

SWC Ocotillo and Pinelake

CHANDLER, AZ



> Size: 8.4 Acres

> Zoning: PAD City of Chandler

> Chandler General Plan:

Residential within the Southeast Chandler Plan

> Water: City of Chandler

> Sewer: City of Chandler

> Electric: Salt River Project

> Floodplain: Zone "X"

Property Features

> Numerous amenities within walking distance: Hamilton Aquatic Center, restaurants, fitness, library

> Entrance to Pinelake, a thriving subdivision with many amenities

> Ocotillo Road provides great exposure and direct access to the Price Road corridor

> 2.5 miles south of Loop 202 via Arizona Avenue

FOR SALE > RESIDENTIAL - COMMERCIAL DEVELOPMENT SITE (PAD ZONING)

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Demographics

2015	1-Mile	3-Mile	5-Mile
Total Population	9,048	76,209	185,421
Households	2,817	27,739	66,429
Median HH Income	\$102,049	\$84,952	\$73,494
Average HH Income	\$128,342	\$109,149	\$95,494

Employment

Intel
Amkor
PayPal
Ebay
Wells Fargo
Healthways
Orbital Science
Gold Canyon Candle Company
Catholic Healthcare West
Banner Health
General Motors
Bank of America
Cyrus One

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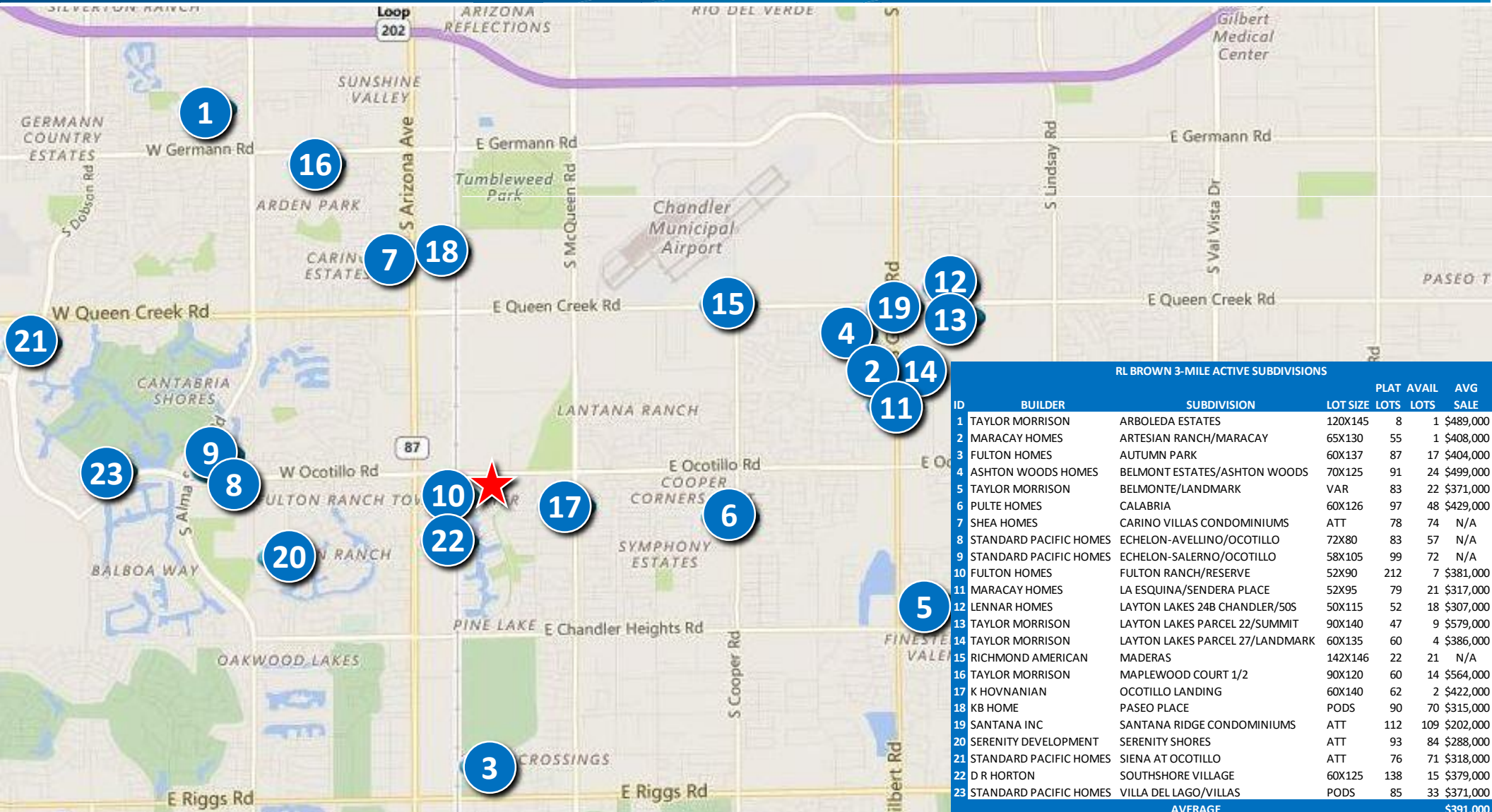
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RL BROWN 3-MILE ACTIVE SUBDIVISIONS

ID	BUILDER	SUBDIVISION	LOT SIZE	PLAT	AVAIL	AVG
				LOTS	LOTS	SALE
1	TAYLOR MORRISON	ARBOLEDA ESTATES	120X145	8	1	\$489,000
2	MARACAY HOMES	ARTESIAN RANCH/MARACAY	65X130	55	1	\$408,000
3	FULTON HOMES	AUTUMN PARK	60X137	87	17	\$404,000
4	ASHTON WOODS HOMES	BELMONT ESTATES/ASHTON WOODS	70X125	91	24	\$499,000
5	TAYLOR MORRISON	BELMONTE/LANDMARK	VAR	83	22	\$371,000
6	PULTE HOMES	CALABRIA	60X126	97	48	\$429,000
7	SHEA HOMES	CARINO VILLAS CONDOMINIUMS	ATT	78	74	N/A
8	STANDARD PACIFIC HOMES	ECHELON-AVELLINO/OCOTILLO	72X80	83	57	N/A
9	STANDARD PACIFIC HOMES	ECHELON-SALERNO/OCOTILLO	58X105	99	72	N/A
10	FULTON HOMES	FULTON RANCH/RESERVE	52X90	212	7	\$381,000
11	MARACAY HOMES	LA ESQUINA/SENDERA PLACE	52X95	79	21	\$317,000
12	LENNAR HOMES	LAYTON LAKES 24B CHANDLER/50S	50X115	52	18	\$307,000
13	TAYLOR MORRISON	LAYTON LAKES PARCEL 22/SUMMIT	90X140	47	9	\$579,000
14	TAYLOR MORRISON	LAYTON LAKES PARCEL 27/LANDMARK	60X135	60	4	\$386,000
15	RICHMOND AMERICAN	MADERAS	142X146	22	21	N/A
16	TAYLOR MORRISON	MAPLEWOOD COURT 1/2	90X120	60	14	\$564,000
17	K HOVNANIAN	OCOTILLO LANDING	60X140	62	2	\$422,000
18	KB HOME	PASEO PLACE	PODS	90	70	\$315,000
19	SANTANA INC	SANTANA RIDGE CONDOMINIUMS	ATT	112	109	\$202,000
20	SERENITY DEVELOPMENT	SERENITY SHORES	ATT	93	84	\$288,000
21	STANDARD PACIFIC HOMES	SIENA AT OCOTILLO	ATT	76	71	\$318,000
22	D R HORTON	SOUTHSHORE VILLAGE	60X125	138	15	\$379,000
23	STANDARD PACIFIC HOMES	VILLA DEL LAGO/VILLAS	PODS	85	33	\$371,000

AVERAGE

\$391,000

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