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EXECUTIVE SUMMARY

Downtown Chandler Residential Development Opportunity! ±1.36 Acres of Vacant Land Zoned PAD (Chandler), 12 DU/AC, allowing for up to 16 Townhome Units. The site offers exceptional accessibility with close proximity to Loop 202, Loop 101, and US-60, while benefiting from strong surrounding demographics, a high daytime employment base, and a walkable environment rich with retail and dining options. Nearby, newer-construction townhome sales range from \$455,000 to \$515,000 per home, with an average annual household income exceeding \$110,000 within a 1-mile radius. Chandler continues to face significant housing shortages, with a limited inventory of infill development options.



PROPERTY DETAILS

SALE PRICE:

SITE AREA:

\$950,000 (\$700,590/AC, \$16.08/SF)

±1.36 Acres (±59,058 SF)

PARCEL:

ZONING:

303-07-008-M

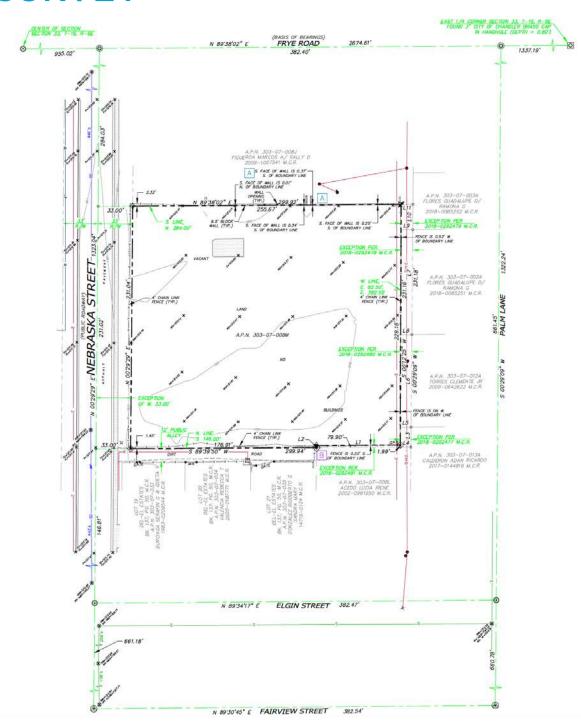
PAD, Chandler

PROPERTY HIGHLIGHTS:

- PAD Zoning Allows up to 12 DU/AC
- Positioned within 1/2 mi of Downtown Chandler
- Proximity to US-60, Loop 101, and Loop 202
- Located in a Qualified Opportunity Zone



ALTA SURVEY





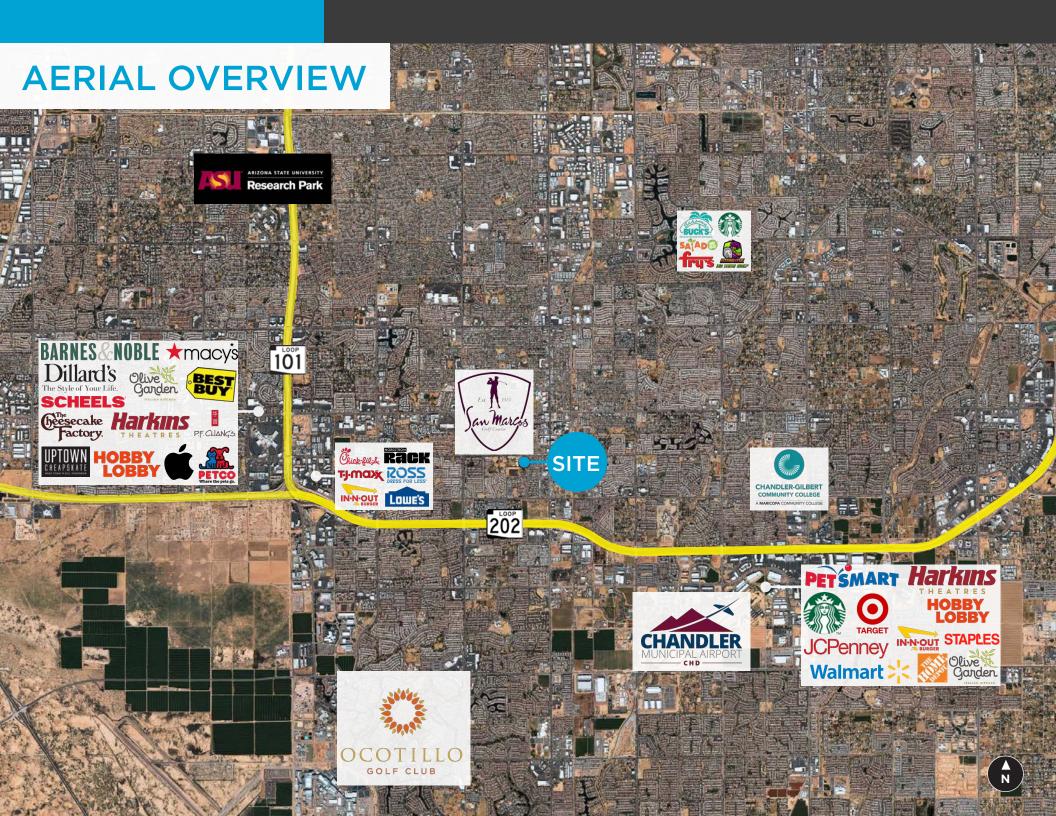
LEGEND

23	
	BOUNDARY LINE
provinces	CENTER LINE OR MONUMENT LINE
1,0000000	CONCRETE SURFACE
	24 NCH VERTICAL CURB & GUTTER
	24 INCH ROLLED CURB
T. Income A	6 INCH CONCRETE CURB
11/2000	INDICATES DRIVEWAY (MEANS OF ACCES
	WALL
-	FENCE UNDERGROUND ELECTRIC LINE
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND WATER LINE
•	FOUND 1/2" REBAR NO IDENTIFICATION
~	SET CAP STAMPED 42137
•	FOUND 1/2" TAGGED REBAR STAMPED 33319
*	FOUND 5/8" CAPPED REBAR STAMPED 33319
×	SET NAIL IN WASHER IN TOP OF WALL STAMPED 42137
	FOUND 1/2" REBAR TAGGED 33319
•	SET ALUMINUM CAPPED REBAR STAMPED 42137
®	FOUND CITY OF CHANDLER BRASS CAP FLUSH
0	FOUND CITY OF CHANDLER BRASS CAP FLUSH STAMPED 41076
0	CALCULATED POSITION NO MONUMENT FOUND OR SET
②	SCHEDULE B ITEM
	ELECTRIC TRANSFORMER
	GUARD POST OR GATE POST
×	LIGHT POLE
0	STORM DRAIN MANHOLE
0	SEWER MANHOLE
Δ	TELECOMMUNICATIONS RISER
	WATER VALVE
R	FLOW LINE
TC	TOP OF CURB
NG	NATURAL GROUND
	PAVEMENT
c	CONDRETE
RM	TOP OF RIM
WV.	INVERT ELEVATION
A.P.N.	ASSESSORS PARCEL NUMBER
M.CR. R/W	MARICOPA COUNTY RECORDS RIGHT OF WAY
BK	BOOK WAY
PG	PACE
(ne.)	TIPICAL

	LINE TABLE	
LINE	BEARING	DISTANCE
Lt	S 89'33'53" W	79.89
L2	S 00'29'12" W	1.86
L3	N 00'29'09" E	19.01"
L4	5 89'39'50" W	10.12'
15	S 89'40'27" W	10.21
L6	S 00'29'09" W	88.02
L7	S 00'29'09" W	100.01
L8	S 89'40'27" W	10.64
19	5 89'38'41" W	11.13'
L10	S 00'29'09" W	24.14
LII	S 89'38'02" W	11.25







DEMOGRAPHICS

POPULATION

	1 MILE	2 MILES	3 MILES	25 MIN
2025	18,632	68,210	141,554	1.2 M
2030	19,341	69,370	142,737	1.2 M

MEDIAN HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$84,990	\$93,653	\$102,474	\$103,401
2030	\$85,182	\$92,828	\$101,333	\$102,647

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and the square footage are approximated.

EMPLOYEES

all risk for any inaccuracies. All quoted prices are subject to change without notice.

							BUSII	NESSES				
		1 MILE	2 MILES	3 MILES	25 MIN			1 MILE	2 MILES	3 MILES	25 MIN	
	2025	6,106	19,908 _{Gl}	en45,812	511,454	25 min Di Paradise Valley	rive Time 2025	756	2,569	5,746 Tori	58,540 ₈₈	
		Litchfield Park Goodyear	- / -	Ph	oenix	Tempe	202 Mesa	202)	Apache Junction	88		Superstition Mountains
85) Buckeye	Liberty		Marico Color St	ppa		adaluna 6	5 mi Radius 3 mi Radius 1 mi Radius		Junetion	60)	2	Valley
				Komatke Gila Crossing	}		SITE	Queen	Creek		Queen	60
				Santa Cruz Sa	acate	GIL		Chandler Heights	San Tan Valley		79	Reymen
					347	RESI	RVATION		N-1			7

HOUSEHOLDS

	1 MILE	2 MILES	3 MILES	25 MIN
2025	7,233	25,081	54,660	466,069
2030	7,629	26,000	56,175	472,546

AVERAGE HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$110,719	\$120,322	\$130,150	\$130,932
2030	\$109,326	\$118,860	\$128,153	\$129,199

BUSINESSES

Upper Santan

CHANDLER CITY OVERVIEW







291K + TOTAL POPULATION



INNOVATION CORE WITH ANCHORED CORPORATE BASE

Chandler has become synonymous with high tech employment in the East Valley. Anchored by Intel's \$20 billion campus, the city has attracted a wide range of enterprise and mid-market companies in sectors like semiconductors, banking, and aerospace. With a 2025 population of 282,048 and growing, Chandler is consistently rated among the best cities for business relocation due to its infrastructure and quality-of-life amenities.

DEMAND FOR FLEX, HEALTHCARE, & MULTIFAMILY PRODUCT

The Price Corridor remains a top commercial destination, bolstered by recent Loop 202 improvements and Comtech's 2024 HQ relocation from New York. Multifamily absorption has remained strong, as evidenced by successful projects like Village of Chandler. As new healthcare, life science, and flex industrial builds emerge, Chandler's reputation for efficient permitting and skilled workforce attraction gives it an edge.

