

Stacey Rd

Higley Rd

Hunt Hwy

DEVELOPMENT OPPORTUNITY

N/NWC HIGLEY & HUNT HWY, GILBERT, AZ 85298

MICHAEL PYLMAN

602.377.8486
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CHRIS BENJAMIN, DB

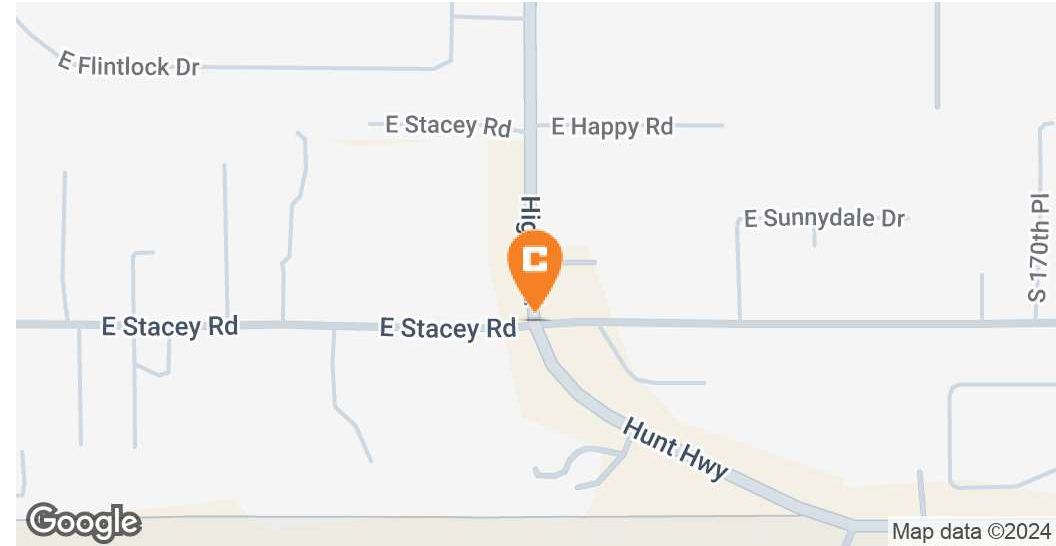
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5401 N Pima Rd, Suite 125, Scottsdale, AZ 85250 | 480.355.2222 | citytocitycre.com

DEVELOPMENT OPPORTUNITY

LAND | FOR SALE

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PROPERTY DESCRIPTION

This property is suitable for various commercial uses, including storage, retail shops, mixed-use developments, or medium-density residential projects. Water and sewer services are available nearby through the City of Gilbert. ** Successful initial Pre-App meeting with Maricopa County has been held on the conceptual plan.

LOCATION DESCRIPTION

This property borders Gilbert and Queen Creek. This community offers a perfect blend of rural charm and modern conveniences. The area boasts a variety of dining and shopping options at Queen Creek Marketplace and the charming Queen Creek Town Center. With its proximity to major highways, top-rated schools, and a range of recreational activities, this location presents a prime investment opportunity for those seeking to capitalize on the area's continued growth and desirability.

OFFERING SUMMARY

Sale Price:	CALL FOR GUIDANCE
Lot Size:	+/-8.99 Acres or 391,853 sqft
APN:	304-86-017A / 204,948 sqft 304-86-017C / 121,393 sqft 304-86-016 / 65,512 sqft
Water/Sewer:	City of Gilbert

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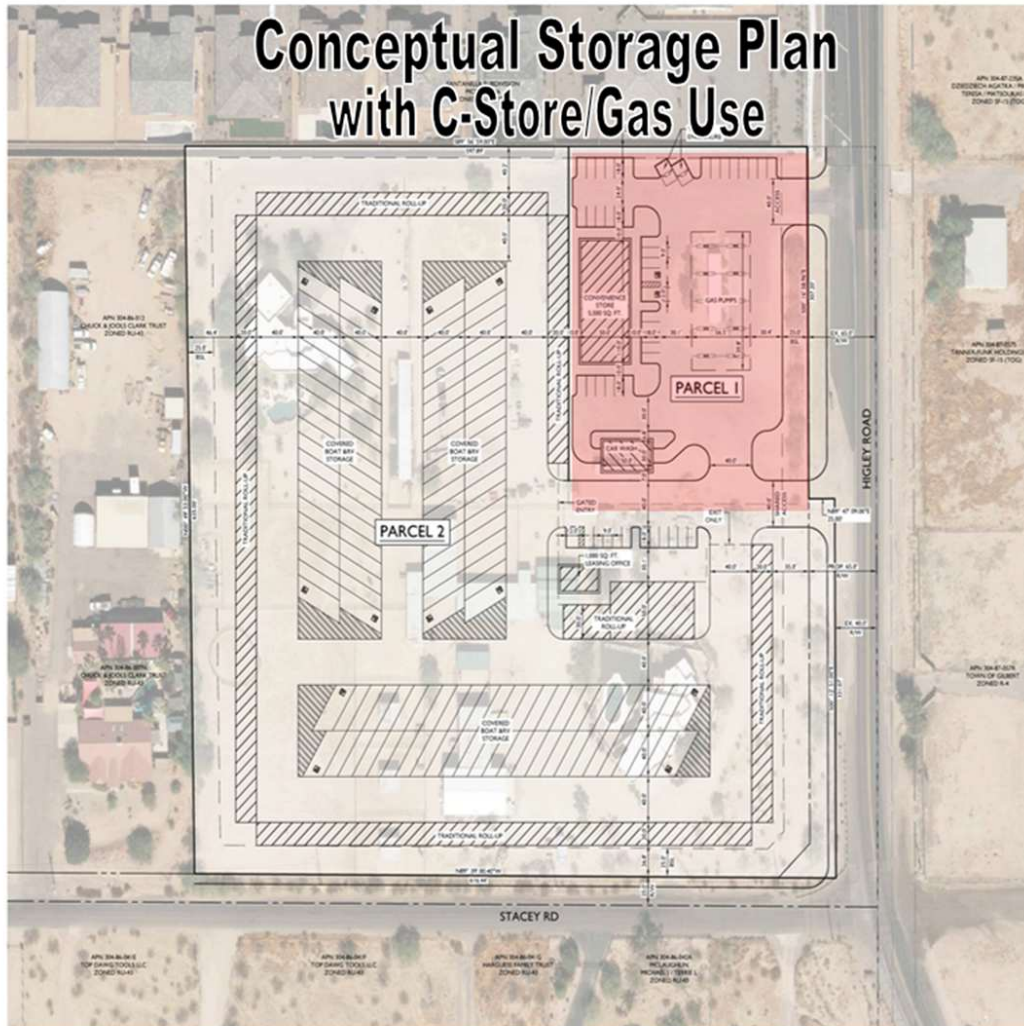
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PROJECT DATA		
GROSS AREA		
PARCEL 1:	1.65 AC	
PARCEL 2:	7.23 AC	
TOTAL:	8.88 AC	
NET AREA		
PARCEL 1:	1.65 AC	
PARCEL 2:	7.03 AC	
TOTAL:	8.68 AC	
BUILDING DATA		
PARCEL 1:	CONVENIENCE STORE	5,500 SF
	CAR WASH	1,500 SF
TOTAL FLOOR AREA:		7,000 SF
PARCEL 2:	LEASING OFFICE	1,000 SF
	ROLL-UP UNITS	
	10' X 20'	34,873 SF
	10' X 30'	1,350 SF
	10' X 50'	4,038 SF
TOTAL FLOOR AREA:		41,261 SF
COVERED	BOAT & RV STORAGE 12' X 40'	131 SPACES
PARKING DATA:		
PARCEL 1:	STANDARD	34 SPACES
	ADA	2 SPACES
TOTAL PROVIDED:		36 SPACES
PARCEL 2:	STANDARD	11 SPACES
	ADA	1 SPACE
TOTAL PROVIDED:		12 SPACES

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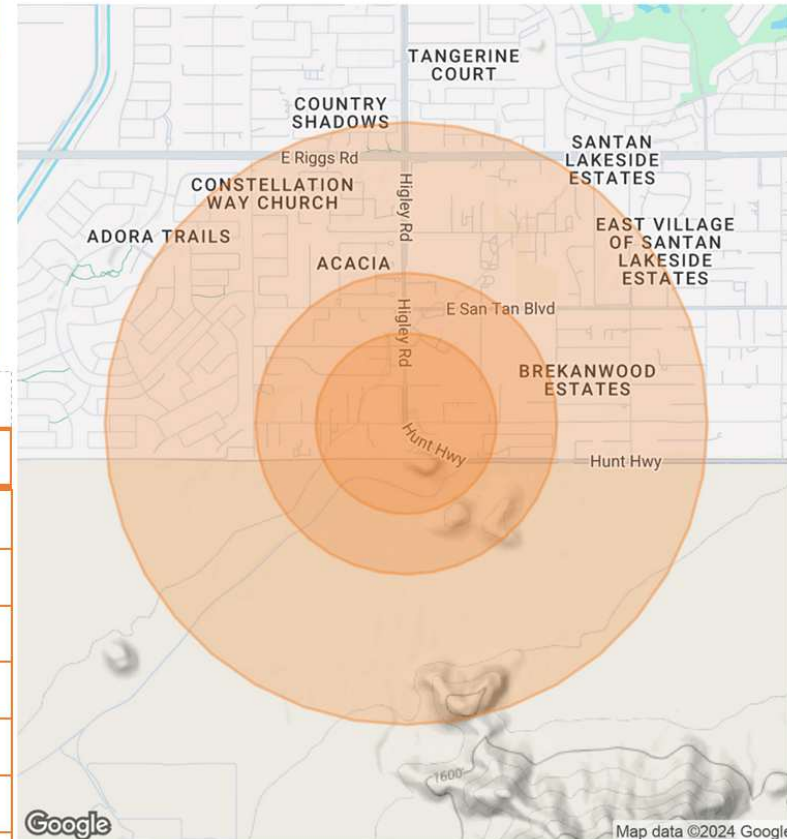
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HOUSEHOLD & INCOME	0.3 MILES	0.5 MILES	1MILE
Total Households	44	111	1,399
# of Persons per HH	3.7	3.7	3.6
Average HH income	\$174,993	\$170,617	\$182,919
Average House Value	\$785,751	\$809,502	\$721,098

TRAFFIC

Collection Street	Cross Street	Traffic Volume	YR	Distance
S Higley Rd	E Lafayette Ave N	5,856	2022	0.11
S Higley Rd	E Vallejo Dr N	4,960	2015	0.11
E Riggs Rd	S Martingale Rd E	8,737	2022	0.15
S Higley Rd	E Mews Rd S	9,432	2022	0.21
E Riggs Rd	S Tucana Ln W	11,971	2022	0.25
E Riggs Rd	S Twilight Ct E	10,683	2022	0.46
S Higley Rd	E Cloud Rd S	14,658	2022	0.47
S Higley Rd	E Cloud Rd S	14,908	2022	0.47
E Riggs Rd	S 164th St W	17,337	2022	0.52
S Higley Rd	E Coldwater Blvd S	9,834	2022	0.53

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