

Champagne



FOR SALE | N Hartford St & Warner Rd
11-Unit Fully Entitled Site

HARTFORD SQUARE



SHOVEL READY DEVELOPMENT

THE OPPORTUNITY | N Hartford St & Warner Rd

FOR SALE

New 11-Unit Luxury Multifamily Project

THE OFFERING

PARCEL # 302-28-001M	PRICE Please Call	TOTAL UNITS 11-Units
LAND (AC) 0.986 Acres	TYPE Multifamily	ZONING PAD

UNITS

UNIT TYPE	SF/UNIT	COMBINED SF	UNIT MIX	# OF UNITS
2BD / 2BA	1,007	6,042	54.50%	6
3BD / 2BA	1,810	9,050	45.50%	5
Total		15,092	100%	11

PARKING

PARKING TYPE	MIX	# OF SPACES
Uncovered	13.33%	4
Covered	33.33%	10
Garage	53.33%	16
Total	100%	30



HARTFORD SQUARE

2-BED MODEL



HARTFORD SQUARE

3-BED MODEL



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SHOVEL READY DEVELOPMENT

PROPERTY OVERVIEW | N Hartford St & Warner Rd

FOR SALE



Champagne is pleased to present for sale a new superior fully entitled multifamily development project located in Chandler, Arizona. The subject development property offers a developer/investor the opportunity to acquire a shovel-ready project (by closing), significantly reducing risk, reducing carrying costs and expediting a straight path to stabilization and profit.

The fully entitled multi-family development project has an intelligent highest and best use design via an excellent architect and seasoned developer. The completed plans allow a developer to quickly commence in constructing an incredibly attractive 11-unit development in a prime location.

Well-located in the heart of the Chandler submarket, Hartford Square is an ideal acquisition for a developer looking to build quickly and establish or expand their strategic interest in Arizona.

FULLY ENTITLED

- + Construction can commence upon closing thereby expediting development.
- + Huge advantage of speed to complete construction, lease-up and cash flow.
- + Reduction of risk from already completed rezone and permitting.



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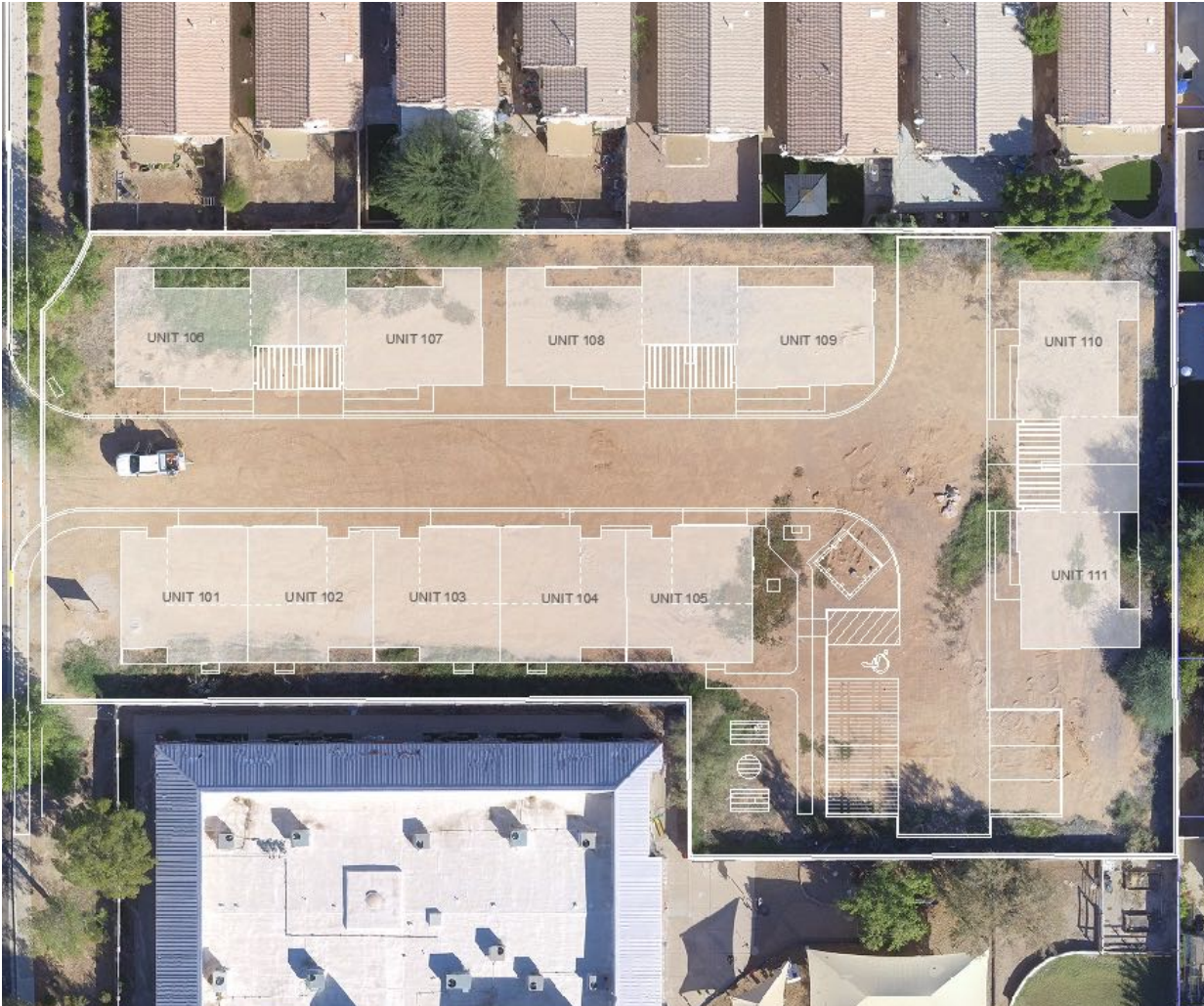
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SHOVEL READY DEVELOPMENT

SITE PLAN | N Hartford St & Warner Rd

FOR **SALE**



MAXIMIZED SITE EFFICIENCY

» Accessibility

Hartford Square is easily accessible from N Hartford St, just North of Warner Rd.

» Parking

In addition to the direct access attached garages, there is onsite guest parking.

» Private Entrances

Each unit has a private walk-up entrance providing the feel of a single family home.

» Amenities

Centralized amenities include an open recreation area as well as a community area with bench seating options, covered pavilion and fire table with lounge chairs.

» Architecture

With a contemporary architectural theme, clean lines, modern materials and high quality finishes are used throughout.

» Landscaping

The landscape design features a lush, low water landscaping environment.



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SHOVEL READY DEVELOPMENT

LUXURY COMMUNITY | N Hartford St & Warner Rd

FOR SALE



INVITING COMMUNITY

Inviting colors, spaces and architecture are all strategically used to promote marketability.



TENANT DRIVEN AMENITIES

Hartford Square was built around people and offers amenities that not only contribute to exceptional quality of life for residents, but also to a faster lease-up and stronger tenant retention.



QUALITY LIVING

Hartford Square's mixture of one-story two-bedroom units and two-story three-bedroom units not only ensures a balanced rental income structure, but also offers residents flexible floorplan options.



SINGLE FAMILY HOME EXPERIENCE

Private spaces, direct access garages and careful design all provide the experience of SFR.



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SHOVEL READY DEVELOPMENT

LUXURY COMMUNITY | N Hartford St & Warner Rd

FOR SALE



LUXURY RENTAL HOMES
Chandler, AZ

HARTFORD SQUARE



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SHOVEL READY DEVELOPMENT

ACTIVE RENTAL COMPS | N Hartford St & Warner Rd

FOR SALE



Bella Grace

A

2121 N Grace Blvd | Chandler, AZ

UNITS	194	BUILT	2017
BED/BATH	AVG SF	AVG RENT	\$/SF
2 / 2	962	\$1,980	\$2.06
3 / 2	1,236	\$2,410	\$1.95

The Carson

B

1190 S Gilbert Rd | Gilbert, AZ

UNITS	40	BUILT	2021
BED/BATH	AVG SF	AVG RENT	\$/SF
2 / 2	1,332	\$2,996	\$2.25
3 / 2	1,393	\$2,695	\$1.93

Keller at Town Square

C

150 E Warner Rd | Gilbert, AZ

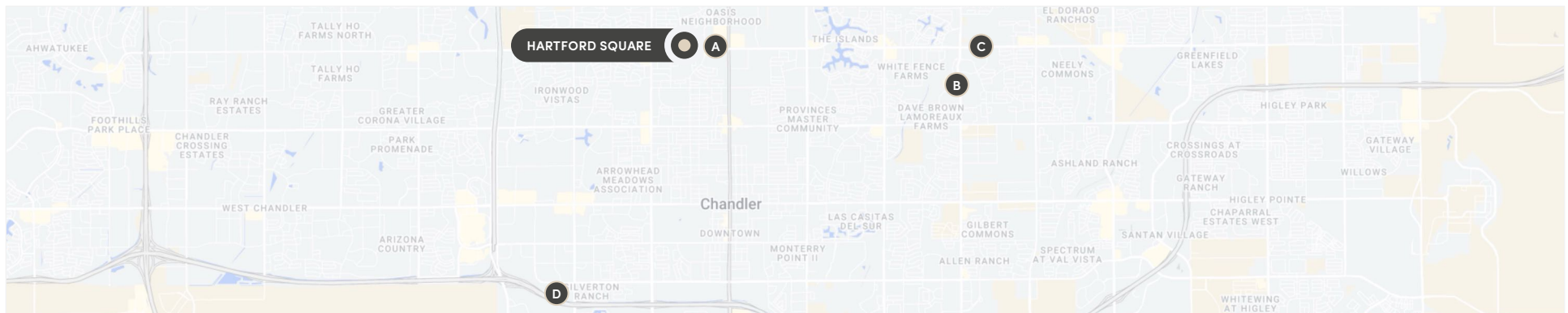
UNITS	152	BUILT	2018
BED/BATH	AVG SF	AVG RENT	\$/SF
2 / 2	962	\$1,986	\$2.06
3 / 2	1,236	\$2,354	\$1.90

Cantera

D

2475 W Pecos Rd | Chandler, AZ

UNITS	288	BUILT	2002
BED/BATH	AVG SF	AVG RENT	\$/SF
2 / 2	1,022	\$2,290	\$2.24
3 / 2	1,235	\$2,155	\$1.74



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SHOVEL READY DEVELOPMENT

DEMOGRAPHICS & LOCATION | N Hartford St & Warner Rd

FOR SALE

CHANDLER MARKET STATS

EDUCATED

94%
High School Graduate

INCOME

\$126K
Avg. Household Income

POPULATION GROWTH

275,987
2020 Population

POPULATION GROWTH

309,100
2030 population (proj.)

CHANDLER IN THE NEWS

#3

Safest Cities in the U.S.
2022 | ConsumerAffairs

#6

Most Livable City in the U.S.
2020 | SmartAsset

#1

For increase in 2-Bedroom Rent
2022 | KTAR News

#4

Top U.S. Cities for Families
2023 | Apartment Therapy

ACCESSIBILITY

Hartford Square is ideally situated with easy access to both the 101 Freeway and Arizona Avenue. Residents are within walk times of four minutes to public transit, six minutes to Walmart and three to five minutes to over 20 eateries.

COMPATIBILITY

The combination of 11 units per acre density, variation of one and two stories, and exceptional design creates the optimal balance of providing density while complementing the adjacent properties and overall neighborhood.



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ITEMS AVAILABLE UPON QUALIFICATION & NDA

ALTA SURVEY

RENDERINGS

ELEVATIONS

PRELIMINARY PLANS

CONFIDENTIALITY AGREEMENT & DISCLAIMER

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Champagne and Property Owner and their respective officers, directors, employees, equity holders, and agents expressly disclaim any and all liability that may be based upon or relating to the use of the information contained in this Offering Memorandum. Additional information and an opportunity to inspect the property may be made available upon written request by qualified prospective investors to Champagne. Property Owner reserves the right, at its sole and absolute discretion to withdraw the Property from the market any any time for any reason. Property Owner and Champagne each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussions with any entity at any time with or without notice. Property Owner shall have no legal commitment or obligations to any recipient reviewing this Offering Memorandum.

The recipient ("Recipient") agrees that (a) the Offering Memorandum and its contents are confidential information, except for such information contained in the Offering Memorandum, which is a matter of public record, or is provided from sources available to the public (b) the Recipient, the Recipient's employees, agents and consultants (collectively, the "need to know parties") will hold and treat it in the strictest of confidence, and the Recipient and the need to know parties will not, directly or indirectly, disclose or permit anyone else to disclose its contents to any other person, firm, or entity without the prior written authorization of Champagne, and (c) the Recipient and the need-to-know parties will not use or permit to be used this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Property Owner or Champagne or for any purpose other than use in considering whether to purchase the property. The Recipient and the need-to-know parties agree to keep this Offering Memorandum and all confidential information contained herein permanently confidential and further agree to use this Offering Memorandum for the purpose set forth above.

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FOR SALE

11-Unit Fully Entitled Site

HARTFORD SQUARE | N Hartford St & Warner Rd

For more information, please contact



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STREET VIEW



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PROPERTY PAGE