



- **Location:** North of the northeast corner of 155th St and Melrose St, Gilbert, AZ
- **Size:** 7.38 acres – All or a portion
- **Zoning:** GO – General Office
NO – Neighborhood Office
- **Parcels:** 304-53-169C, 304-53-170, 304-53-013K, 304-53-013W
- **Utilities:** All to site
- **Price:** \$12 psf
- **Comments:** Located in close proximity to Dignity Health Mercy Gilbert Medical Center with 212 beds and a 22 bed pediatric unit. Also located in the area of Ironwood Women’s Center, OrthoArizona, Sonoran Spine, Mercy Point Medical Center and NovaSpine Pain Institute. One of the last remaining vacant medical sites in the area. This site is subject to Improvement District #20 assessments (schedule can be provided upon request).

Great Investment Opportunity | Exclusively Available

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1535
www.insightland.com

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Lindsay Rd

Val Vista Dr

San Tan Village Pkwy

Higley Rd

Williams Field Rd

Pecos Rd

BILL LUKE SANTAN

LOOP 202

Greenfield Rd

KOHL'S Ashley HOMESTORE **FIVE GUYS**
SONIC verizon at home
Canoe's brakes plus **TRADER JOE'S** Panera
SPROUTS CVS Starbucks EINSTEIN BREADS

Dillard's HomeGoods **COX**
RED ROBIN CHIPOTLE LIVING SPACES
DICK'S BED BATH & BEYOND NORDSTROM AT&T
Total Wine **BEST BUY** **Harkins** macys
 BARNES & NOBLE Visionworks

EoS FITNESS amazonlocker
K **McDonald's** **SAJAD**

Marshalls OfficeMax desert FINANCIAL
T Mobile Wendys **usbank** **OUTBACK**
Starbucks FIREHOUSE SUBS MIDFIRST BANK smashburger
BIG LOTS! Chick-fil-A TACO BELL MOD Arby's
Sams Club Bank of America IN-N-OUT PANDA EXPRESS OLD NAVY
COSTCO WHOLESALE DISCOUNT TIRE Walmart WHATABURGER

enterprise HYUNDAI CHEVROLET
ALDI WinCo FOODS
BUICK BARNHARDT AUTO CENTERS

KIA Movement that inspires
Dignity Health

Bank of America **QT** **oceanes**
Dutch Bros **Calver's**

Shell **CORNER STORE**
CHASE **Jack in the box** **ups**
EoS FITNESS **fry's**

Campo Verde High School

SUBJECT







