

# Pads Available ±9.47 Acres of Vacant Land

NWC Val Vista Dr & Queen Creek Rd | Gilbert, AZ



## OFFERING SUMMARY

Property Size: 9.47 acres  
 APN: 304-57-692  
 Zoning: SC  
 Utilities: Electric: SRP , Water/Sewer: City of Gilbert  
 Pricing: Please call for pricing

## PROPERTY HIGHLIGHTS

- Located 2 miles south of the Loop 202 interchange at Val Vista Road
- Val Vista and Queen Creek are both major arterials running through the southeast valley
- Ideal for retail, restaurants, drive-thru fast-food and QSR and medical office

## TRAFFIC COUNTS

N: ±33,262 VPD (NB & SB)      E: ±20,524 VPD (EB & WB)  
 S: ±22,394 VPD (NB & SB)      W: ±17,790 VPD (EB & WB)

Gilbert 2015, ADOT 2015



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Population	8,605	74,528	237,964
2023 Population	10,442	86,910	270,386
2018 Median HH Income	\$105,924	\$105,687	\$96,205

ESRI 2018 Estimates

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## Contact

Zachary Pace

602.734.7212

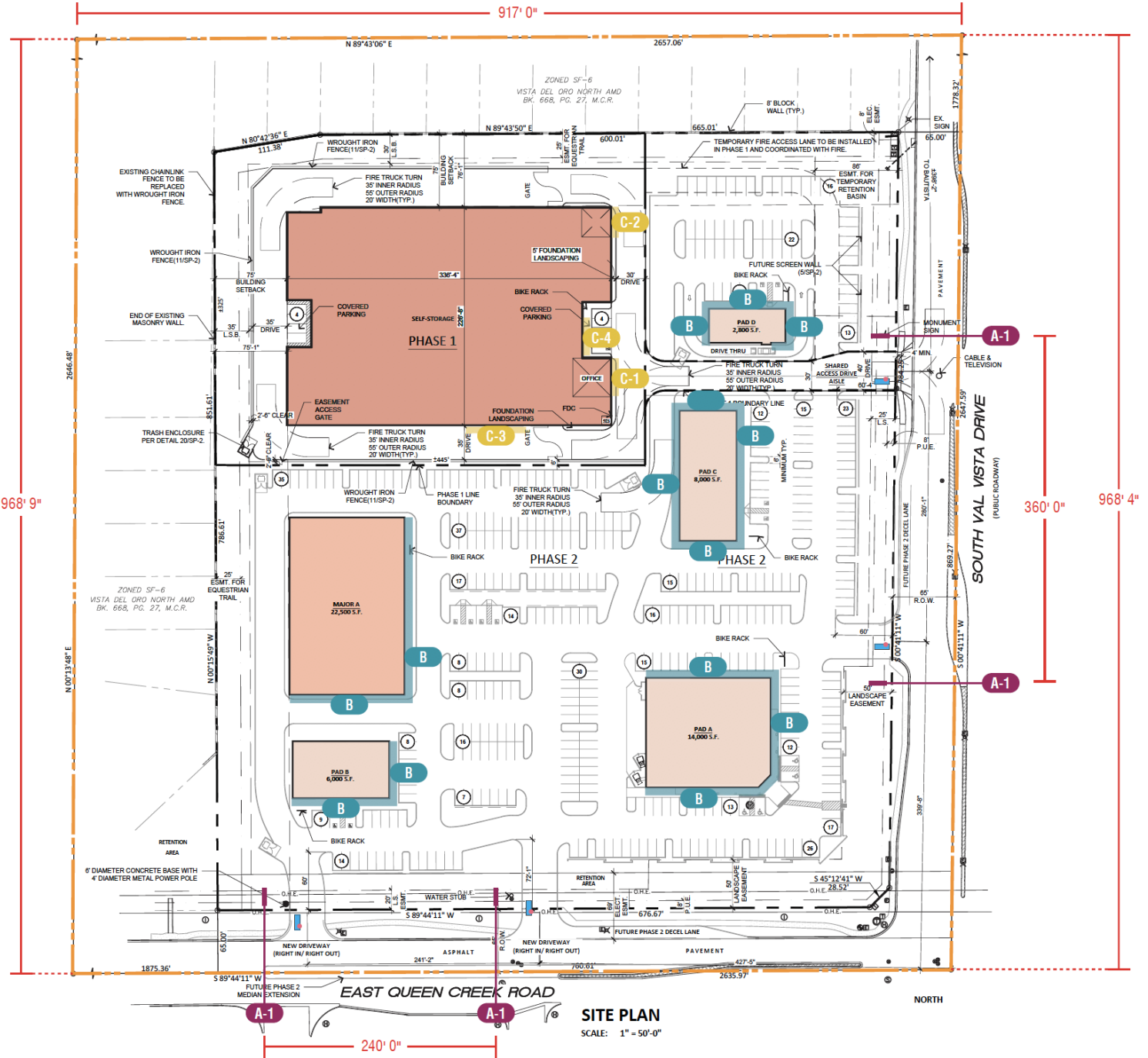
zpace@pcaemail.com

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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