

Chandler 101

SEC Chandler Boulevard & Price Road
Premier Commercial Development Opportunity
www.chandler101.com

AVAILABLE FOR ACQUISITION

Prominent 20.78 acre commercial corner
zoned for 933,700 SF of office, retail and hotel
GPLET tax incentives available



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SIGNAGE AT THE TOP OF THE 6-10 STORY BUILDINGS WILL BE VISIBLE AT EYE-LEVEL TO OVER 168,000 CARS PER DAY ON LOOP 101 FREEWAY.



ACQUISITION OPPORTUNITY



- 20.78 total acres (fee simple interest)
- www.chandler101.com web domain name
- GP/LET/Redevelopment area designation
- Call for offers due: February 2018

SITE CHARACTERISTICS



- Flat-graded site ready for development
- PAD zoning allows for high-rise, high-density, mixed-use development
- Ingress/egress to Price Road, Chandler Boulevard and Loop 101
- Multiple connectivity/fiber providers to site
- Traffic light at northeast corner of Property (Chandler Blvd. and Coronado Rd.)



PARCEL INFO



• Primary Parcel

Maricopa County Assessor number: 303-63-511

Parcel size: 883,551 SF (20.28 acres)

2017 property taxes: \$68,154.20

• Supplemental Parcel (Southeast corner for water retention)

Maricopa County Assessor number: 303-63-512

Parcel size: 21,623 SF (.486 acres)

2017 property taxes: \$514.26

UNCOMMON FOUR-SIDED SITE FRONTAGE/IDENTITY



- 1,117 ft on Chandler Boulevard (77,000 cars/day)
- 552 ft on Price Road (160,000 cars/day)
- 1,262 ft on Coronado Road
- 410 ft on Boston Street
- Preliminary Development Plan allows for monument signage on all four sides

ZONING: PAD



- City will allow up to 10 stories
- Total potential square footage 933,700 (per PAD)
- Maximum allowable lot coverage: 55%

PRICE CORRIDOR

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ROCKEFELLER
GROUP

46 RESTAURANTS,
5 HOTELS,
2.3 MILLION SF
RETAIL WITHIN
1/2 MILE

ATTRACTIVE INCENTIVES

- Grandfathered GPLET property tax reduction program
- Designated Redevelopment Area on front 16 acres



MAJOR AREA EMPLOYERS - PRICE CORRIDOR

- Intel's Ocotillo Campus FAB 42 site
- Intel's 1 million SF Chandler Blvd R&D Facility
- General Motors IT Innovation Center
- Bank of America Operations Center
- Chandler Regional Medical Center
- Microchip Technologies



ACTIVE FAST-GROWING NEIGHBORHOOD

WITHIN 3-MILE RADIUS

- Population: 110,933
- 48,589 Daytime employees
- 79% Annual projected population growth
- Avg. household income \$72,929



SURROUNDING RETAIL

- Across from Chandler Fashion Center
- 46 restaurants, 5 hotels, and 2.3 million square feet of retail



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