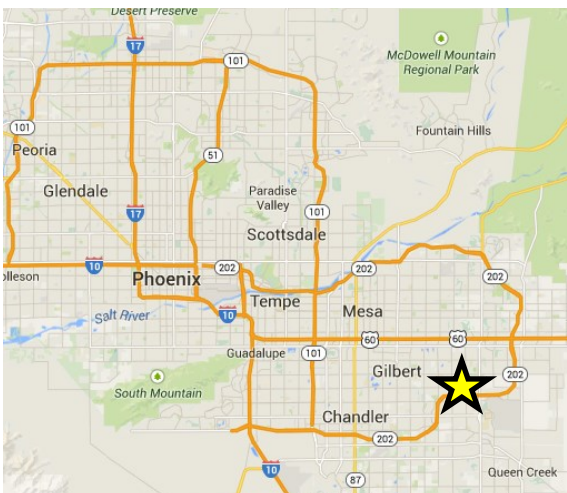
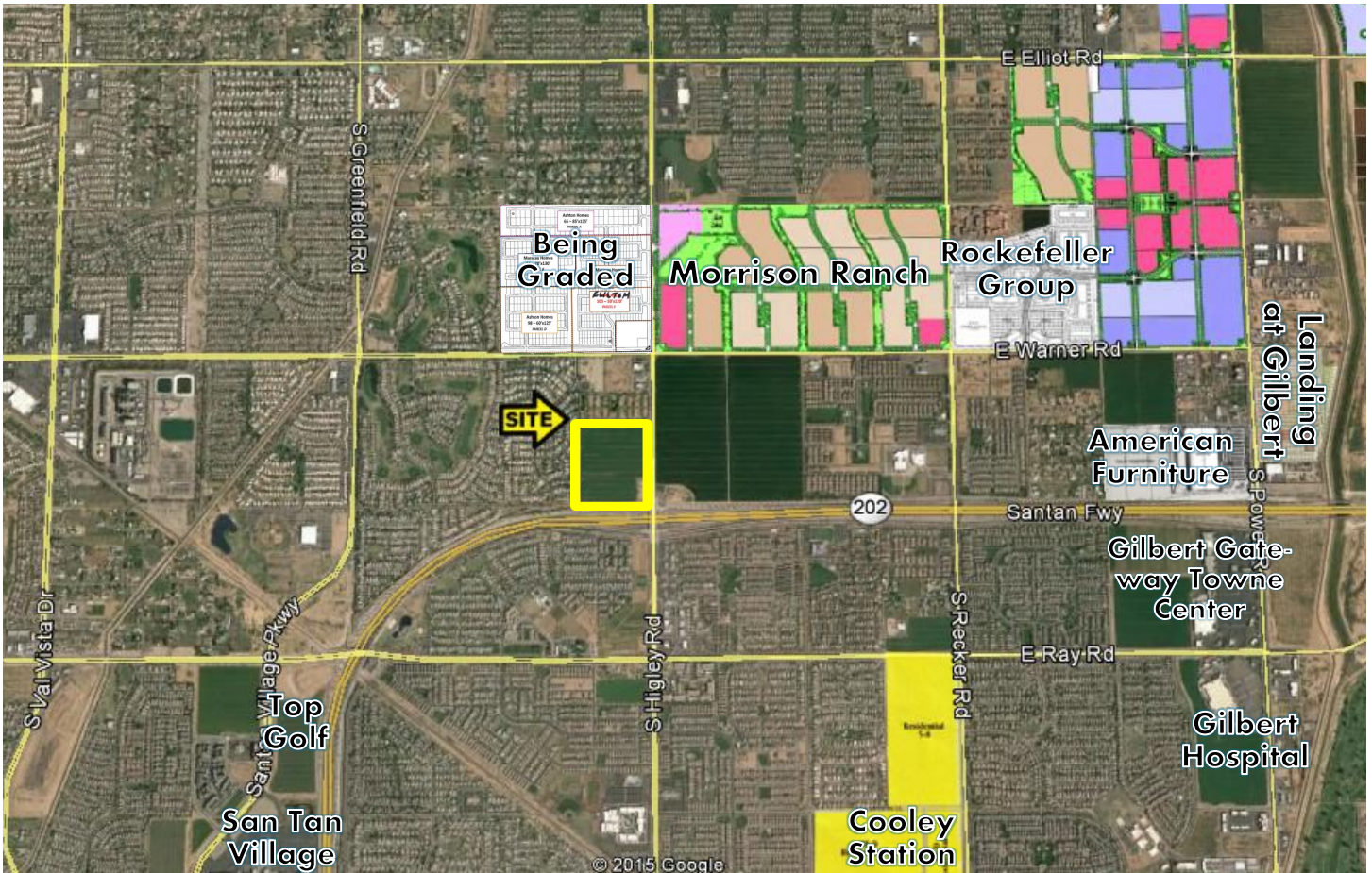




NWC Loop 202 and Higley Rd, Gilbert, AZ

40.84 ACRE FULL DIAMOND INTERSECTION LAND AVAILABLE!



Gabel Investments, Inc. · Co-Owner and Broker

7508 E Camelback Rd · Scottsdale · Arizona · 85251

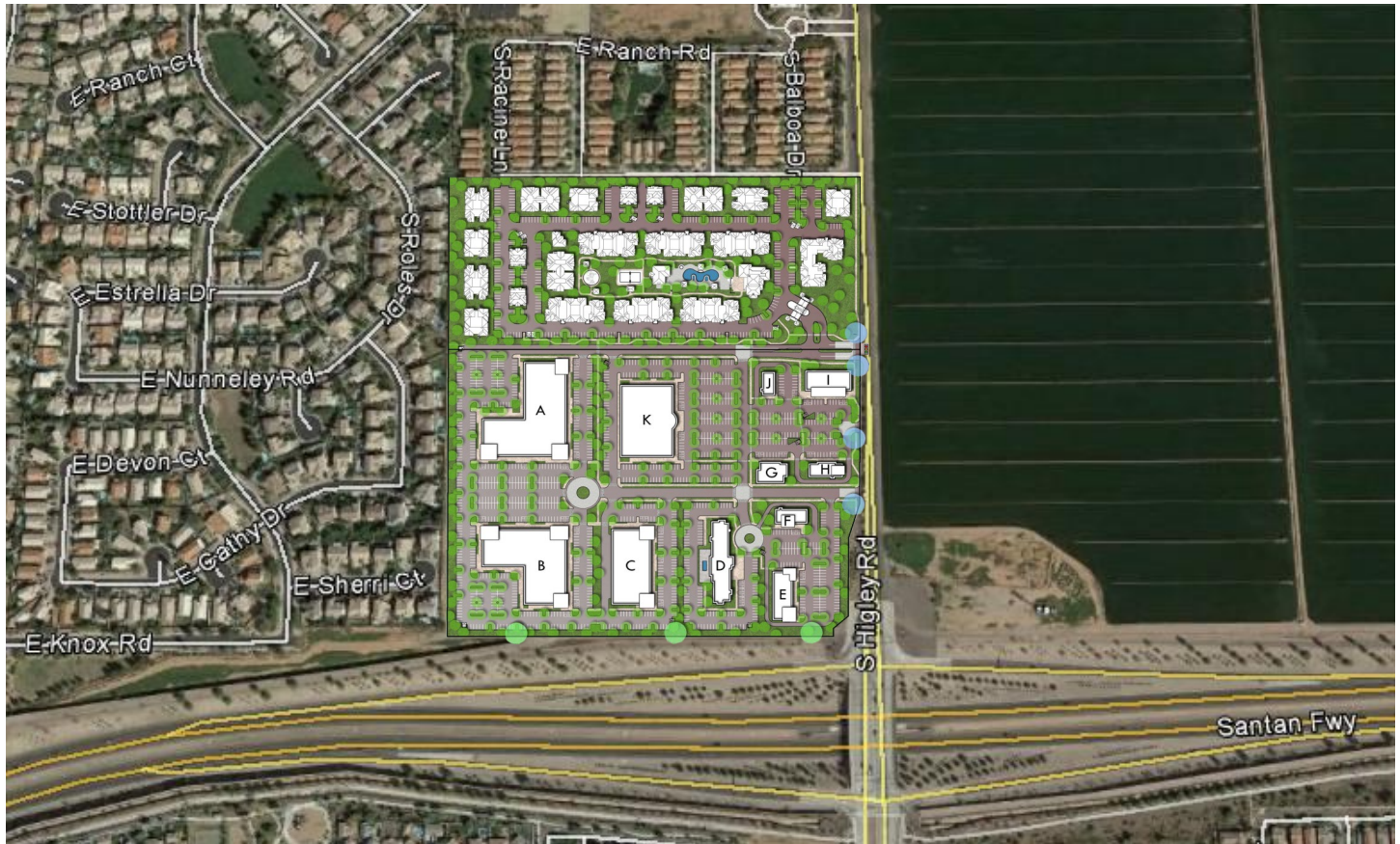
Phone: 480-483-9111 · Fax: 480-483-7171 · Email: Gus@Gabelinvestments.com

Gabelinvestments.com

The information, while not guaranteed, has been secured from sources deemed reliable. Prospective buyers should analyze the data and arrive at their own conclusions.

Site Plan - 40 Acre Full Diamond Freeway Intersection Corner

Mixed Use Site Plan - Retail, Office, and Density Residential



Site Dimensions

- ◆ Higley Road Frontage: 1,450 ft
- ◆ Loop 202 Frontage: 1,190 ft

Traffic Counts

- ◆ 26,200 VPD N/S on Higley ('14)
- ◆ 59,574 VPD on Loop 202 W of Higley ('13)
- ◆ 44,461 VPD on Loop 202 E of Higley ('14)

Utilities

- ◆ All Available to Site.
- ◆ "Will Serve" Letters Received

Zoning

- ◆ Currently R-1-43 in Maricopa County
- ◆ Shown as Business Park In Gilbert GP
- ◆ Intended to be mixed use development



Gabel Investments, Inc. • Co-Owner and Broker
7508 E Camelback Rd • Scottsdale • Arizona • 85251
Phone: 480-483-9111 • Fax: 480-483-7171 • Email: Gus@Gabelinvestments.com
Gabelinvestments.com

The information, while not guaranteed, has been secured from sources deemed reliable. Prospective buyers should analyze the data and arrive at their own conclusions.

Property Highlights

40 Acre Full Diamond Freeway Intersection Corner

- ◆ Full Diamonds are every 2 miles on the Loop 202
- ◆ Gilbert Ranked #1 city to live in for working parents
- ◆ 70% of households contain children in Gilbert

Higley Road Improvements

- ◆ Town of Gilbert will complete 4 lanes, street lights, and a median by December of 2015
- ◆ The Town is installing a median break for our parcel
- ◆ Higley Road is designated a “Major Arterial” (6 lanes)

Traffic Counts

- ◆ Higley and Val Vista are the second highest traffic carrying roads in Gilbert at 26,000 vpd
- ◆ Gilbert Rd is the highest at 31,000 vpd



Gabel Investments, Inc. · Co-Owner and Broker
7508 E Camelback Rd · Scottsdale · Arizona · 85251
Phone: 480-483-9111 · Fax: 480-483-7171 · Email: Gus@Gabelinvestments.com
Gabelinvestments.com

The information, while not guaranteed, has been secured from sources deemed reliable. Prospective buyers should analyze the data and arrive at their own conclusions.

Area Highlights - Gilbert

Housing Growth

- ◆ **Gilbert's housing growth remains the fastest of any city in Arizona**
- ◆ Over 1,400 home permits pulled in 2014
- ◆ 1,990 homes slated to be build North of the 202
- ◆ 6,500—7,000 future residents in Morrison Ranch



MORRISON
RANCH

Demographics

- ◆ **Gilbert has the second highest household incomes of any city in Arizona, behind Scottsdale**

	1 Mile	3 Mile	5 Mile
Population	11,334	91,855	238,348
Avg Household Income	\$94,170	\$95,035	\$85,204
Median Home Price	\$230,383	\$218,566	\$197,857
Median Age	30.5	31.3	33.5



ASU Polytechnic Campus

- ◆ Planning to double in size from 10,000 to 20,000 students by 2020



Employment Growth

- ◆ Price Road Corridor has shown considerable growth and is spilling over into Gilbert
- ◆ Apple spending \$2 billion at former First Solar Plant



Gabel Investments, Inc. · Co-Owner and Broker
7508 E Camelback Rd · Scottsdale · Arizona · 85251
Phone: 480-483-9111 · Fax: 480-483-7171 · Email: Gus@Gabelinvestments.com
Gabelinvestments.com

The information, while not guaranteed, has been secured from sources deemed reliable. Prospective buyers should analyze the data and arrive at their own conclusions.