



**Contact:**

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\*Owner/Agent

**For Sale - ±15.42 Net Acres**

NWC of Gilbert Road and Ocotillo Road, Chandler, Arizona

**Property Size:** ±15.42 net acres

**Parcels:** 303-43-006-D, 303-43-006-E

**Zoning:** AG-1, City of Chandler  
 (Proposed Commercial, City of Chandler General Plan)

**Pricing:** Submit

**Taxes:** \$14,139.26 (2011)

**Traffic Counts:**

**Gilbert Road:** ±12,800 VPD Northbound  
 ±10,300 VPD Southbound

**Ocotillo Road:** ±2,600 VPD Eastbound  
 ±3,400 VPD Westbound

Source: City of Chandler, 2010

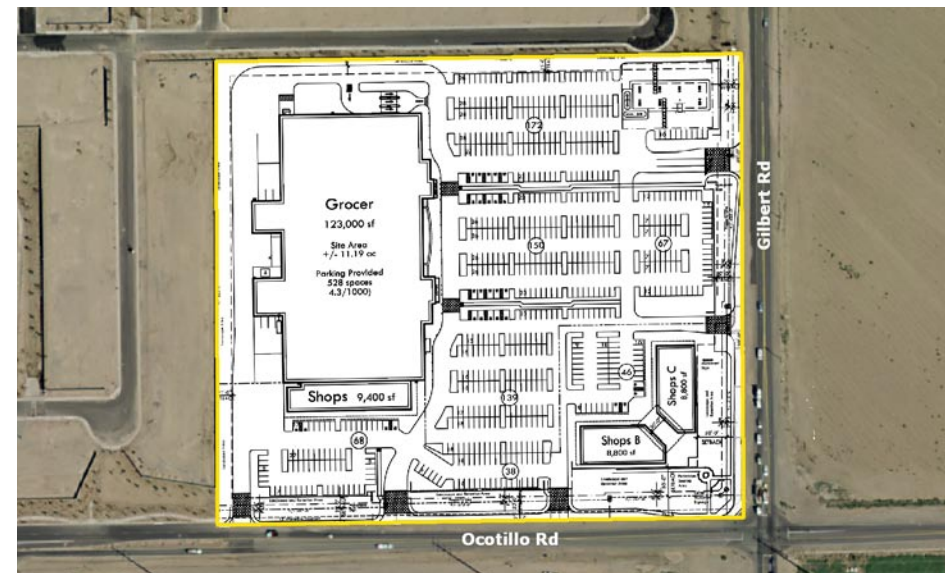
**Comments:**

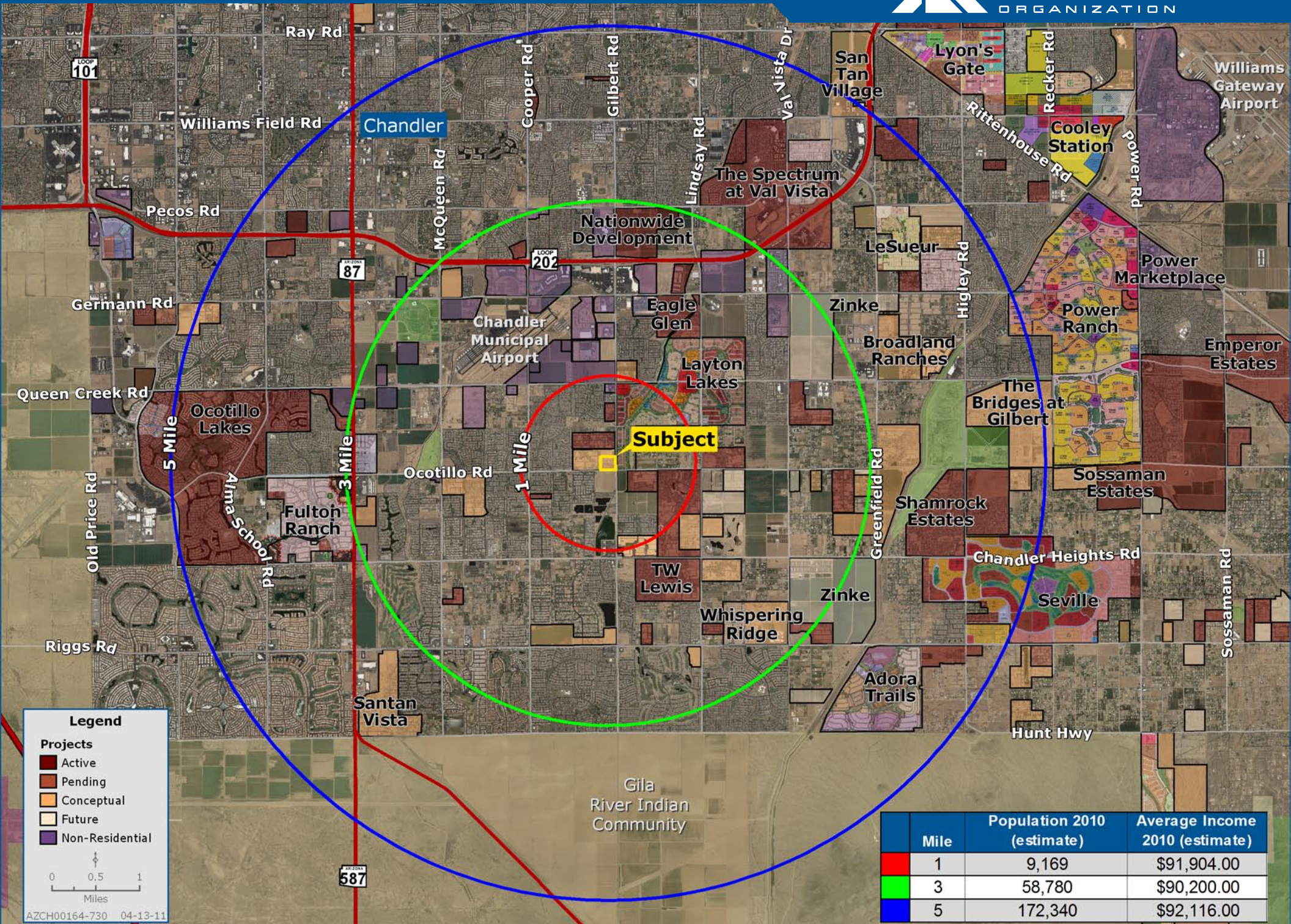
- Section line corner
- Going home side of the intersection
- High income area
- ±185 homes proposed immediately west of the site
- Adjacent to Layton Lakes masterplanned community (±2,109 proposed units)

**Demographics:**

	1 Mile	3 Mile	5 Mile
*Estimated 2010 Population	±9,169	±58,780	± 172,340
*Estimated 2010 Household Income	\$91,904	\$90,200	\$92,116

\*ESRI





**Subject**

5 Mile

3 Mile

1 Mile

**Legend**

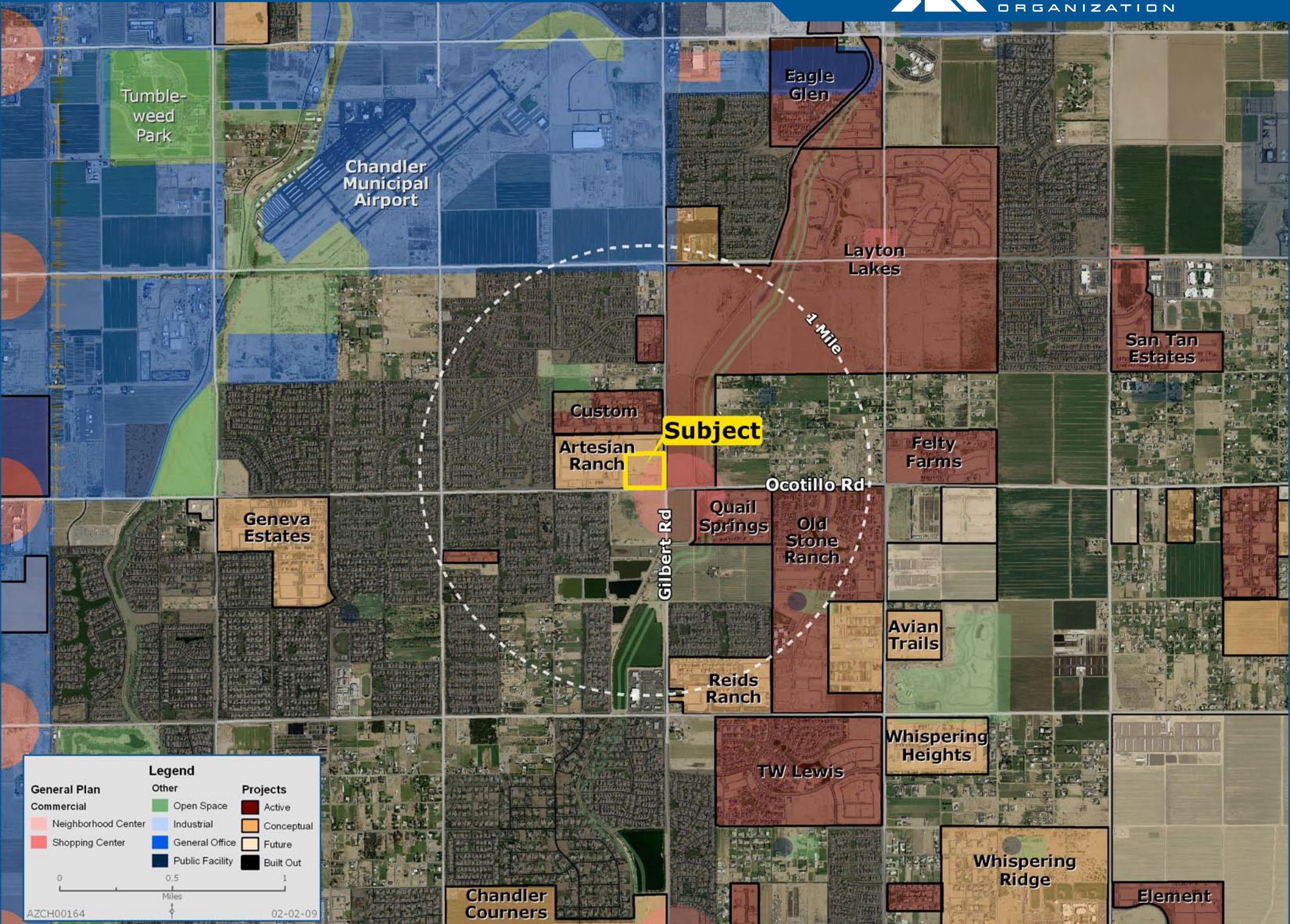
**Projects**

- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 0.5 1  
Miles

AZCH00164-730 04-13-11

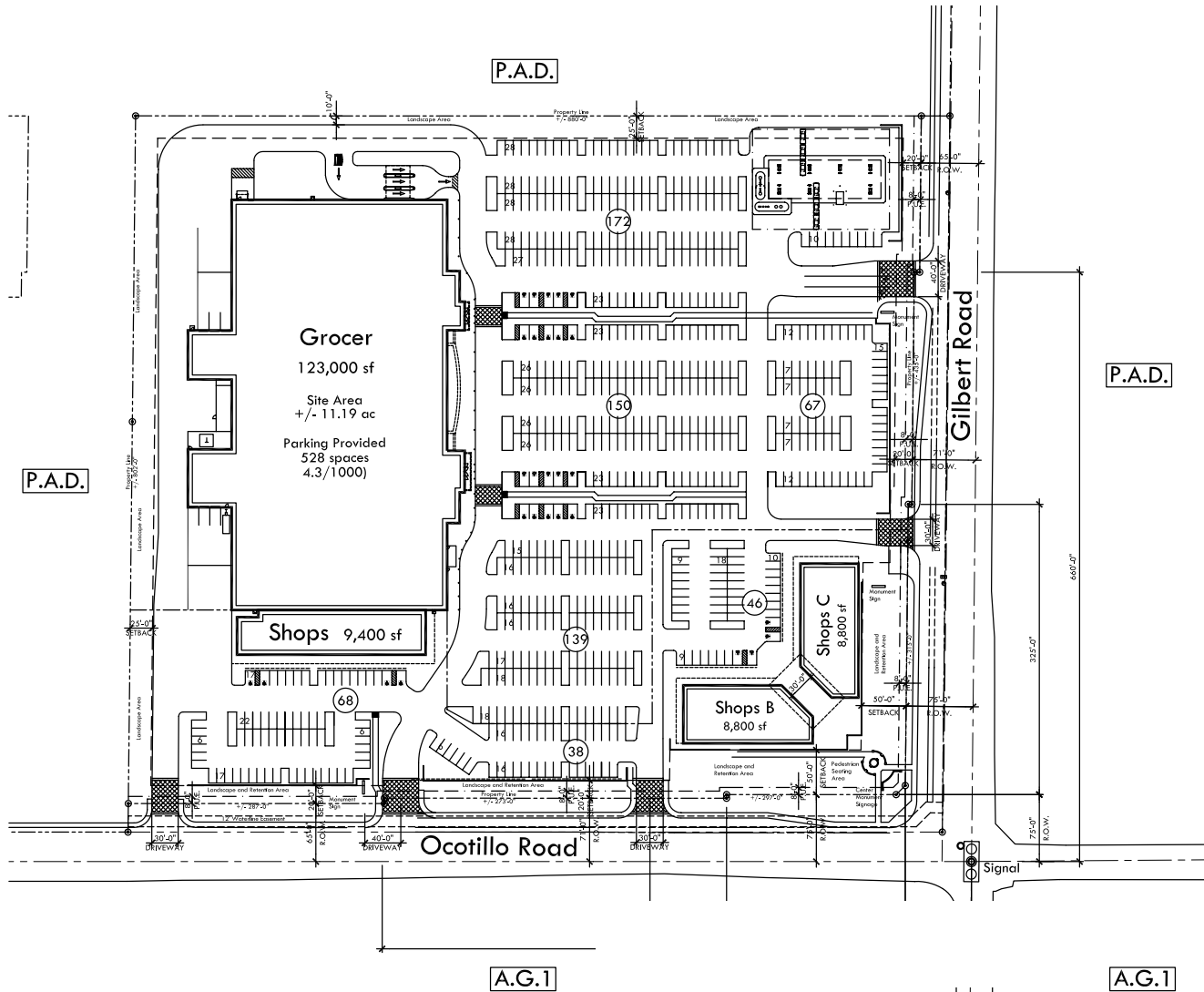
	Mile	Population 2010 (estimate)	Average Income 2010 (estimate)
	1	9,169	\$91,904.00
	3	58,780	\$90,200.00
	5	172,340	\$92,116.00



General Plan		Other		Projects	
Neighborhood Center	Shopping Center	Open Space	Industrial	Active	Conceptual
		General Office	Public Facility	Future	Built Out

0 0.5 1 Miles

AZCH00164 02-02-09



## Project Data

Current Zoning:	A.G.1		
Proposed Zoning:	P.A.D.		
Item	Data		
Site Area:	+/-	668,407	sf
	+/-	15.34	ac
<b>Building Areas</b>			
Major Tenant	123,000		sf
Shops	27,000		sf
Pads	0		sf
<b>Total GLA</b>	<b>150,000</b>		<b>sf</b>
Parking Provided	674		sp
	4.49		per 1000
Lot Coverage	+/-	22.4%	