

Pads Available for Sale, BTS, or Lease

CBRE

SWC Elliot Rd & Higley Rd

Gilbert, AZ 85296

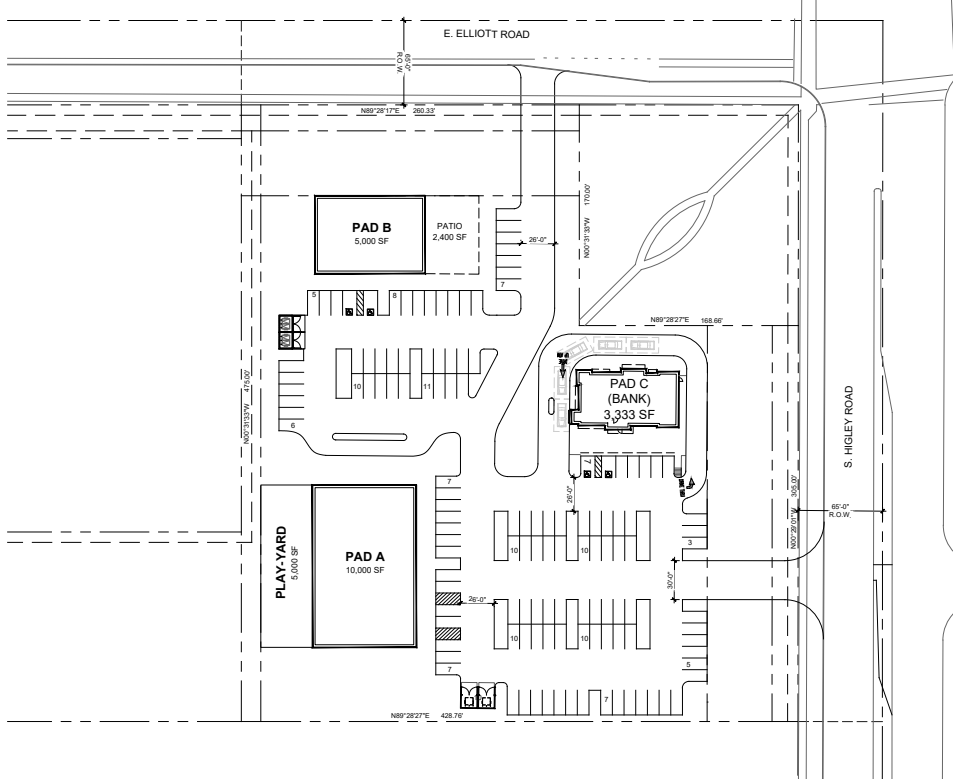
Prime Location in Affluent Morrison Ranch



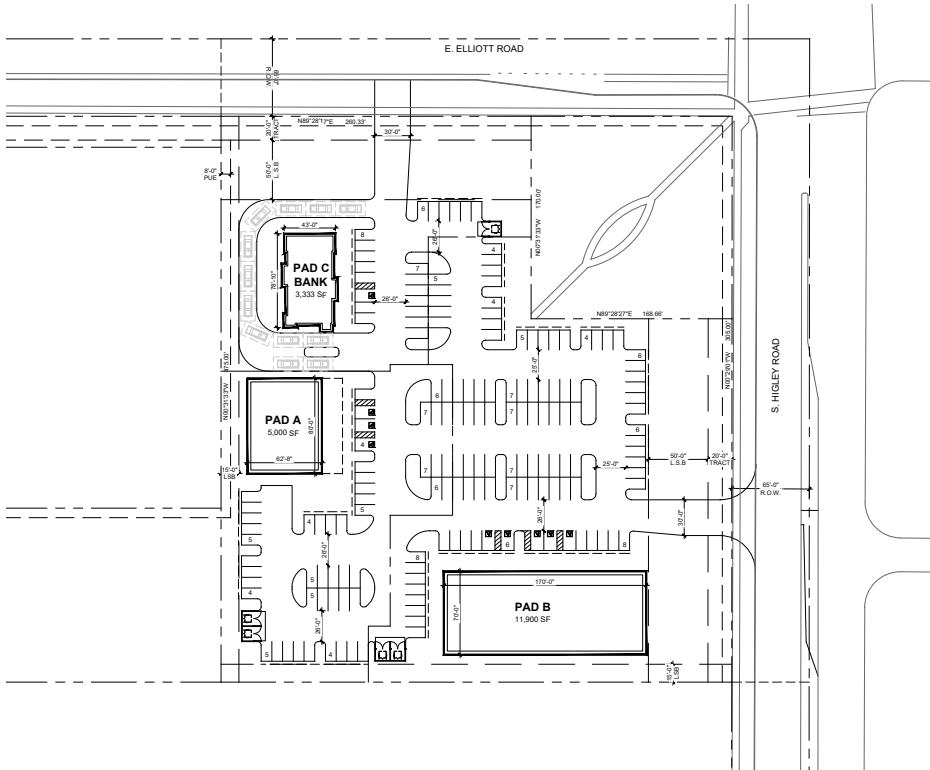
Not to Scale



Conceptual Site Plan



Option 1



Option 2

Property Description

Property Address	64 S HIGLEY RD GILBERT, AZ 85296		
Price	Call for Pricing	Zoning	NC (Neighborhood Commercial)
Total Land Area	±3.76 Acres/ ±163,786 SF	Parcel #	304-20-445

Highlights



Prime Retail Corner



Traffic Counts:
Higley Rd: ±43,988 VPD
Elliot Rd: ±16,363 VPD
Source: ADOT



Allowed uses include restaurants, banks, day care, medical, in-line shop space, etc.



Prime Location in Affluent Morrison Ranch in the Heart of Gilbert



Easily accessible from any direction, as it's nestled between the US 60 Superstition and US 202 San Tan Free-ways.

Demographics

Demographic Comprehensive	±1 Mile	±3 Miles	±5 Miles
2025 Population - Current Year Estimate	13,128	121,776	315,298
2030 Population - Five Year Projection	13,778	132,182	334,089
2025 Households - Current Year Estimate	3,625	41,459	118,076
2030 Households - Five Year Projection	3,817	45,500	126,098
2025 Average Household Income	\$212,820	\$155,954	\$137,394
2030 Average Household Income	\$238,828	\$179,207	\$158,156
2025 Daytime Population	9,893	109,325	292,121

Source: ESRI



SITE

rack
HomeGoods
FOREVER 21
Dillard's
Harkins
BARNES & NOBLE
macy's
DICK'S
SPORTS GOODS
BEST BUY

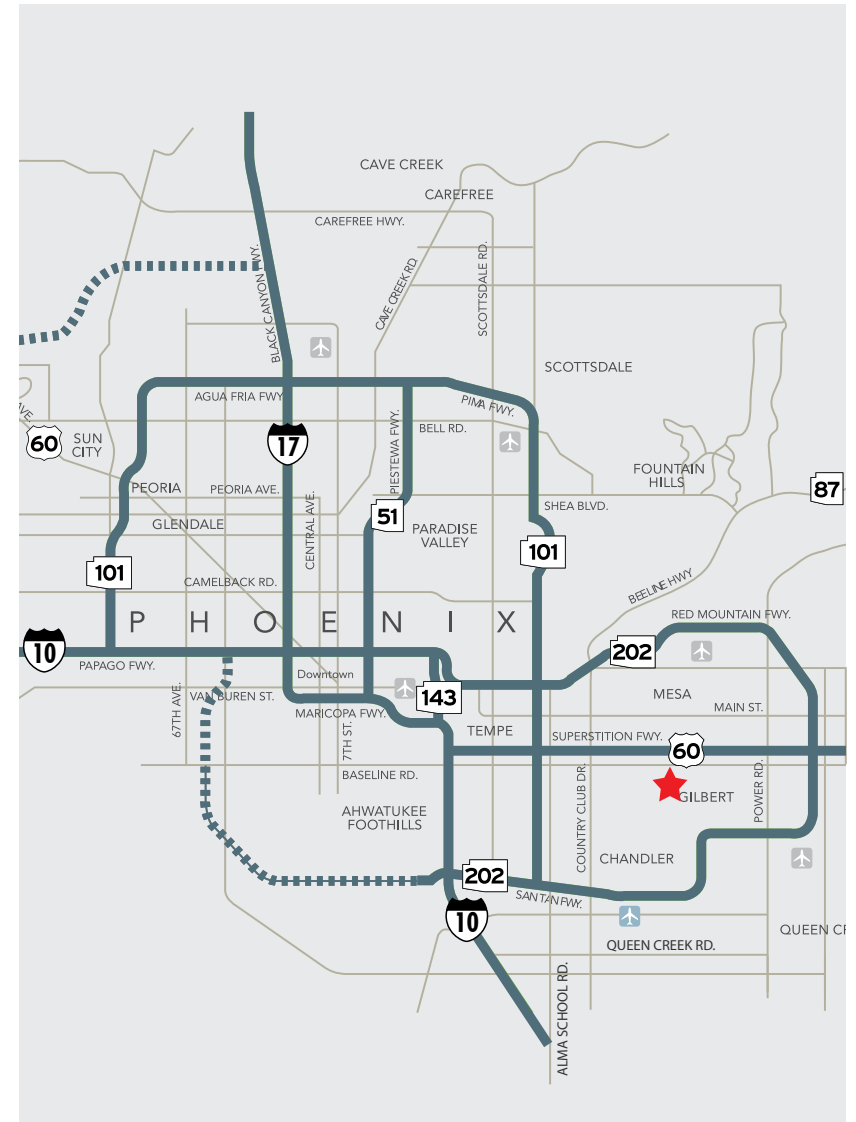
Morrison Ranch

Located in the heart of the East Valley, Morrison Ranch is a 3,000-acre master-planned community that stands out as a premier destination in the metro-Phoenix area. Situated in Gilbert, Arizona, this thriving community offers a unique blend of living, working, playing, shopping, and learning opportunities for all ages.

Nestled on 115+ acres, Morrison Town Center features a mix of shops, restaurants, boutiques, and services. The center's scenic design includes outdoor cafes, lake views, and shaded groves. A 1-mile walkway, Morrison Walk, winds through the area, passing historic rose gardens, fountains, and the original ranch headquarters, grain silos, and neighborhood retail centers.

Contact Us

Max Bippus
Senior Vice President
+1 602 735 5518
max.bippus@cbre.com



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.