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Outstanding Retail PAD Site

Location: Northeast Corner Alma School Road and Ray Road
City of Chandler

Size: 38,000 square feet

Zoning: Commercial (C-2)
City of Chandler
Subject to site plan (PAD) approval

Price: \$600,000
\$15.79 per square foot

Improvements: All street improvements are complete: (Water, Sewer, Electric, Cable TV, Natural Gas and Telephone are to the site).

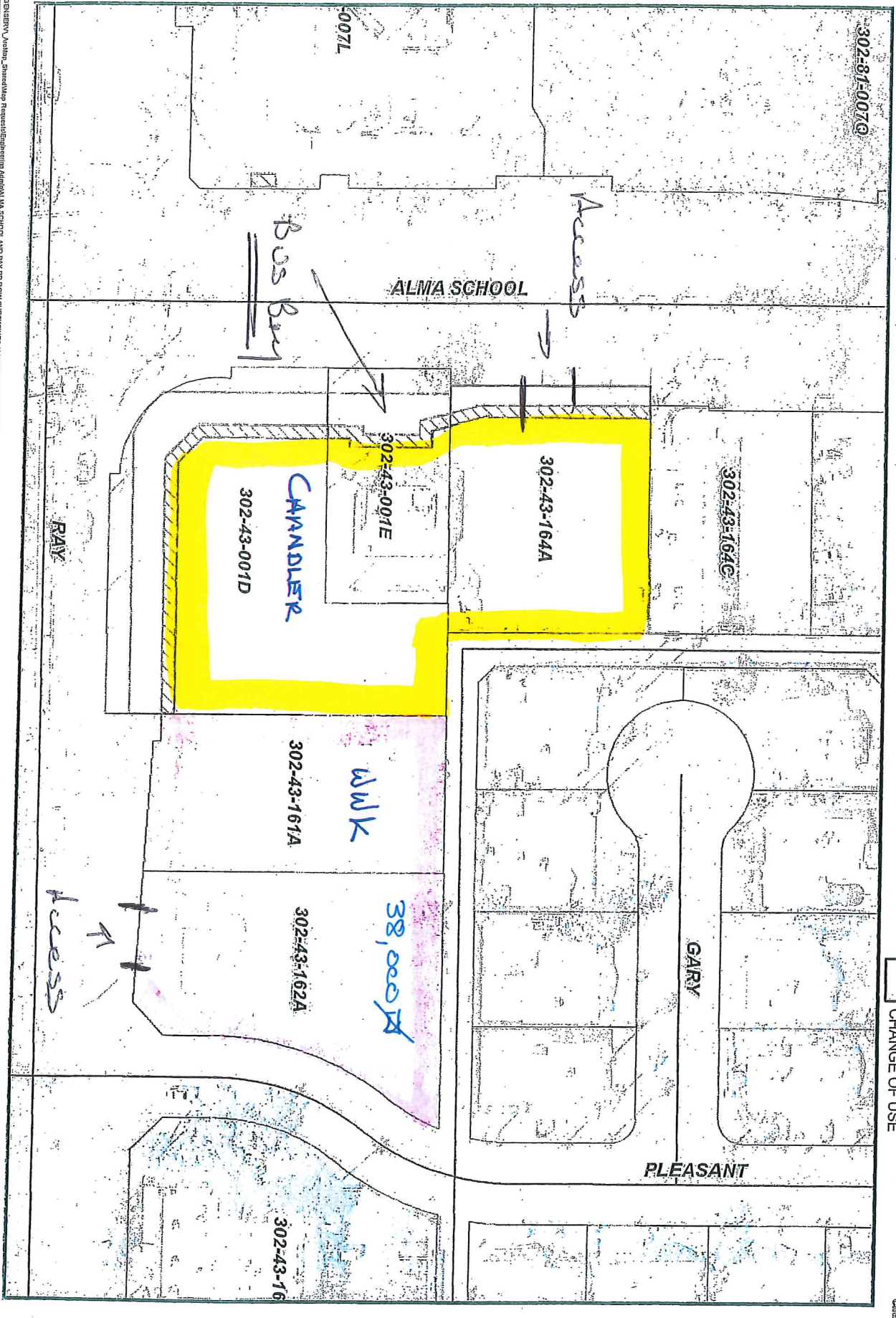
Comments: Outstanding retail PAD site in the heart of Chandler. There are over 35,000 cars a day that pass this site on Ray Road. This site has high density residential and large employers in all directions.

**Exclusively Marketed
by
Scott F. Ward**

Area Map: Attached
Site Plan: Attached

NEC ALMA SCHOOL RD / RAY RD INTERSECTION IMPROVEMENTS

LEGALS BY ENGINEER
 PUBLIC UTILITY EASEMENT (QWEST)
 CHANGE OF USE

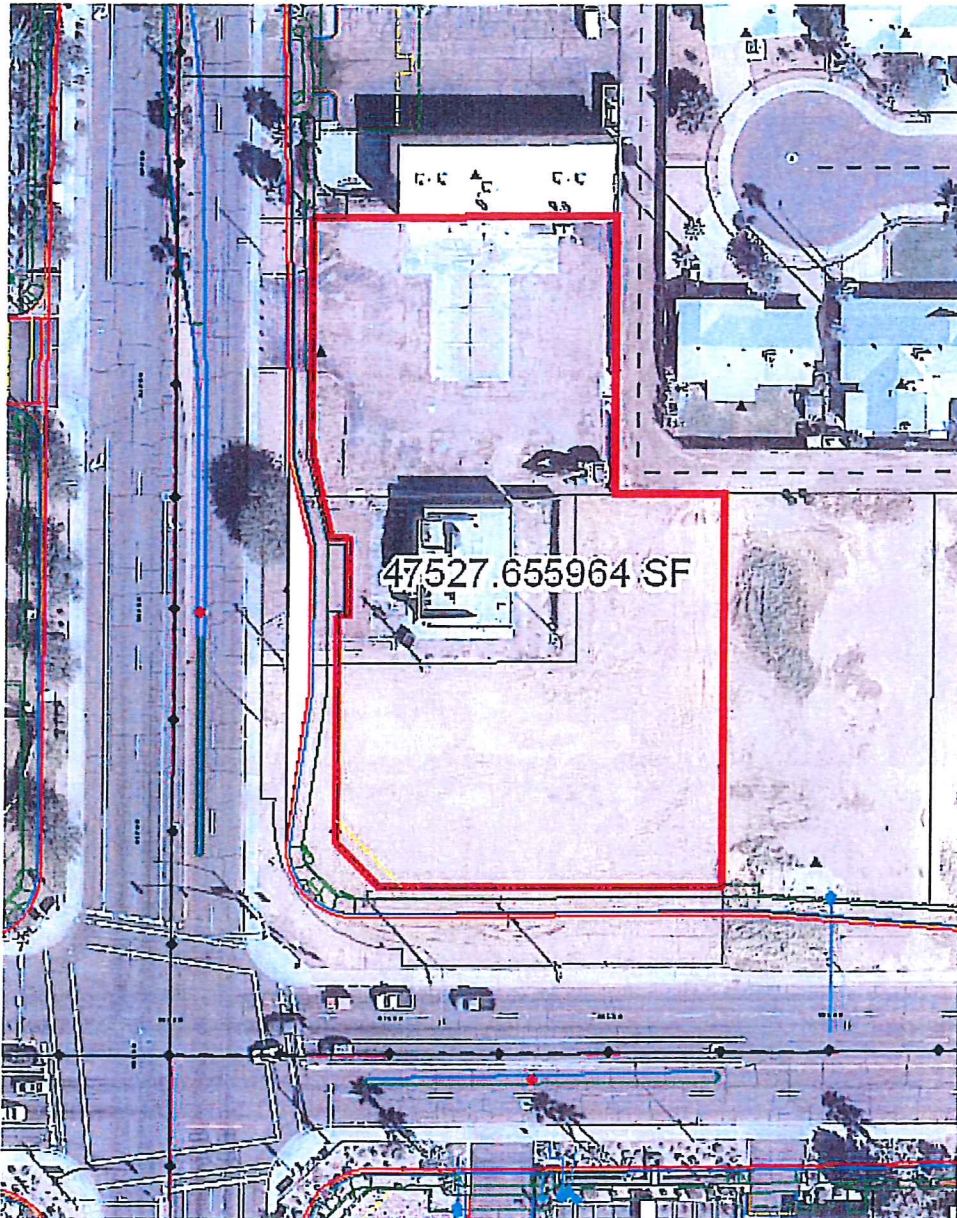


PROPOSED IMPROVEMENTS, ALMA SCHOOL, CHANDLER, ARIZONA, AND RAY RD FOR CHANGING ALMA RD WITH CHANGE OF USE AND PUE RESULTS AND 09/2012 SALLVB

Alma Ray Property SF
Warren White to: Erich Kuntze

11/18/2011 09:04 AM

Here you go Erich:



Chandler



2010

Think Green ... Turn off the lights when you leave.