

FOR SALE: ± 9.52 Acre Land Parcel

14515 E PECOS ROAD

Gilbert, Arizona 85295

PERK • PROP

REAL. SIMPLE. REAL ESTATE.

Dan DeGon
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East of SEC Lindsay Rd & Pecos Rd • SALE PRICE: \$5,000,000



Property Features

- Land For Sale: ± 9.52 Acres (± 414,578 SF)
- Ideal Use: Storage Facility / Commercial
- APN: 304-54-070
- Zoned: RU-43, Maricopa county
- Frontage on Pecos Rd
- Easy access to Loop 202 (Red Mountain Fwy)
- Mercy Gilbert Medical Center and Surrounding Area Practices
- Growing San Tan Village, Residential Area & Major Employers in the Area

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ALL INFORMATION CONTAINED HEREIN IS DEEMED RELIABLE, BUT NOT GUARANTEED, ALL FACTS, FIGURES & MEASUREMENTS ARE APPROXIMATE. TERMS AND OFFER SUBJECT TO PRICE CHANGE, PRIOR SALE, CORRECTION OR WITHDRAWAL.

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Area Summary



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TRAFFIC COUNTS (Source: LandVision/AADT)

Lindsay Rd	13,426 vpd
Pecos Rd	13,960 vpd
Loop 202 (Santan Fwy)	120,409 vpd



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Facing North - Overview of Site

DEMOGRAPHICS (Source: LandVision)

	1 Mile
Estimated Population (2021)	2,023
Projected Population (2026)	2,103
Estimated Median HH Income (2021)	\$98,636
Average Household Size (2021)	3.50
Total Daytime Employees (2020)	836
Median Age	34.6



Frontage on Pecos Rd



Site: South Portion