

±2.75 Acres Medical / Office Zoned Land For Sale

Mercy Gilbert Land

1981 E. Bonanza Ct | Gilbert, Arizona 85297

SALE PRICE

\$1,789,694 (\$14.95 PSF)



1981 E. BONANZA CT
APN #304-53-235

UNDER
DEVELOPMENT



Investment Highlights

- ±2.75 Acres (±119,712 SF) For Sale
- Perfect for Office or Medical
- Zoned GO, Town of Gilbert
- One of the Highest Median Incomes in Arizona
- Walking Distance to Mercy Gilbert Medical Center / Dignity Health & Phoenix Children's Hospital Unit
- Easy Access to Loop 202 (San Tan Fwy)

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. EXTRAC International

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Demographics (CoStar 2019)	1 Mi	3 Mi	5 Mi
2019 Total Population:	6,456	85,753	242,205
2024 Population:	7,079	92,950	262,518
2019 Total Households:	2,332	28,562	79,894
HH Growth 2019-2024:	8.83%	8.73%	8.59%
Median Household Inc:	\$95,101	\$99,169	\$96,621
Average Age:	32.70	33.50	34.40
# Daytime Employees	6,289	26,985	54,700



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 SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com



DISCOVER Gilbert

Gilbert is a community with agricultural roots that show-up in the local food scene and in uniquely handcrafted creations. We boast a family-friendly vibe and an emerging nightlife, all of which has been created in alignment with our local love of great food, craft beer, Arizona wine, handmade goods, bike trails, open space, and our four-legged friends.

We were once known as the "Hay Shipping Capital of the World." More recently, Gilbert has received nods like, "Phoenix's Coolest Suburb," and a "top 5 foodie neighborhood in metro Phoenix," known now for its people food more than its alfalfa. Gilbert is also consistently recognized as one of the safest cities and best places to live in the U.S.

DATA SOURCE:
DISCOVERGILBERT.COM



SanTan Village

DISCOVER Gilbert

Key Facts

285,281

Population



91,945

Households



Median Age

\$76,553

Median Disposable Income

Income



\$97,439

Median Household Income



\$37,744

Per Capita Income



\$243,715

Median Net Worth

Employment



76%

White Collar



11%

Blue Collar



13%

Services



Unemployment Rate

Education



No High School Diploma



16%

High School Graduate



34%

Some College



45%

Bachelor's/Grad/Prof Degree

Business



5,475

Total Businesses



62,734

Total Employees

DATA SOURCE: ESRI

