

NATHAN & ASSOCIATES, INC.
EXCLUSIVELY PRESENTS

GREENFIELD AND GERMANN NORTHEAST CORNER

TOWN OF GILBERT, ARIZONA



NATHAN & ASSOCIATES, INC.
7600 E. DOUBLETREE RANCH ROAD, SUITE 150
SCOTTSDALE • ARIZONA • 85258-2156
OFFICE: 480.367.0700 • FAX: 480.367.8341
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GREENFIELD AND GERMANN

TOWN OF GILBERT, ARIZONA

LOCATION:

Located at the northeast corner of Greenfield Road and Germann Road in the Town of Gilbert, Arizona.

SIZE:

±17.14 acres

PRICING:

\$6,250,000 (± \$365,000/acre)

TERMS:

Cash

ZONING:

SF-35 (General Plan in the Town of Gilbert calls for (SC) Shopping Center)

CONCEPT PLAN:

Included in the package are multiple conceptual plans including a 32 Lot – 90'x145' version prepared by RVI. While use of any of the concept plans is not required, larger lots will be suggested given the adjacent uses. Buyer will be responsible for all platting, engineering and rezoning work.

CONCEPTUAL LOT SIZE:

90' x 145'

CONCEPTUAL SETBACKS:

Front – 20'

Side – 15'

Rear – 30' / 35'*

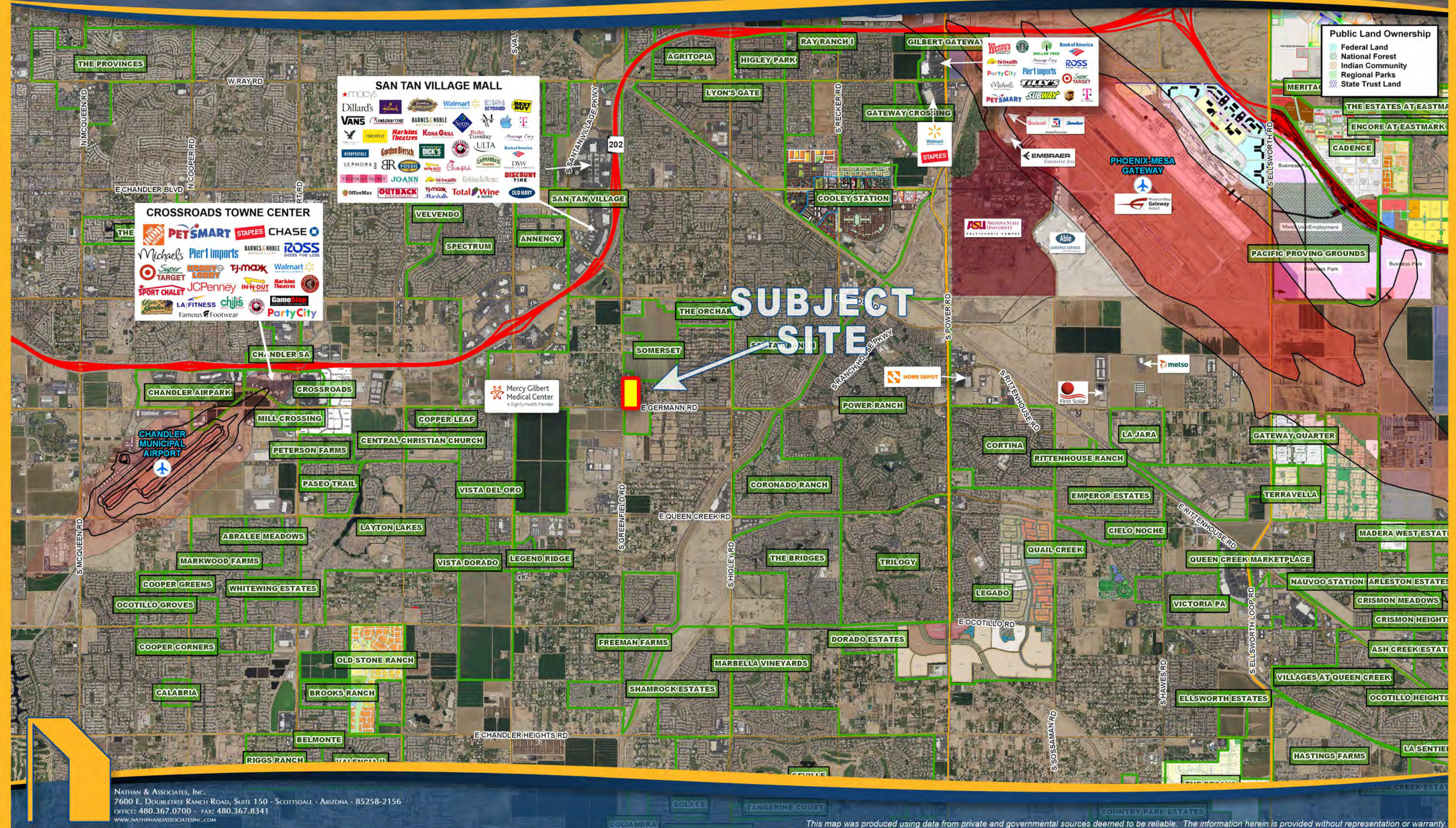
* 35' setback for 2-story units

COMMENTS:

The subject property is localized in the highly desired Gilbert submarket in close proximity to the Gilbert Arizona Temple, San Tan Village Mall, and Mercy Gilbert Medical Center. The property will be sold subject to zoning and plat approval.

SOUTHEAST VALLEY SUBMARKET

GREENFIELD ROAD AND GERMANN ROAD



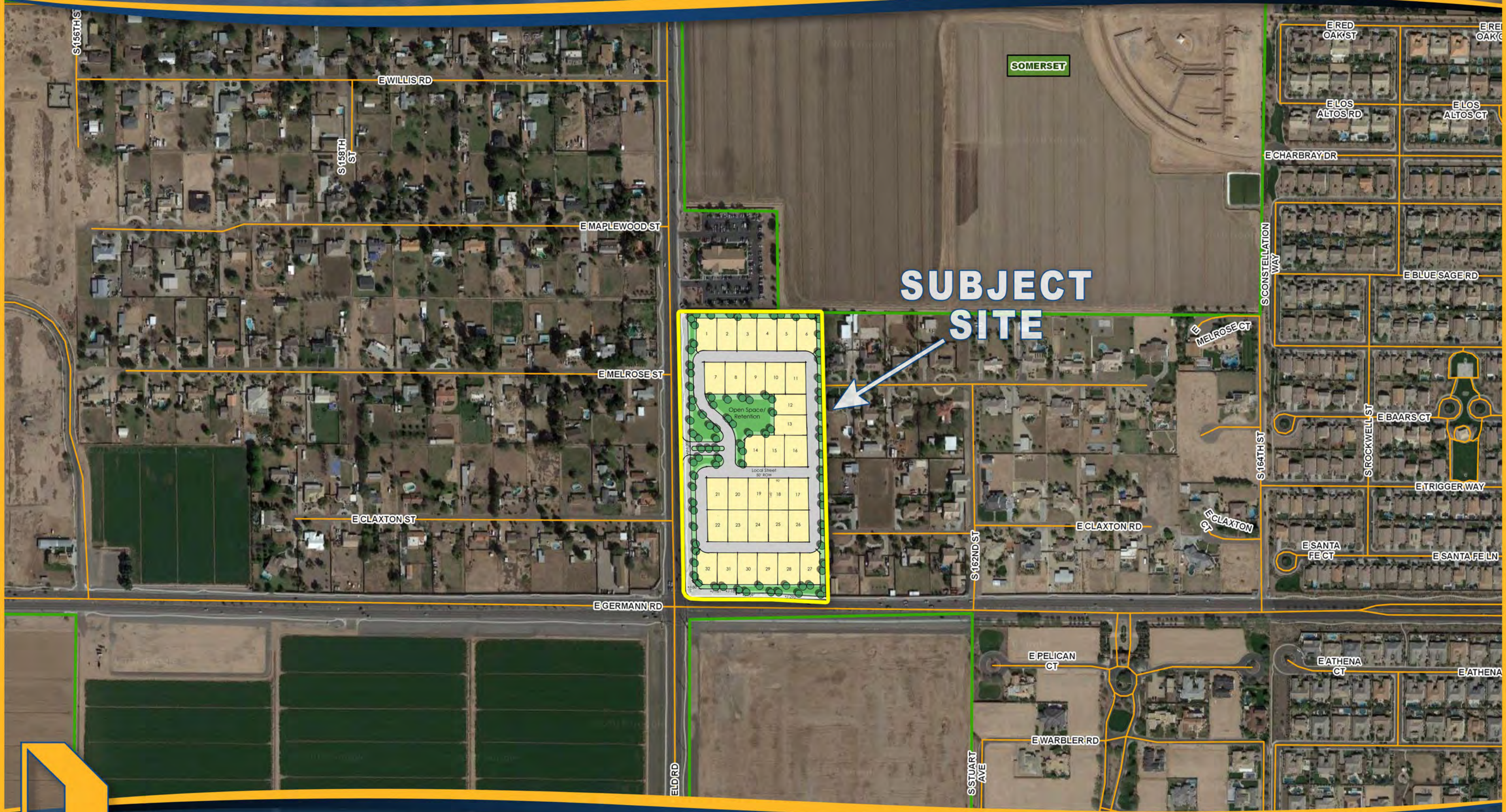
GREENFIELD & GERMANN

NEC OF GREENFIELD AND GERMANN ROAD



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GREENFIELD & GERMANN

NEC OF GREENFIELD AND GERMANN ROAD



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Conceptual Plan Data:
Project Area: +/-17.1 Net Acres
Existing Zoning: SF-35 (Gilbert)
Proposed Lot Size: 90'x145' - 13,050 Sq.Ft.
Number of Lots: 32
Density: 1.87 DU/Net Ac

Greenfield Road

Project Entry

Open Space/
Retention

Local Street
50' ROW

Note:
This plan is conceptual
and subject to revision
based on additional site
studies, engineer's analysis
and agency review.
Not for construction
purposes.



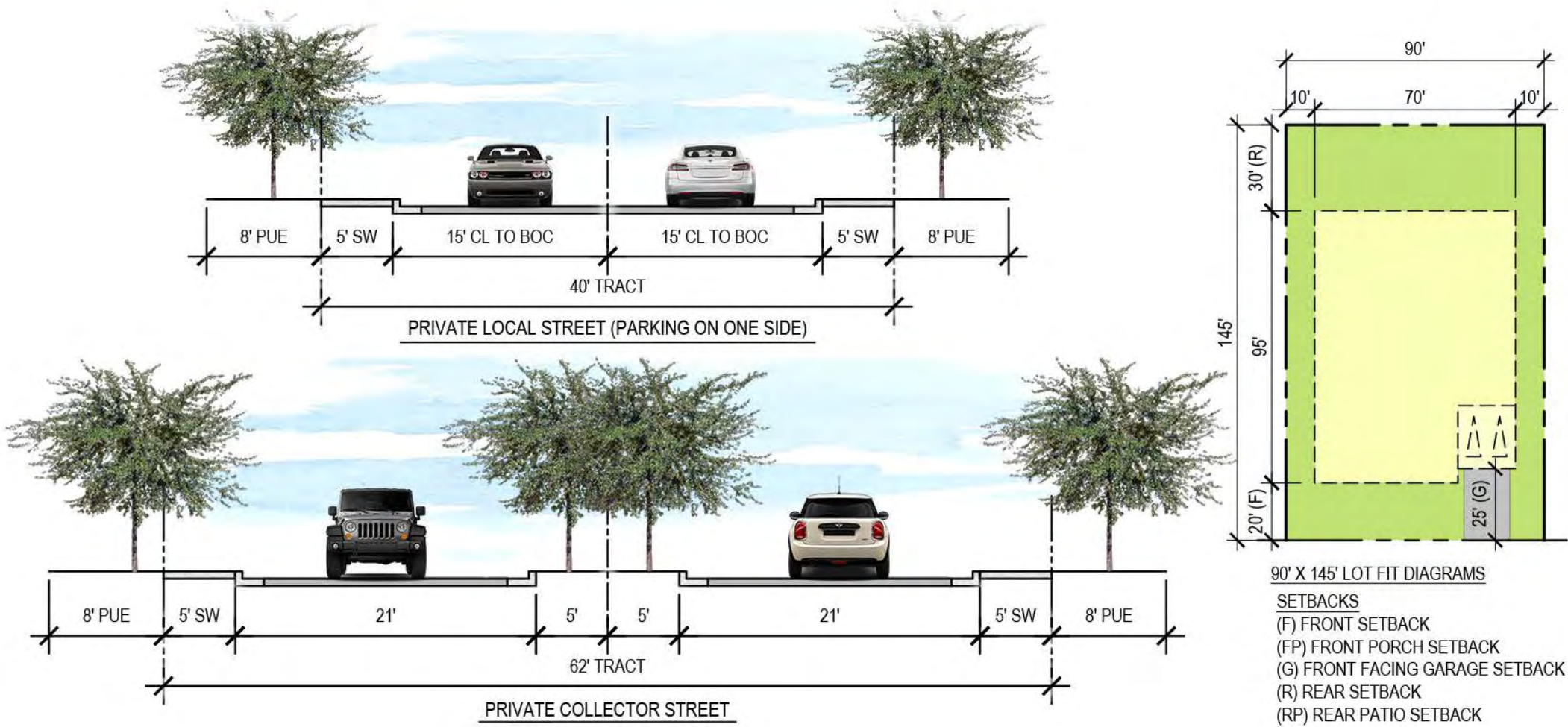
Prepared by:



120 S. Ash Avenue
Tempe, AZ 85281
480-994-0994
Date: 10/25/2018

Germann Road

Conceptual Site Plan for:
NEC of Greenfield & Germann



Site Data		
Gross Ac.	20.00 Ac.	1.50 DU/Ac.
Net Ac.	17.14 Ac.	1.75 DU/Ac.
Open Space	4.51	26.3%
Unit	Quantity	Mix
90' x 145' Lots	30	100.0%

SF-10 Development Standards		
Description	SF-10 Standard	Proposed
Lot Area, minimum	10,000 Sq. Ft.	13,050 Sq. Ft.
Lot Width, minimum	85'	90'
Lot Depth, minimum	110'	145'
Lot Coverage, maximum (Additional 5% for open air porch & patio allowed)	45% One-Story 40% Two-Story	45% One-Story 40% Two-Story
Minimum Setbacks		
Front Facing Garage	25'	25'
Front Porch	19'	19'
Side Entry Garage/Livable	20'	20'
Side	10'	10'
Building Separation	NA	20' Minimum
Rear Livable	30'	30'
Rear Patio	27'	27'
Building Height, maximum	30' Two-Story	30' Two-Story





Town of Gilbert SF-10 Development Standards		
Minimum Lot Area (sq. ft per d.u.)	10,000	
Minimum Lot Dimensions	Width	85'
	Depth	110'
Maximum Height FT/Stories		30' / 2 Stories
Minimum Building Setbacks	Front	25' ^(A)
	Side	10' ^(B)
	Rear	30' ^(C)
Maximum Lot Coverage (%)	One Story	45%
	Two/Three Story	40%

- A. Front Setback
- In the SF-10 district, a minimum front setback of 20 feet is permitted for:
 - Side entry garages;
 - Livable areas of dwelling units with detached garages; or
 - Dwelling units with front-facing garages that are recessed by 20 feet or more from the front plane of the livable area.
 - Staggering: In the SF-10, SF-8, SF-7, and SF-6 districts, front setbacks shall be staggered, such that no more than 2 adjacent lots have the same setback. A minimum of a 3 foot variation is required.
- B. Side Setback
- In the SF-10, SF-8, SF-7, and SF-6 districts the minimum side setback shall be 15 feet where the side setback area abuts:
 - Parcels designated on the General Plan land use map as Residential > 8 - 14 DU/Acre, Residential > 14 - 25 DU/Acre, or nonresidential;
 - An arterial or collector street; or
 - An arterial street landscape area of less than 35 feet in width behind the right-of-way.
- C. Rear Setback
- In the SF-10 and SF-8 districts the minimum rear setback shall be 30 feet for single-story and 35 feet for two-story units where the rear setback area abuts:
 - A parcel designated on the General Plan land use map as Residential > 8 - 14 DU/Acre, Residential > 14 - 25 DU/Acre, or nonresidential;
 - An arterial or collector street; or
 - An arterial street landscape area of less than 35 feet in width behind the right-of-way.

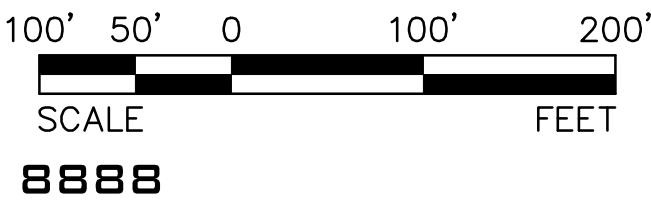
SITE DATA	
PROJECT	PER COUNTY ASSESSOR: 17.1± ac
AREA	MEASURED CAD BOUNDARY: 17.2± ac
EXISTING GENERAL PLAN: SHOPPING CENTER (SC)	
EXISTING ZONING: SINGLE FAMILY-35 (SF-35) 35,000sqft MIN.	
PROPOSED ZONING: SINGLE FAMILY-10 (SF-10)	
OPEN SPACE: 19% O.S. PROVIDED	



GREENFIELD & GERMANN
GILBERT, AZ
CONCEPTUAL SITE PLAN 01



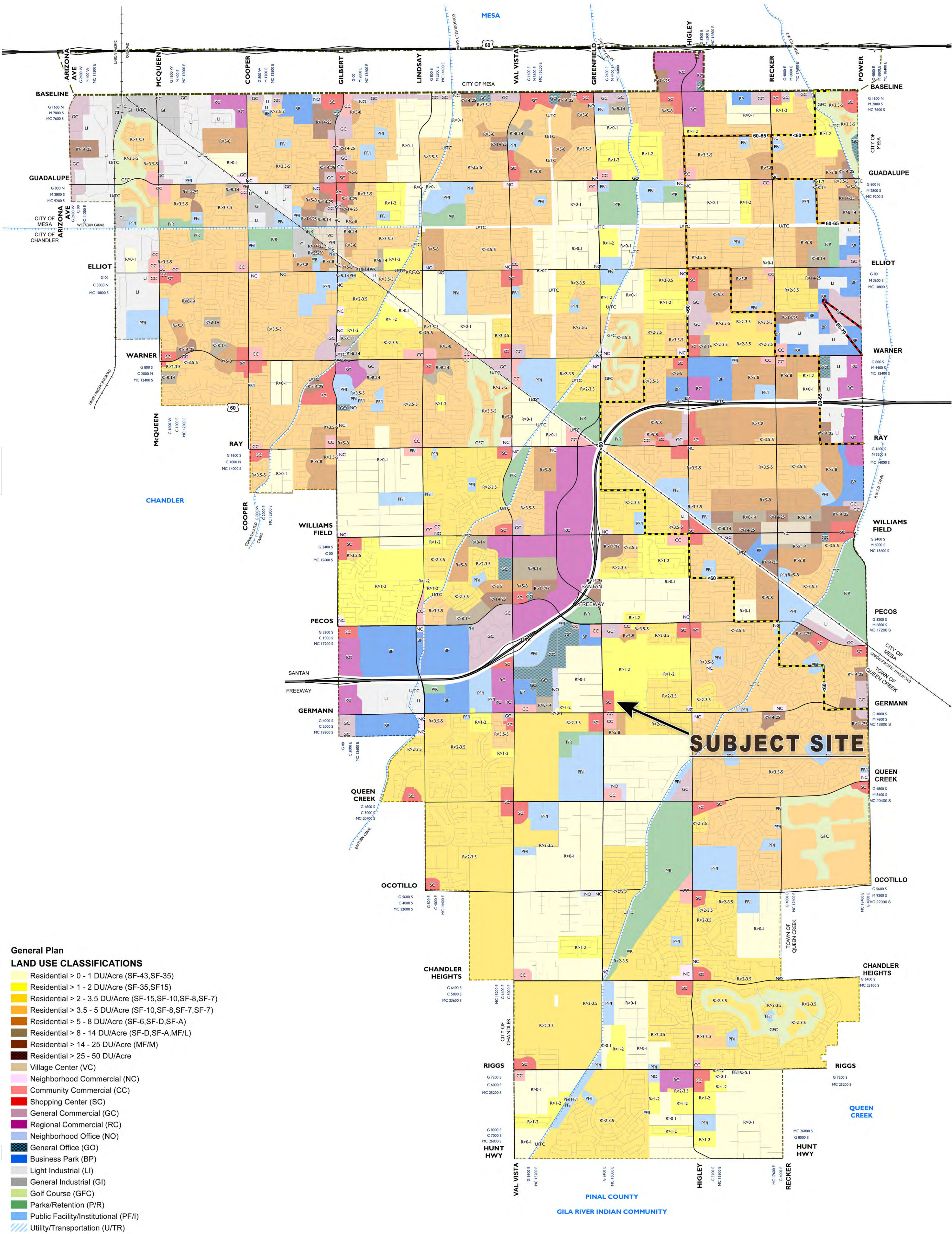
NATHAN & ASSOCIATES, INC.



1" = 100'
JUNE 2018 NORTH

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE

This plan is conceptual and subject to change through the planning and development process.
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General Plan

LAND USE CLASSIFICATIONS

- Residential > 0 - 1 DU/Acre (SF-43,SF-35)
- Residential > 1 - 2 DU/Acre (SF-35,SF15)
- Residential > 2 - 3.5 DU/Acre (SF-15,SF-10,SF-8,SF-7)
- Residential > 3.5 - 5 DU/Acre (SF-10,SF-8,SF-7,SF-7)
- Residential > 5 - 8 DU/Acre (SF-6,SF-D,SF-A)
- Residential > 8 - 14 DU/Acre (SF-D,SF-A,MF/L)
- Residential > 14 - 25 DU/Acre (MF/M)
- Residential > 25 - 50 DU/Acre
- Village Center (VC)
- Neighborhood Commercial (NC)
- Community Commercial (CC)
- Shopping Center (SC)
- General Commercial (GC)
- Regional Commercial (RC)
- Neighborhood Office (NO)
- General Office (GO)
- Business Park (BP)
- Light Industrial (LI)
- General Industrial (GI)
- Golf Course (GFC)
- Parks/Retention (P/R)
- Public Facility/Institutional (PF/I)
- Utility/Transportation (U/TR)

Overflight

PHOENIX-MESA GATEWAY AIRPORT OVERLAY ZONING DISTRICT*

- Overflight Area 1
- Overflight Area 2
- Overflight Area 3

Streets

Railroad

Canal

Town of Gilbert Planning Boundary

*Please see the Gilbert Unified Land Development Code Section 1.84 for more detailed information on Overflight Areas

NOTE:
The map information being provided is on an "as-is" basis and all measurements are approximate.
The Town of Gilbert Arizona assumes no liability for damages arising from errors or omissions.

