

8.6± ACRES FOR SALE
DEVELOPMENT OPPORTUNITY

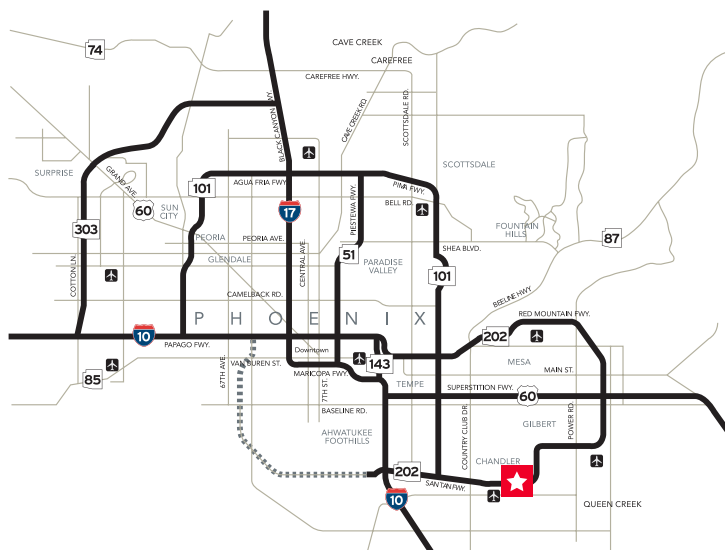
NEC GERMANN ROAD & SILVERADO COURT

GILBERT, ARIZONA



Property Highlights:

- ±8.602 Acres (±111,840 SF)
- Potential 7 building development opportunity
- Parcel Number: 304-55-011P
- Zoning: L-1, Town of Gilbert
- Property Tax (2018): \$94.60
- Frontage on Germann Road
- Future Interchange on Lindsay Road & Loop 202
- Abundance of amenities in immediate area
- Water = 8" Main
- Sewer = 8" Gravity sewer line
- **Call For Pricing**



For more information, contact:

Paul E. Boyle
Executive Director
+1 602 224 4414
paul.boyle@cushwake.com

Rick Danis
Executive Director
+1 602 224 4405
rick.danis@cushwake.com



2555 E. Camelback Rd, Suite 400 | Phoenix, Arizona 85016
ph:+1 602 954 9000 | fx:+1 602 253 0528 | www.cushmanwakefield.com

8.6± ACRES FOR SALE
DEVELOPMENT OPPORTUNITY

NEC GERMANN ROAD & SILVERADO COURT

GILBERT, ARIZONA



2018 Demographics



Total
Population



Households

3 MILES

79,854

25,848

5 MILES

290,346

94,768

7 MILES

493,477

169,224



2018 Demographics



Average Household Income



Median Age

3 MILES

\$117,901

34.2

5 MILES

\$107,529

33.8

7 MILES

\$103,843

34.6

8.6± ACRES FOR SALE
DEVELOPMENT OPPORTUNITY

NEC GERMANN ROAD & SILVERADO COURT

GILBERT, ARIZONA



Site Area: 374,703 S.F.
Building Area: 11,840 S.F.
Coverage: 29.5%
Parking Provided: 245 Spaces
Parking Ratio: 2.2/1,000 S.F.

For more information, contact:

Paul E. Boyle
Executive Director
+1 602 224 4414
paul.boyle@cushwake.com

Rick Danis
Executive Director
+1 602 224 4405
rick.danis@cushwake.com

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
fx:+1 602 253 0528
www.cushmanwakefield.com

