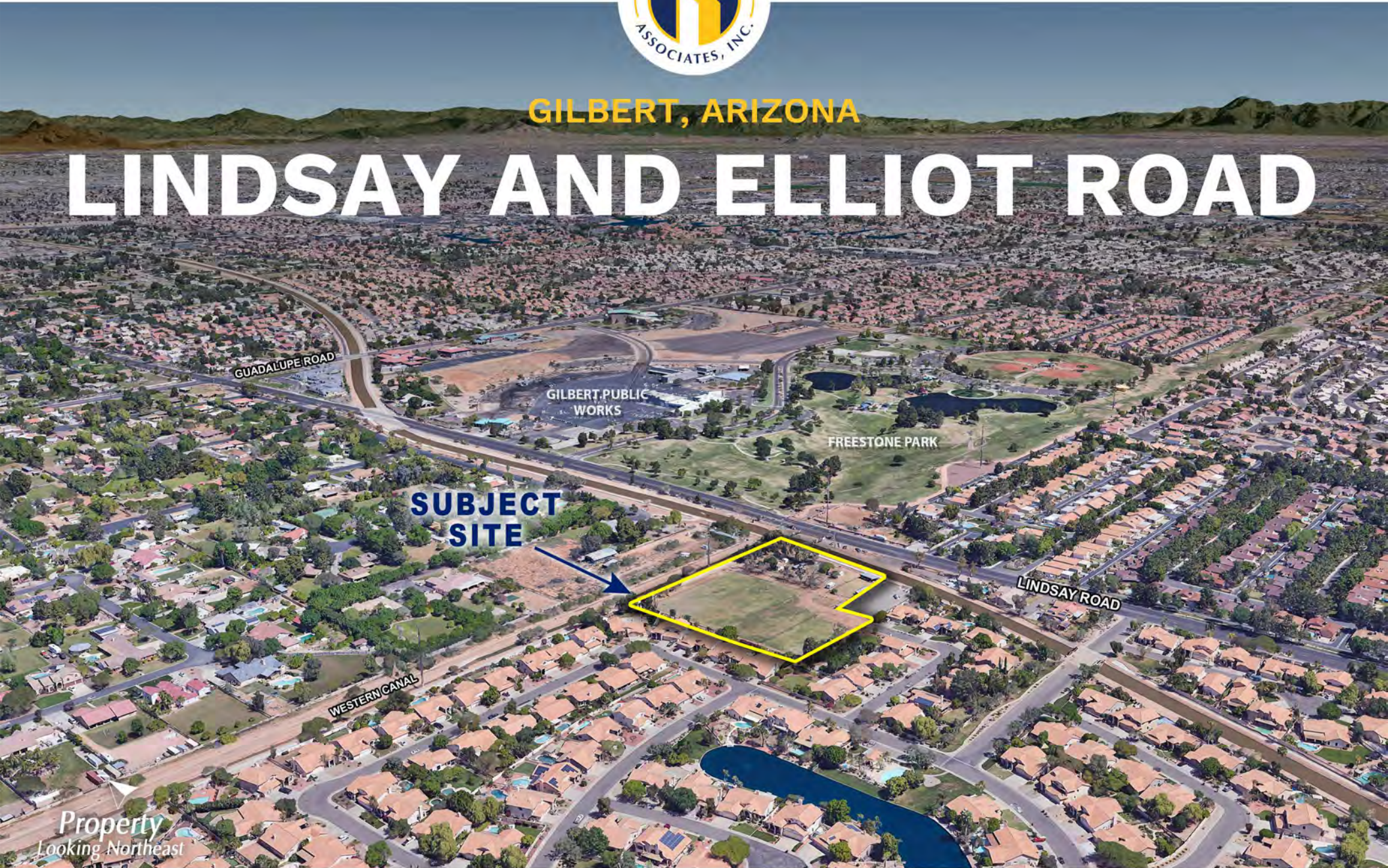




GILBERT, ARIZONA

LINDSAY AND ELLIOT ROAD



Property
Looking Northeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



FOR MORE INFORMATION, CONTACT:
NATE NATHAN / nate@nathanlandaz.com
MAX NATHAN / max@nathanlandaz.com

GILBERT, ARIZONA

LINDSAY AND ELLIOT ROAD

LOCATION

Located north of the northwest corner of Lindsay Road and Elliot Road in the Town of Gilbert, Arizona.

SIZE

3.64 Acres

PARCEL AVAILABILITY

304-12-002D

ZONING

[SF-7 | Town of Gilbert](#)

PRICE

\$2,000,000

TERMS

Cash. Close of escrow by year end.

COMMENTS

- Prime infill site located across from the 88-acre Freestone Park providing amenities such as fishing lakes, a recreation center, tennis courts, basketball courts and an amphitheater. Heading west, just 1.5 miles from the site, is the Heritage District with over 34 bars and restaurants along with shopping and art galleries.
- Seller has the right to remove any and all fixtures at Seller's sole discretion prior to Close of Escrow.

UTILITIES

Electric: SRP

Gas: Southwest Gas

Sewer: Gilbert Utility Service

Water: Town of Gilbert

Internet: Cox Communications

SCHOOLS

Elementary: Mesquite Elementary School

Junior High: Mesquite Junior High

High School: Gilbert High School



GILBERT QUICK FACTS



POPULATION

2020 population: **271,521**
Annual population growth : **1.12%**
Median age of **34.8**



GROWTH

Population estimate 2030: **300,000**
Number of households: **85,298**
Median household income: **\$102,793**



RANKINGS

#1 city where millennials are buying homes.
12th best place to live in America.
#7 best places to raise a family in the U.S.



MAJOR ECONOMIC DRIVERS

Banner MD Anderson Cancer Center
Celebration Stem Cell Centre
Translational Research Institute
Cardiovascular & Stem Cell Consultants
Ironwood Cancer & Research Center
Merxy Gilbert Medical Center

Source: gilbertedi.com



TOP EMPLOYERS

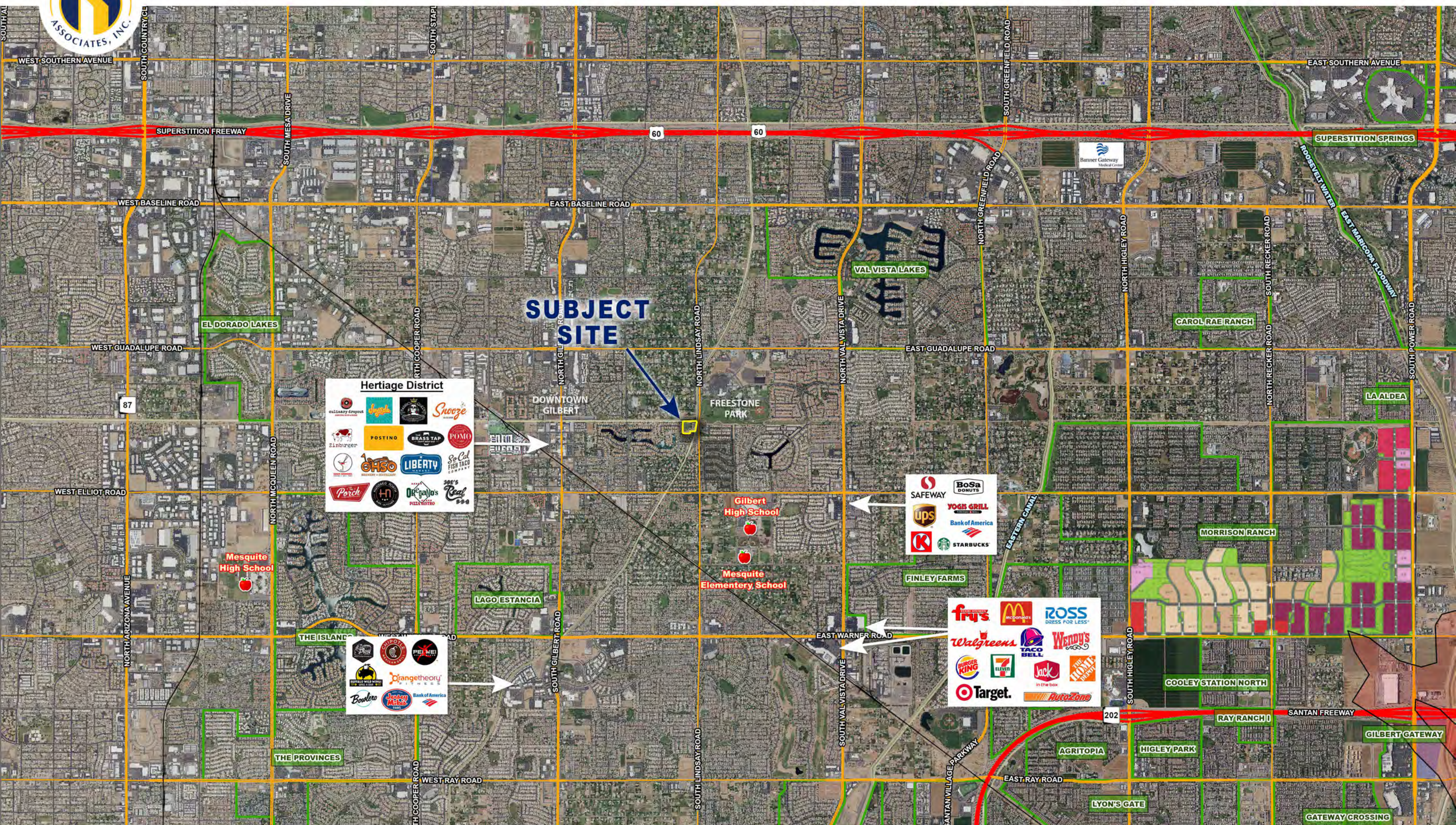
Go Daddy Software Inc. **1,426**
Deloitte **1,00**
Banner Health **965**
Dignity Health **850**
Isagenix International **595**
Hunter Contracting Co. **550**
Walmart **373**
Costco Wholesale **347**
Earnhardt Auto Center **342**
Northrop Grumman **340**

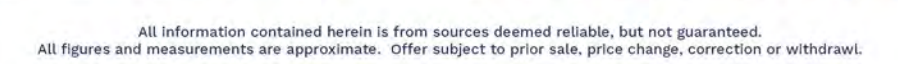
Source: Maricopa Association of Governments

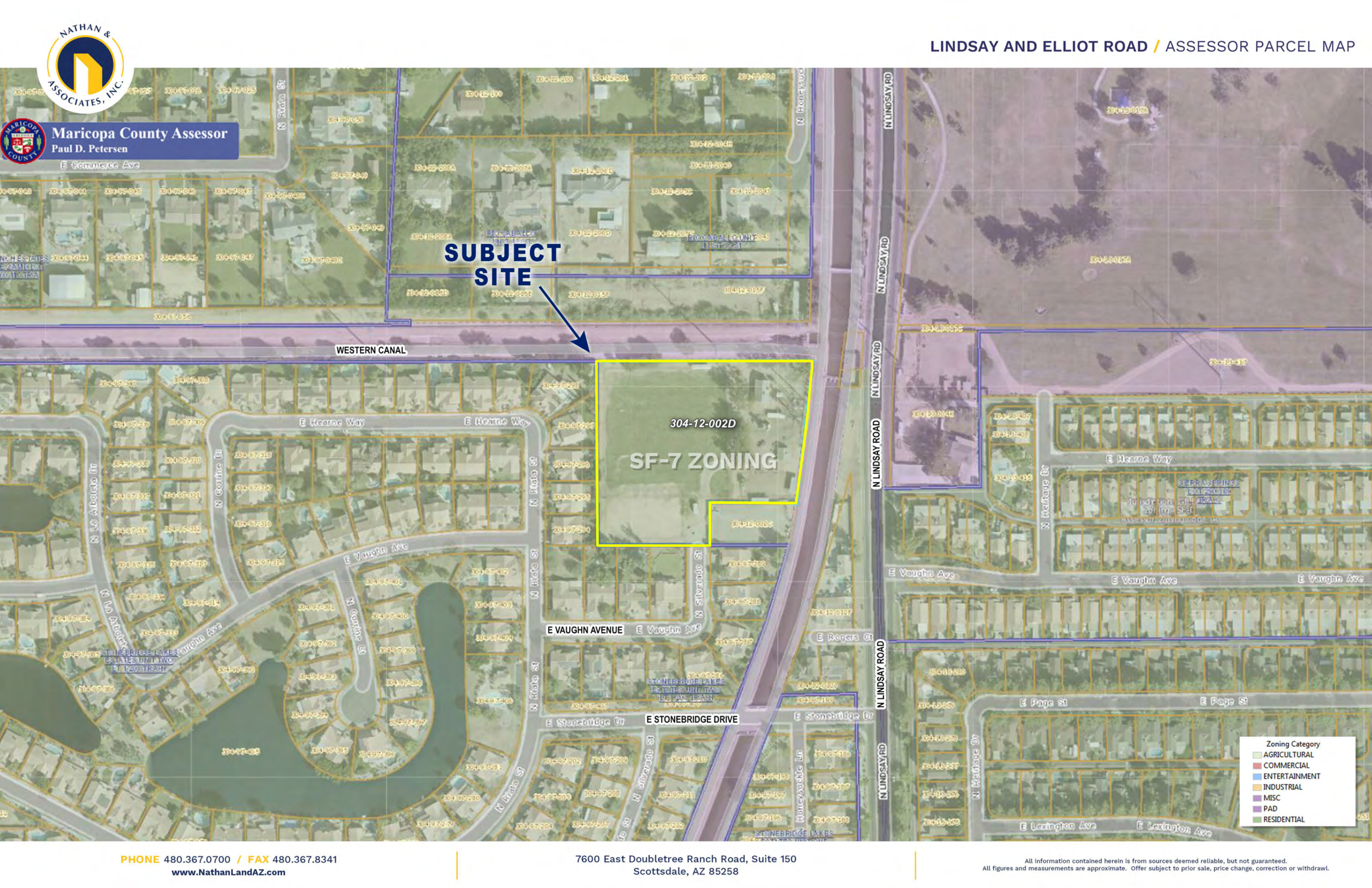


EDUCATION

Park University **16,500**
Chandler-Gilbert Community College **14,728**
Arizona State University Polytech **5,095**
University of Arizona- Nursing Campus **216**







Maricopa County Assessor
Paul D. Petersen
E Commerce Ave

SUBJECT SITE

304-12-002D
SF-7 ZONING

- Zoning Category
- AGRICULTURAL
 - COMMERCIAL
 - ENTERTAINMENT
 - INDUSTRIAL
 - MISC
 - PAD
 - RESIDENTIAL