

# SEC HIGLEY ROAD & GUADALUPE ROAD

EXCLUSIVE LISTING | GILBERT, ARIZONA

**LOCATION** SEC Higley Road & Guadalupe Road in Gilbert, Arizona

**PRICE** \$20.00 psf - New Pricing!

**SIZE** ±1.57 acres (may be demised)

## TRAFFIC COUNTS

Higley Road:

N ±16,100 VPD, S ±17,200 VPD

Guadalupe Road:

E ±8,000 VPD, W ±8,200 VPD

(Source: Town of Gilbert, 2017)

**ZONING** NC - Neighborhood Commercial, Town of Gilbert

**TAXES** \$9,902.32 (2018)

## DEMOGRAPHICS

Est. 2018 Demos	1 Mile	2 Miles	3 Miles
Population	±13,554	±60,764	±130,941
HH Income	\$125,672	\$93,761	\$79,643

Source: Esri, 2018

## COMMENTS

- Signalized intersection
- Property is ±1.5 miles south of the US 60 Freeway
- Hard corner parcel
- Property has frontage on both Higley Road and Guadalupe Road
- Strong infill location
- Strong demographics and household incomes
- Property is on the going to work side of the street
- Property can be split/demised

Inverness Commons

Subject

Riparian Preserve at Water Ranch

Morrison Ranch

Copper Ranch

First Industrial

The Village at San Tan

Mesa's Elliot Technology Corridor

State Trust

East

Chad T. Russell, P.C. | crussell@landadvisors.com

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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZMaricopa184220 - 8.14.19

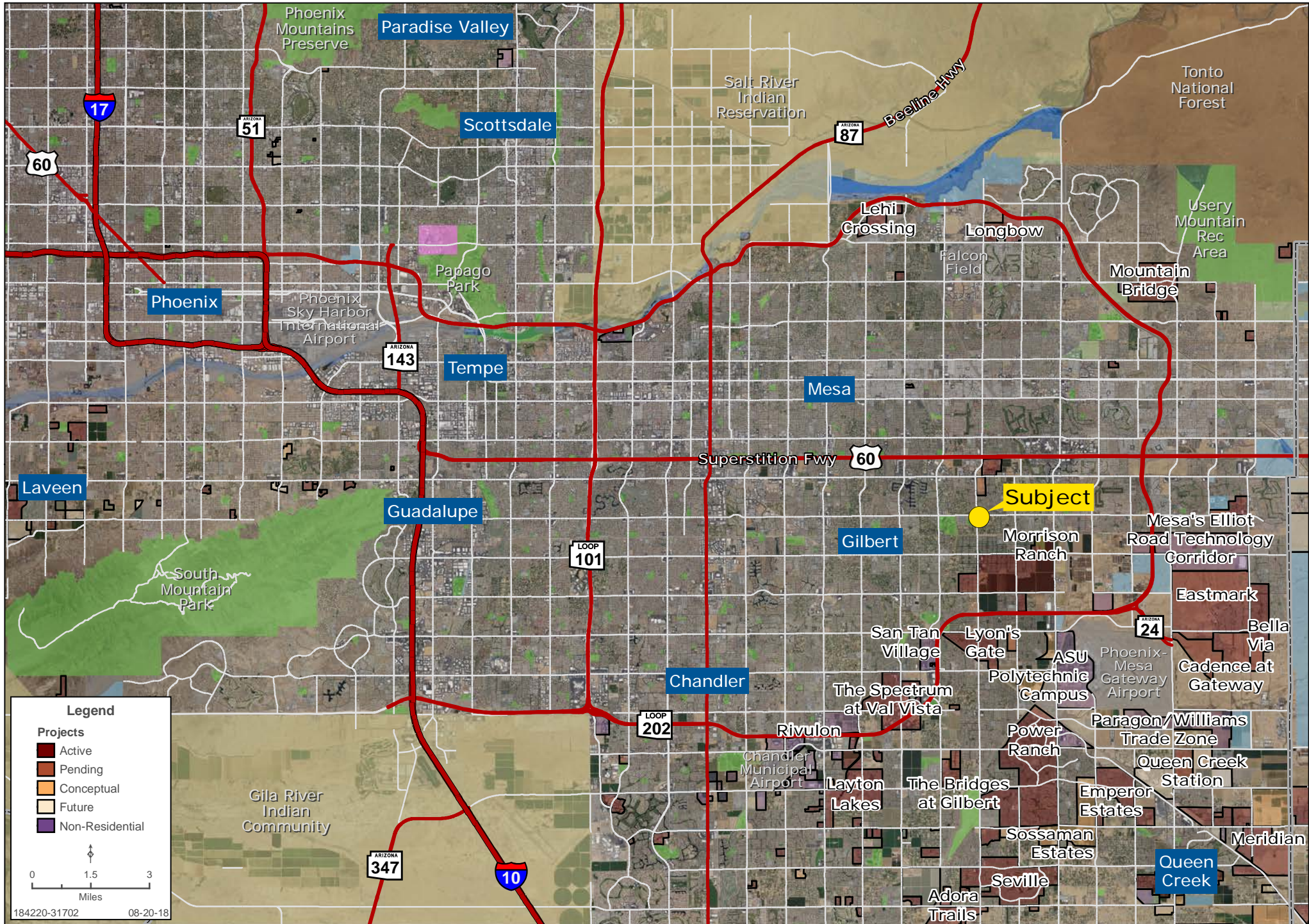
# SURROUNDING DEVELOPMENT MAP

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# REGIONAL MAP

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# PROPERTY DETAIL MAP

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# SEC HIGLEY ROAD | ALTA SURVEY

Gilbert, Arizona | 85234



## ALTA/ACSM LAND TITLE SURVEY A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE G.&S.R. B. & M., MARICOPA COUNTY, ARIZONA



**OWNER**  
MARIAH PROPERTIES II LLC  
3303 E. BASELINE ROAD #112  
GILBERT, AZ 85234

**SITE DATA**  
APN 304-15-027A  
ZONING NC

**NET AREA**  
NET AREA: 68,384 S.F.  
1.569 AC

**BENCHMARK**  
FOUND BRASS CAP AND HAND HOLE AT THE INTERSECTION OF HIGLEY ROAD AND GUADALUPE ROAD.  
ELEVATION = 1289.613 (NAVD88)

**SCHEDULE B NOTES:**

- 1. STATEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 128 OF MAPS, PAGE 20 AND THEREAFTER AFFECTS THE PROPERTY AND IS PLOTTED HEREON.
- 2. EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED IN DOCKET NO. 8015, PAGE 778 AFFECTS THE PROPERTY, BUT DOES NOT CONTAIN ANY PLOTTABLE EASEMENTS AND IS NOT PLOTTED HEREON.
- 3. CROSS ACCESS EASEMENT AGREEMENT RECORDED IN 2006-0299370 AFFECTS THE PROPERTY AND IS PLOTTED HEREON.

**REFERENCE DOCUMENTS**

- 1. BOOK 128 OF MAPS, PAGE 20, M.C.R.
- 2. BOOK 688 OF MAPS, PAGE 13, M.C.R.
- 3. BOOK 1139 OF MAPS, PAGE 40, M.C.R.

**BASIS OF BEARINGS:**

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 6 EAST BEARS NORTH 07°52'40" WEST AS SHOWN HEREON.

**SIGNIFICANT OBSERVATIONS**

NO ENCROACHMENTS OBSERVED

**LEGAL DESCRIPTION**

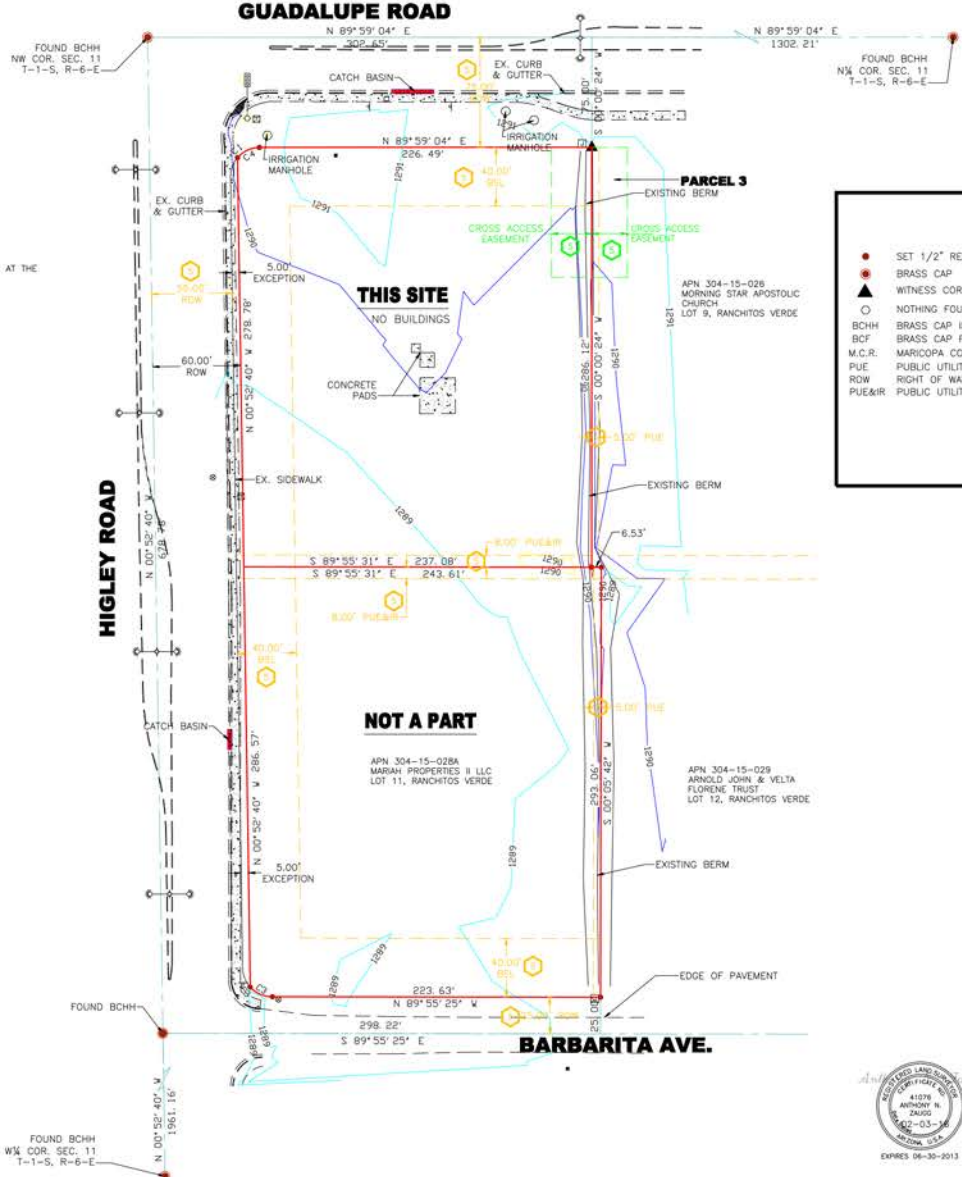
PARCEL NO. 1:  
LOT 10, RANCHITOS VERDE, A SUBDIVISION RECORDED IN BOOK 128 OF MAPS, PAGE 20, RECORDS OF MARICOPA COUNTY, ARIZONA.  
EXCEPT THE WEST 5 FEET THEREOF.

PARCEL NO. 2:  
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, PEDESTRIAN AND VEHICULAR ACCESS AS SET FORTH IN "PARKING EASEMENT AGREEMENT" RECORDED IN RECORDING NO. 2006-0299374.

PARCEL NO. 3:  
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, PEDESTRIAN AND VEHICULAR ACCESS AS SET FORTH IN "CROSS ACCESS EASEMENT AGREEMENT" RECORDED IN RECORDING NO. 2006-0299375.

**CURVE DATA:**

Curve Number	Delta	Radius	Arc Length	Tangent Length
1	89°08'16"	20.00'	31.11'	15.70'
2	90°57'15"	20.00'	31.75'	20.33'
3	42°22'28"	20.00'	14.79'	7.75'
4	48°34'59"	20.00'	16.96'	9.02'



**LEGEND**

- SET 1/2" REBAR LS#41076
- BRASS CAP
- ▲ WITNESS CORNER - SET 1/2" REBAR WC#41076
- NOTHING FOUND/NOTHING SET
- BCFH BRASS CAP IN HANDHOLE
- BCF BRASS CAP FLUSH
- M.C.R. MARICOPA COUNTY RECORDER
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- PUE&IR PUBLIC UTILITY AND IRRIGATION EASEMENT
- ⊗ WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- IRRIGATION MANHOLE
- TELECOM JUNCT. BOX
- CONCRETE
- STREET SIGN
- ▬ SIDEWALK / HANDICAP RAMP
- ⊕ TRAFFIC LIGHT WITH STREET LIGHT
- ⊕ TRAFFIC VAULT
- CATCH BASIN

**NOTES**

1. THIS SURVEY IS BASED ON SECURITY TITLE AGENCY, INC. FILE NO. 26150324-026-NGL, DATED OCTOBER 07, 2015.
2. THIS SITE LIES IN FLOOD ZONE "X" AS STATED IN FEMA MAP NO. 040132750M, DATED NOVEMBER 04, 2015.
3. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
4. THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
5. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
6. THERE IS NO EVIDENCE OBSERVED OR RECORDED THAT THE SITE WAS PREVIOUSLY A CEMETERY.
7. BUILDING SETBACKS ARE PROVIDED MUST BE VERIFIED BY THE ARCHITECT AND/OR DESIGN PROFESSIONAL PRIOR TO SITE DESIGN.
8. PARCEL 2 OF LEGAL DESCRIPTION IS A REPRODUCTION OF A PARKING EASEMENT THAT BLANKETS THE PROPERTY.

**SURVEYOR CERTIFICATION**

TO:  
BOOMERANG HEALTHCARE I, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY;  
MARIAH PROPERTIES II, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; SECURITY TITLE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4.11(A), 13-14, 16-18, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 11, 2015.

DATE OF MAP: FEBRUARY 03, 2016

Signature: *Anthony N. Zaugg*  
REGISTRATION NO. 41076



DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

3323 E. GUADALUPE ROAD  
GILBERT, AZ 85234  
ALTA SURVEY

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GILBERT, ARIZONA 85234  
PHONE (480)227-2563  
EMAIL: aecsp15@gmail.com

**ACE SURVEYING & PLANNING, PLLC**

JOB NUMBER: 94897  
DRAWING: ALTA  
SHEET: 1 OF 1  
CHECKED BY: \_\_\_\_\_  
DATE: 02-03-16  
DRAFTSMAN: \_\_\_\_\_