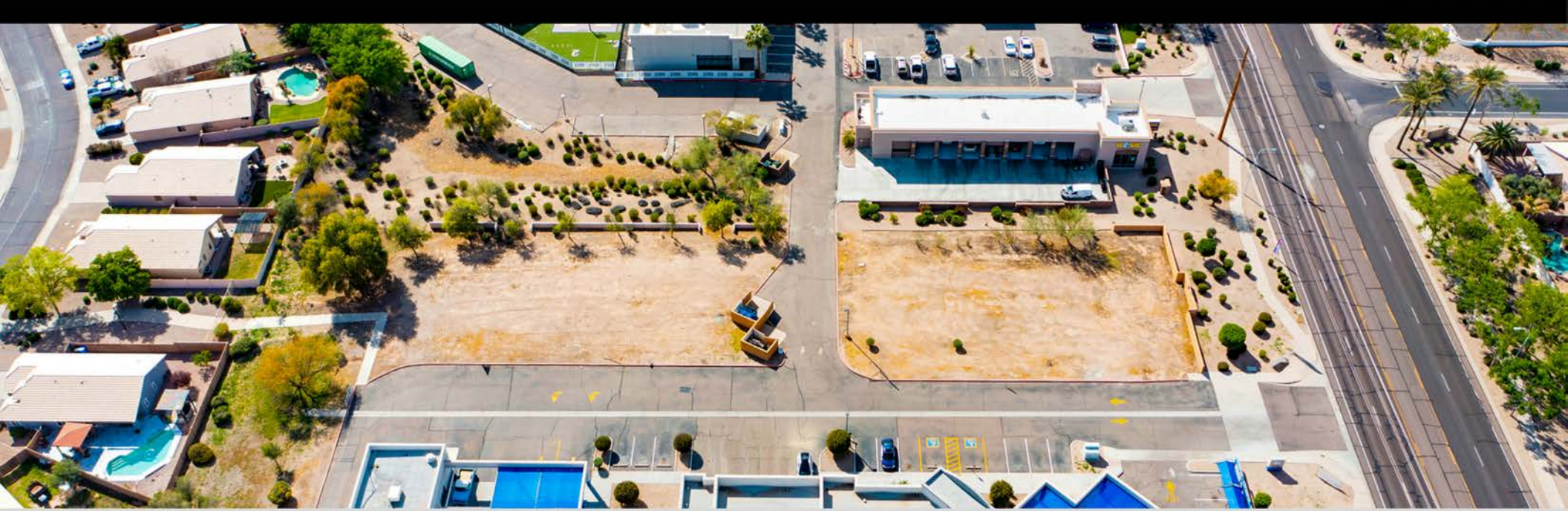
647 W RAY RD, GILBERT, AZ 85233



PROPERTY HIGHLIGHTS

- Prime commercial lot with frontage on Ray Rd.
- SC, shopping center zoning.
- Ready to be developed to start generating income.
- Investment opportunity for any business owner.

647 W RAY RD, GILBERT, AZ 85233



Introducing a rare opportunity in the heart of Gilbert, Arizona's thriving commercial landscape! This prime parcel of 1.25 acres boasts unparalleled visibility with frontage on Ray Rd, making it an ideal investment for astute developers and entrepreneurs alike.

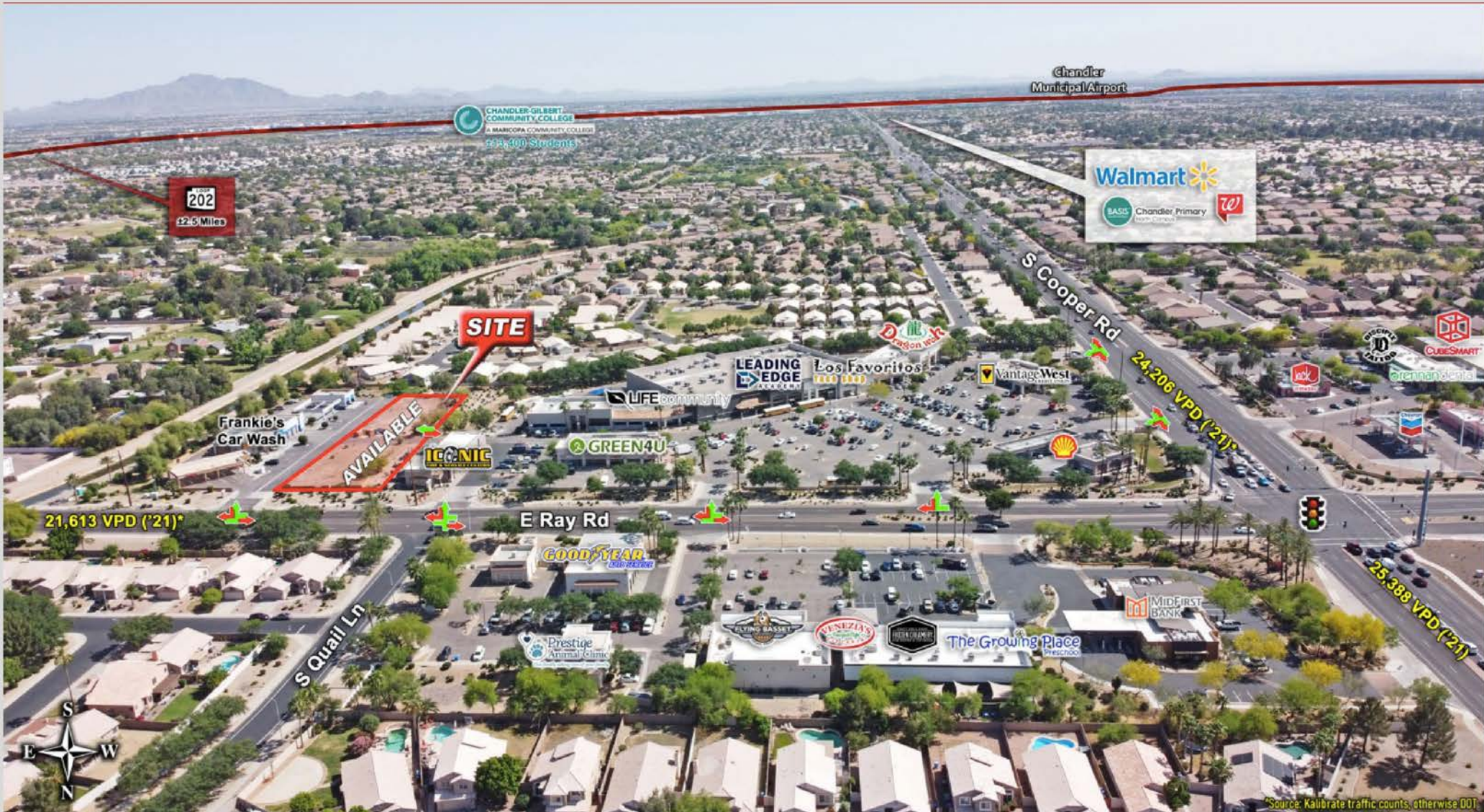
Strategically zoned for shopping center development, this lot offers endless possibilities for those looking to capitalize on the burgeoning commercial demand in the area. Whether you envision a retail hub, dining destination, or a combination of both, this property is primed and ready to be transformed into a lucrative income-generating asset.

Situated in the bustling East Valley, this location benefits from high traffic flow, ensuring maximum exposure for any business venture. Gilbert's dynamic economic environment and growing population make it a magnet for businesses seeking to establish a strong foothold in the region.

Don't miss out on the chance to secure your slice of Gilbert's commercial success story. Seize this opportunity to turn your vision into reality and unlock the full potential of this premier commercial lot. Act now and position yourself for success in one of Arizona's most coveted business districts!



FOR SALE - INVESTMENT OPPORTUNITY
647 W RAY RD | GILBERT, AZ
 E/SEC Cooper Rd & Ray Rd



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*Source: Kalibrate traffic counts; otherwise DOT

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