

+/- 9.47 ACRES VACANT LAND

Land & Investments

GILBERT, ARIZONA

EXCLUSIVE LISTING

- Location: NWC of Val Vista Rd. and Queen Creek Rd. in Gilbert, Arizona.
- ☐ Size: +/- 9.47 Acres. All or part available.
- ☐ Zonina: SC
- ☐ APN: 304-57-692 (9.47 of 12.97 Acres)
- ☐ Price: Submit
- ☐ *Utilities:* To site
 - ☐ Electric: SRP
 - ☐ Water: City of Gilbert
 - ☐ Sewer: City of Gilbert
- ☐ <u>Comments:</u> Property is located 2 miles south of the Loop 202 interchange at Val Vista Road. Val Vista and Queen Creek Road are both major arterials running through the southeast valley. Due to a steady increase in housing starts and residential demand in Gilbert this site is ideal for retail, office, church, or assisted living uses.



+/- 9.47 ACRES VAL VISTA & QUEEN CREEK RD.

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GILBERT, AZ

BRIAN STILLMAN

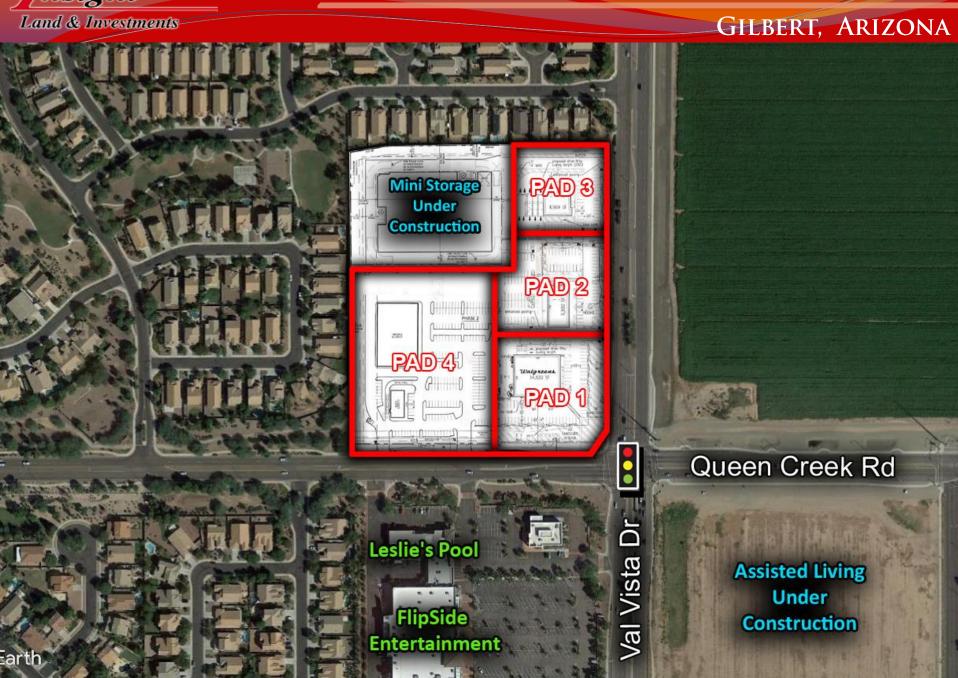
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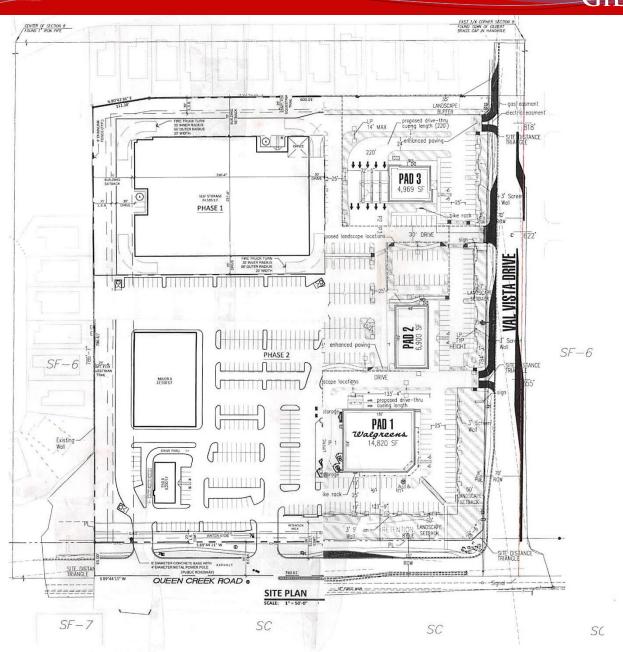
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14. We entropy motal shall be \$40,000 or paying to much the account project colors. 15. Easting on-site plant material damaged during construction shall be replaced with comparable scenes and size.



NWC QUEEN CREEK + VAL VISTA for PAC WEST

project d	ata	1	OMING SC	
BUILDING AREA				
RETAIL	75,889 SF			
DAY CARE	8,600 SF			
BANK		5,000 SF		
TOTAL		±89,489 SF		
PARKINS BATA				
TOTAL REQUIRED	307 SPACES			
RETAIL (1/ DAY CARE BANK (1/)	(1/350)			
TOTAL PROVIDED		454 SPACES		
LANDSCAPE DATA				
REQUIRED PROVIDED	1.3 AC 3.57 AC		10% 27.54%	
SITE BATA				
AREA COVERAGE	±564,397	SF =	12.96 AC 15.85 %	





conceptual SITEPLAN

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