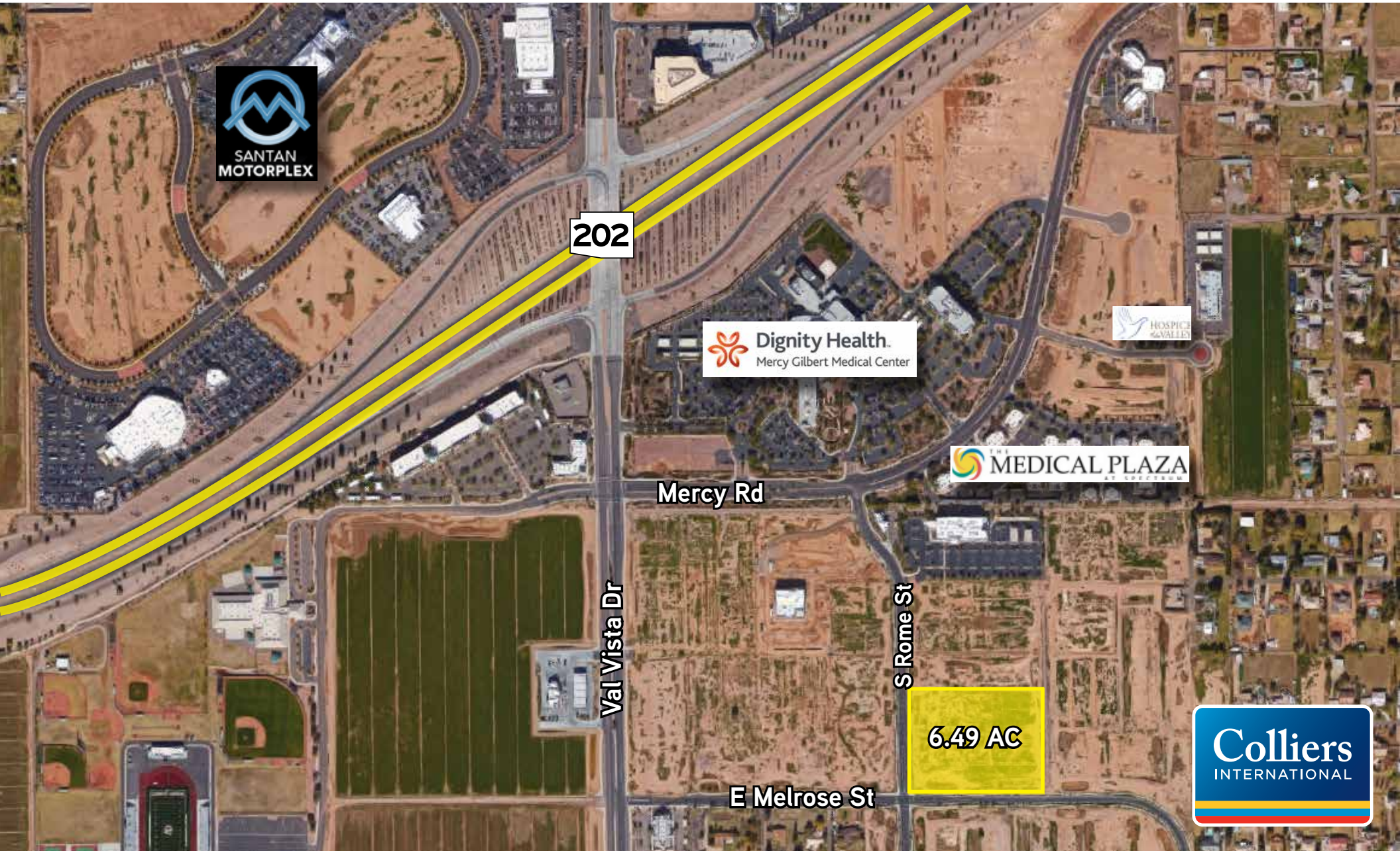


FOR SALE GILBERT-MERCY LAND

LAND PARCEL FOR SALE/BUILD-TO-SUIT
SEC VAL VISTA DR & LOOP 202

PHILIP WURTH, CCIM
480 655 3310
SCOTTSDALE, AZ
philip.wurth@colliers.com
www.colliersEVOffices.com



GILBERT - MERCY LAND

LAND PARCEL FOR SALE/BUILD-TO-SUIT

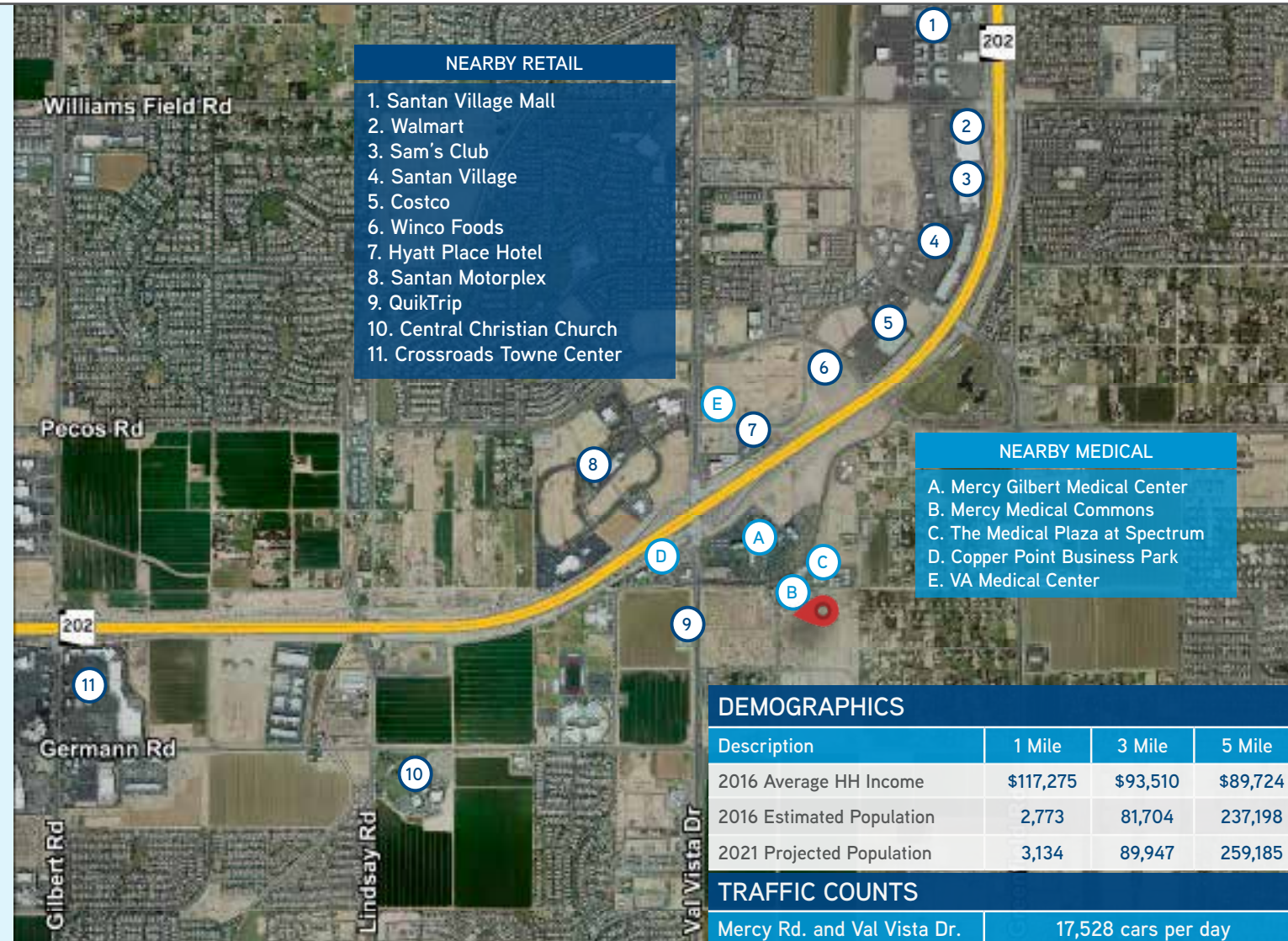
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Parcel #	Acres	Sale Price
304-53-345	6.49	\$13.50 PSF
304-53-346		
304-53-347		
304-53-348		

SITE FEATURES:

ZONING:	Land - General Offices
MAX BLDG HEIGHT:	90 Feet - 6 Stories
WATER/SEWER:	Town of Gilbert
ELECTRICITY:	SRP
TELEPHONE:	CenturyLink

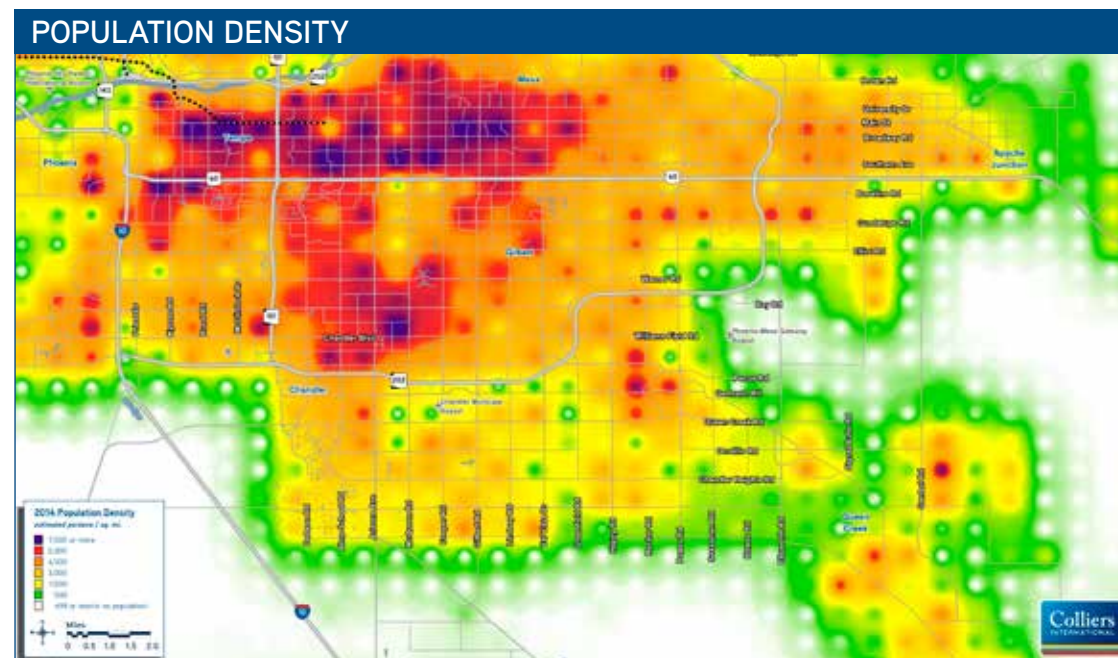
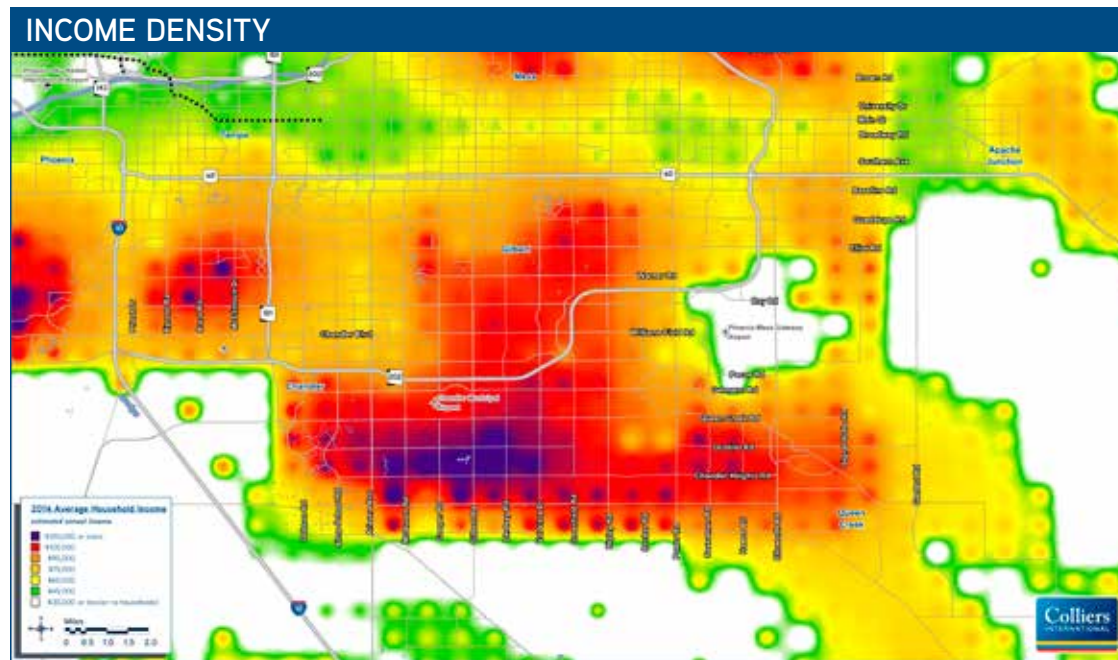
- > Land sits within walking distance to Mercy Gilbert Medical Center.
- > Strong concentration of various medical establishments are present in the area.
- > Convenient access off Loop 202 Val Vista exit.
- > The SanTan Motorplex, Crossroads Towne Center, and Santan Village are minutes away.



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PROPERTY DESCRIPTION:

The City of Gilbert's General Office Zoning makes these sites ideal for a medical office project. With prime frontage facing Mercy Road, these sites have great exposure for passing traffic.

Users: Business Services, Call Center, Colleges, Public or Private, Government Office and Facilities, Urgent Care Facility, Medical Offices and Clinics, Laboratories (Commercial), Nursing Home, General Offices, Research and Development

With a use permit: Congregate Living Facility, Hospital

Most common uses asked for in the area:

- > **Congregate Living Facility.** A long-term residential facility for 11 or more handicapped or other special needs persons. Congregate living facilities include common dining, social, and recreational amenities. Congregate living facilities may include independent living units and Nursing Homes but only as part of a larger facility. Limited commercial services may be provided exclusively for residents.
- > **Urgent Care Facility.** A facility licensed by the Arizona State Department of Health Services that provides emergency medical services with no provision for continuing care on an inpatient basis.
- > **Medical Offices and Clinics.** An outpatient facility providing medical, dental, chiropractic and psychiatric services, as well as medical and dental laboratories incidental to the medical office use. This classification includes home health agencies as defined in ARS Section 36-151.
- > **Laboratories, Commercial.** Medical, dental, imaging, and similar indoor testing facilities
- > **Nursing Home.** A facility other than a hospital, licensed by the Arizona State Department of Health Services, that provides accommodation, personal assistance, and skilled nursing care to non-ambulatory residents who are dependent upon the services of others.

GILBERT – MERCY LAND

Mercy Gilbert Medical Center Information

PHILIP WURTH, CCIM
480 655 3310
SCOTTSDALE, AZ
philip.wurth@colliers.com
www.colliersEVOffices.com



AREA DESCRIPTION:

The landsite is located in the Gilbert medical corridor, within walking distance to Mercy Gilbert Medical Center. The hospital employs 760 physicians and is an ideal source for a future medical development. Other major medical establishments in the area include The Medical Plaza at Spectrum and Mercy Medical Commons.

MERCY GILBERT MEDICAL CENTER:

- › Member of Dignity Health, the fifth largest health system in the nation
- › Employs 1,250 staff members
- › Serving patients with 200 private rooms and a 22-bed pediatric unit on the campus (Partnership with Phoenix Children's Hospital)
- › Specialties include: cardiovascular, emergency, family birth center, gastroenterology, sleep center, orthopedics and diagnostic services
- › First full-service hospital in Gilbert – currently celebrating its 10th Anniversary

