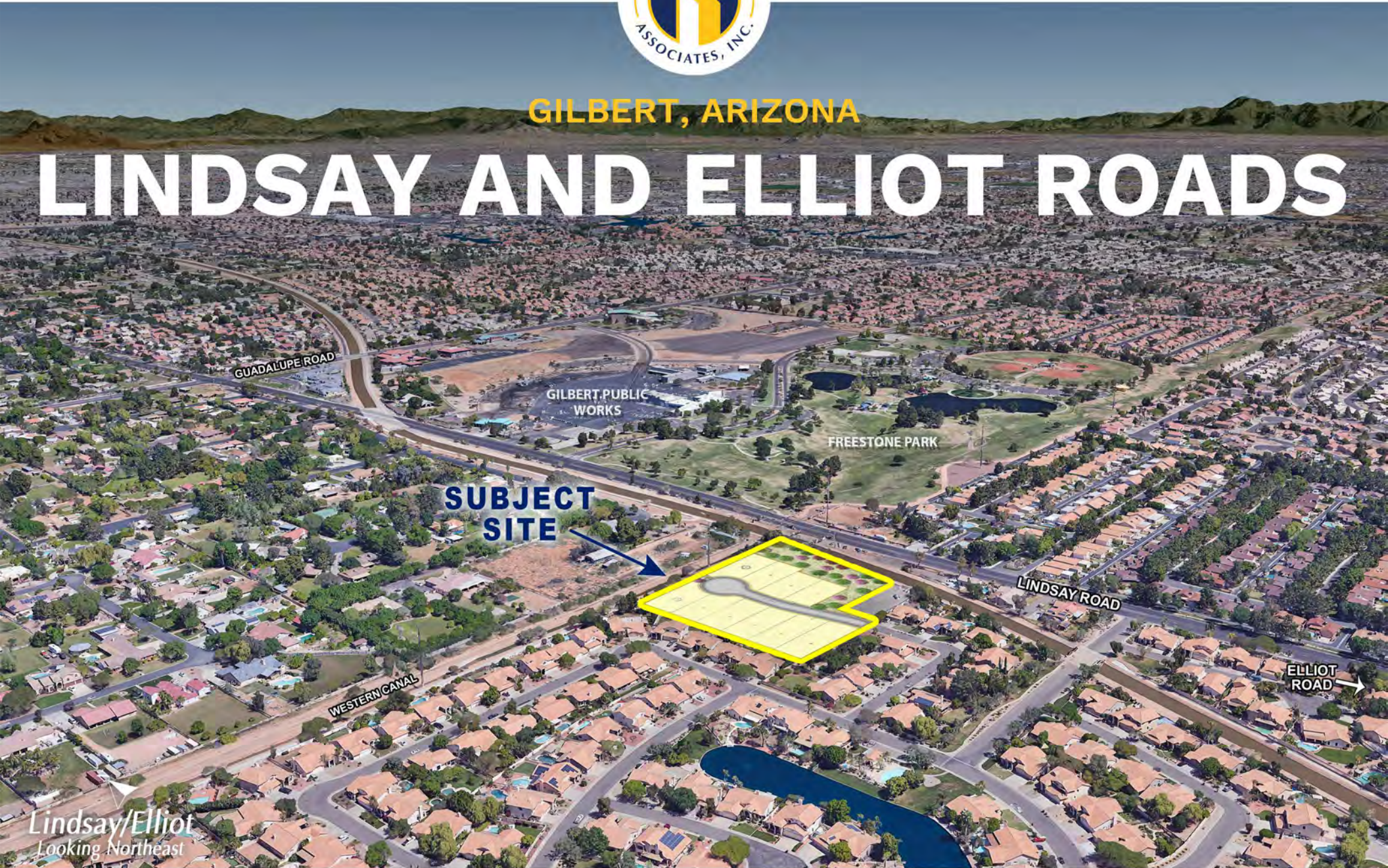




GILBERT, ARIZONA

LINDSAY AND ELLIOT ROADS



**SUBJECT
SITE**

*Lindsay/Elliot
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 ROADS

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 at Final Plat (projected to be November 2022).

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

DUE DILIGENCE

[Please click to view](#)

Final Plat
Improvement Plans
Landscape Construction
Street Light Plan



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**



NATIONAL ACCOLADES

#8 City Where More Young Residents Are Buying Homes (**SmartAsset, 2021**)
33rd Best City to Find a Job in 2021 (**WalletHub, 2021**)



MAJOR ECONOMIC DRIVERS

- Banner MD Anderson Cancer Center
- Celebration Stem Cell Centre
- Transitional Research Institute
- Cardiovascular & Stem Cell Consultants
- Ironwod Cancer & Research Center
- Merxy Gilvert Medical Center

Source: gilbertedi.com



TOP EMPLOYERS

- Go Daddy Software Inc. **1,426**
- Deloitte **1,000**
- 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 Univeristy Polytech **5,095**
- University of Arizona- Nursing Campus **216**





PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Chitalpa tashkentensis</i> 'Pink Dawn'	Chitalpa	24" Box
	<i>Pistacia</i> 'Red Push'	Red Push Pistache	24" Box
	<i>Quercus virginiana</i>	Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
	Existing Tree to Remain		

SYMBOL	COMMON NAME	SIZE
SHRUBS/ACCENTS		
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise 5 Gal
	<i>Callitandra californica</i>	Baja Fairy Duster 5 Gal
	<i>Callistemon viminalis</i> 'Little John'	Little John 5 Gal
	<i>Cordia parvifolia</i>	Little leaf Cordia 5 Gal
	<i>Dasyliroton wheeleri</i>	Desert Spoon 5 Gal
	<i>Eremophila glabra</i> ssp. <i>Carnosa</i> 'Winter Blaze'	'Winter Blaze' Emu Bush 5 Gal
	<i>Hesperaloe parviflora</i>	Giant Hesperaloe 1 Gal
	<i>Leucophyllum langmaniae</i> 'Rio Bravo'	Rio Bravo Sage 5 Gal
	<i>Muhlenbergia capillaris</i> 'Regal Mist'	'Regal Mist' Muhly 5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly 5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia 5 Gal
	<i>Senna artemisioides</i>	Feathery Cassia 5 Gal
	<i>Simmondsia chinensis</i> 'Vista'	Compact Jojoba 5 Gal
	<i>Tecoma sans</i> 'Gold Star'	Yellow Bells 5 Gal

SYMBOL	COMMON NAME	SIZE
GROUNDCOVERS		
	<i>Eremophila prostrata</i> 'Outback Sunrise'	'Outback Sunrise' 1 Gal
	<i>Lantana x 'New Gold'</i>	New Gold Lantana 1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Trailing Rosemary 1 Gal

MATERIAL		
	Shrubs and Groundcover with Decomposed Granite, Color Express Gold by Granite Express OAE	1/2" Screened, 2" Depth

VICINITY MAP

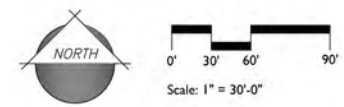


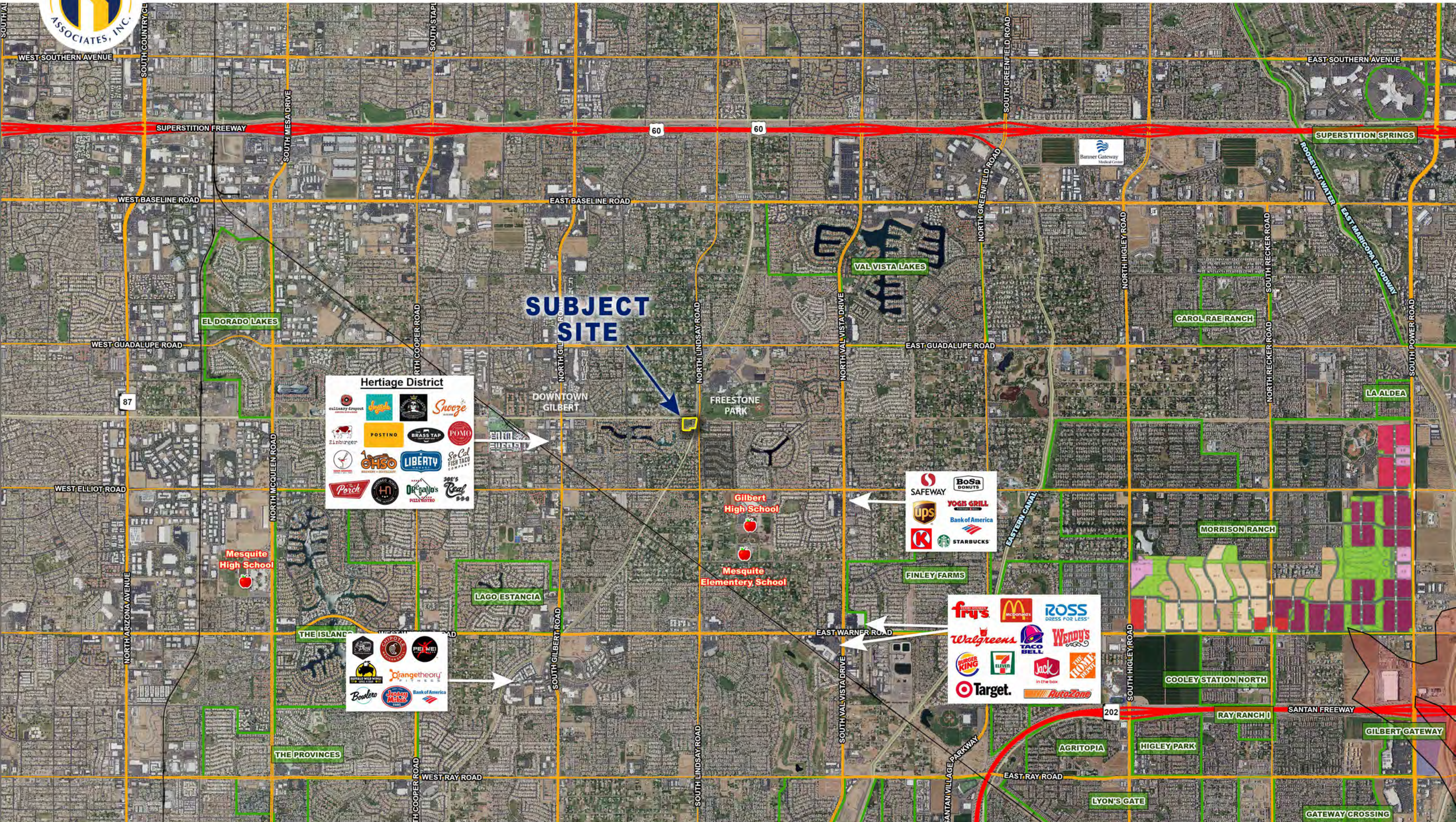
PROJECT DATA

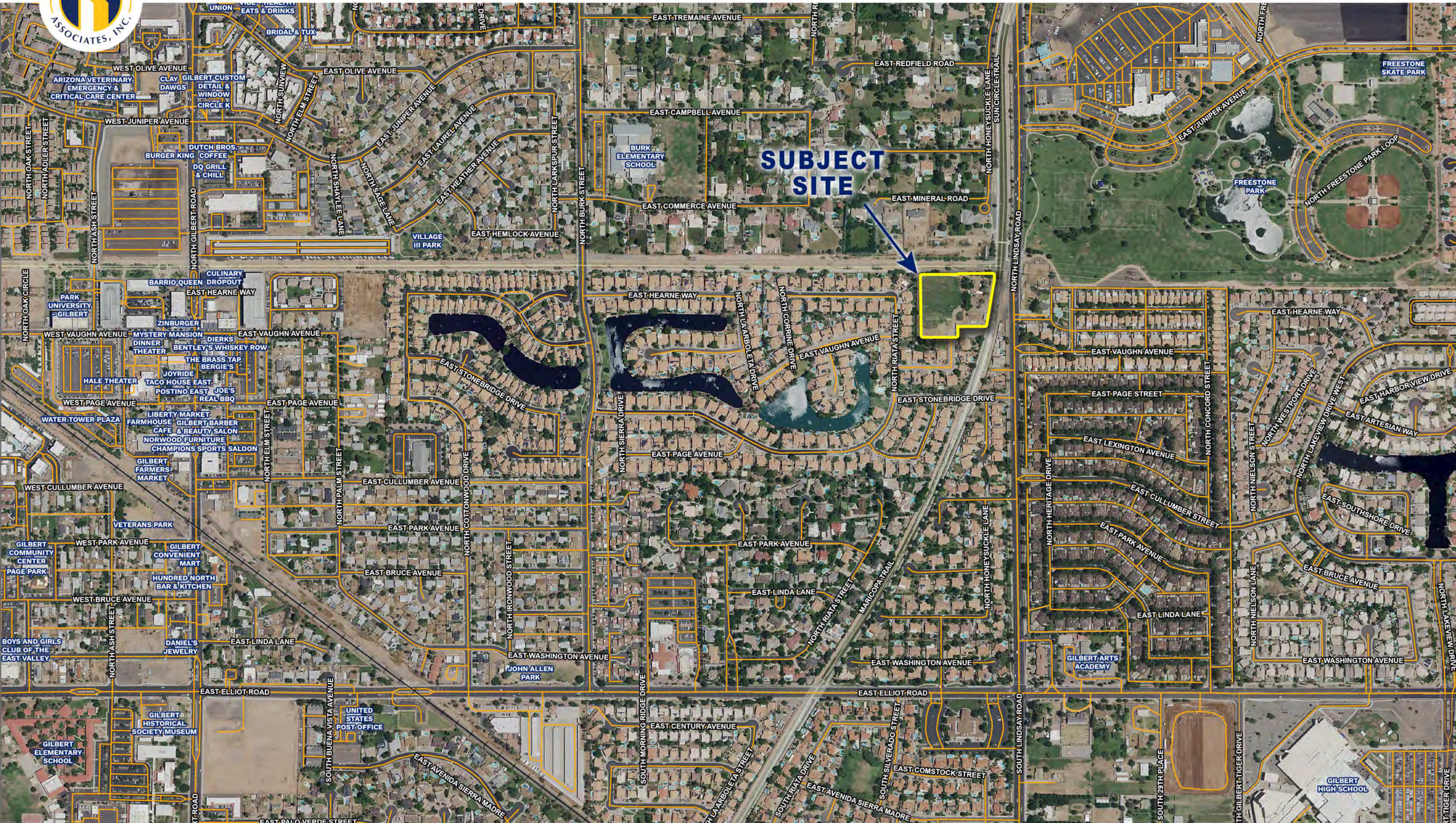
GROSS/NET AREA:	± 3.63 ACRES (158,223 SQ FT)
MINIMUM LOT SIZE:	65' x 130'
NO. OF LOTS:	10 LOTS
GROSS/NET DENSITY:	2.75 DU/AC
OPEN SPACE AREA:	0.76 AC. (21%)

KEYNOTES

- 1 PEDESTRIAN CONNECTION
- 2 RETAINING WALL

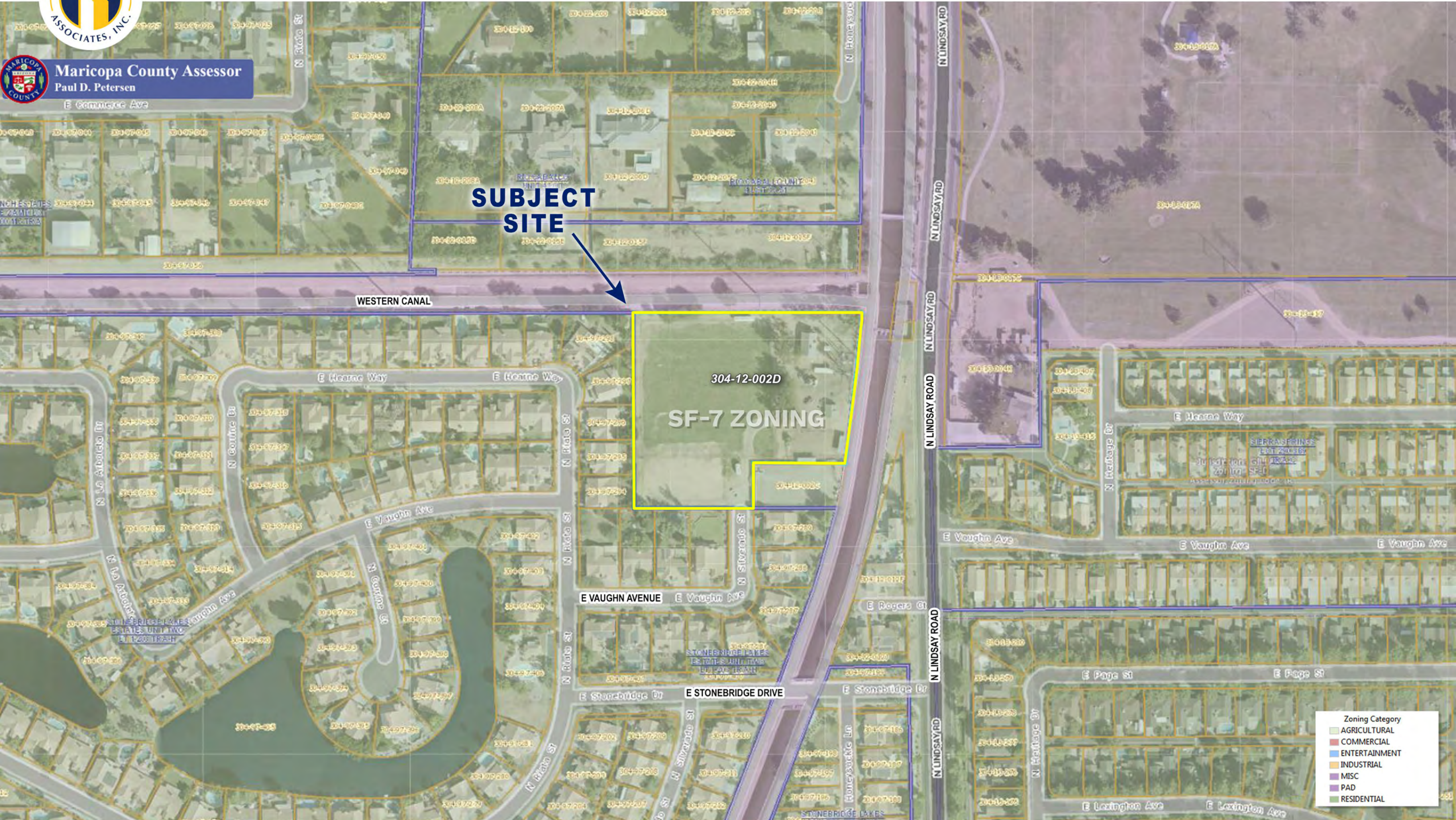








Maricopa County Assessor
Paul D. Petersen



SUBJECT SITE

304-12-002D
SF-7 ZONING

Zoning Category	
	AGRICULTURAL
	COMMERCIAL
	ENTERTAINMENT
	INDUSTRIAL
	MISC
	PAD
	RESIDENTIAL