

FOR SALE > LAND



# NEC of Val Vista Dr. and Chandler Heights Rd.

GILBERT, AZ 85297



LOT SIZE:	15.75 AC
PARCEL #:	304-76-221A
SALE PRICE:	\$8.00 PSF
ZONING:	Community Commercial (CC)
TAXES:	\$24,304.08 (2017)

## SITE FEATURES:

- > Corner lot fronting Val Vista Dr. and Chandler Heights Rd.
- > Strong concentration of popular East-valley master-planned communities and golf courses in the surrounding area
- > Impressive median household income of \$122,018 within one mile of the property

## AREA DESCRIPTION:

Great Gilbert location; this property is ideally situated to serve the surrounding affluent community. Nearby communities include Ocotillo master-planned development and Golf Resort, Seville Golf and Country Club and Trilogy Resort Community and Golf Course at Power Ranch. The property is close to the popular Chandler Traditional Academy, Riggs Elementary School and Basha High School.

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## NEC of Val Vista Dr. and Chandler Heights Rd. > Aerial Map



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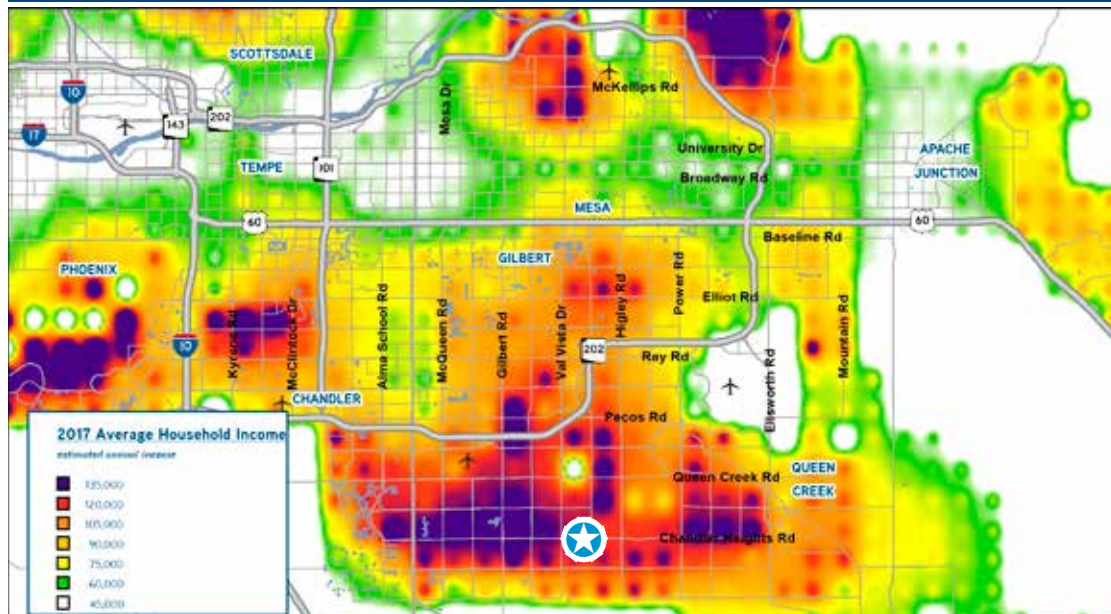


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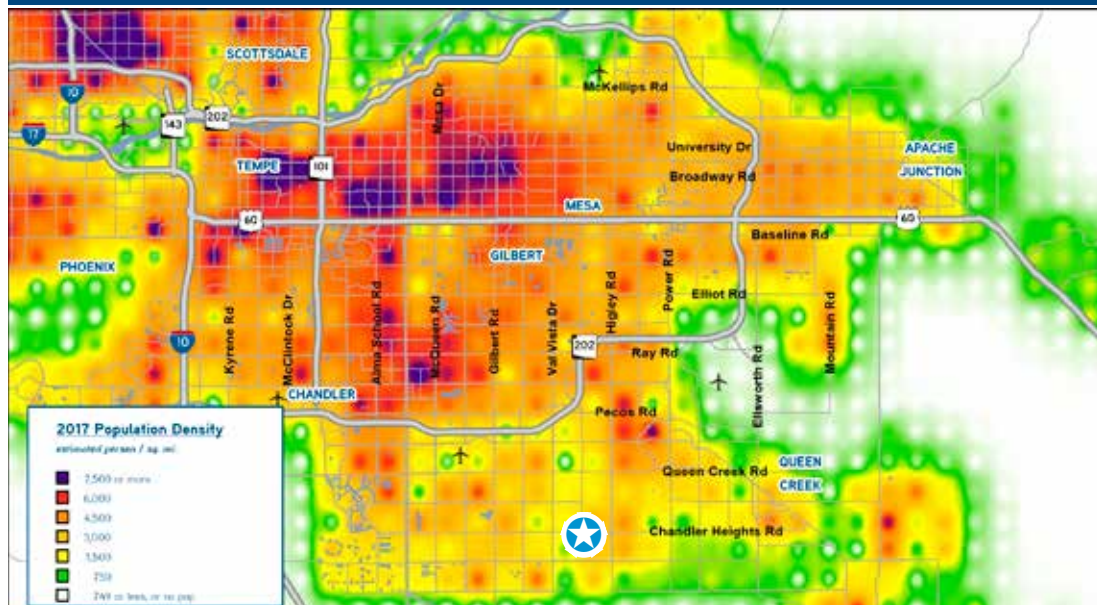
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## INCOME DENSITY



## POPULATION DENSITY



## PERMITTED USES ON THIS SITE:

- > Banks and other financial Institutions
- > Business Service
- > Small Scale - Building Material and Home Improvements Sales and Services, Retail
- > Colleges, Public or Private
- > Cultural Institutions
- > Day Care
- > Dry Cleaning and Laundry Outlet
- > Eating and Drinking Establishments
  - Bars/Nightclubs/Lounges/Dance Halls
  - Restaurants, Beverage Service
  - Restaurants, Full & Limited Service
- > Entertainment and Recreation, Indoor (Large and small Scale)
- > Government Offices
- > Urgent Care Facility
- > Medical Offices and Clinics
- > Office, General
- > Manufacturing and Assembly (Artisan)
- > Retail Sales, General
- > Storage, Personal Property (Indoor)

## FUTURE AREA DEVELOPMENT:

### Gilbert Multi-Use Regional Park

Construction of Gilbert's multi-use regional park will begin in fall of 2018. The 272 acre park will be built in the Chandler Heights Basin at Chandler Heights and Greenfield Roads. When complete, the park will include retail space, sports fields, a man-made lake, a multi-use center and amphitheater.

### Maracay Homes

Maracay Homes has submitted a land plan to the Town of Gilbert for a residential project on the Northwest corner of Chandler Heights and Val Vista Roads. Approximately 334 homes are planned on a variety of lot sizes including semi-custom homes in a gated community.