



2152 South Vineyard, Suite 123
Mesa, AZ 85210
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Burgundy

Location: Northeast Corner of Ocotillo Road and Lindsay Road
Town of Gilbert

Size: 12 Acres
522,720 SF

Price:

Commercial 2 Acres	
2 Acres = 87,120 SF x \$16.00 SF	\$1,393,920
Residential 10 Acres	
10 Acres = 435,600 SF x \$6.00 SF	\$2,613,600

Entitlements: 2 Acre Commercial C-2
80 cluster units

Comments: Outstanding infill high density site. New home communities in all locations. All off-site improvements are complete with the Town of Gilbert. Utilities are to the site. Tremendous views of the San Tan Mountains.

**Exclusively Listed
by
Scott F. Ward**

S. LINDSAY ROAD

NARROWLEAF DRIVE

N89°51'44"E 610.94'

S89°51'44"W 530.94'

S44°51'44"W 212.21'

65'

S00°08'16"E 357.49'

138.48'

N89°51'44"E 5.00'

N00°08'16"W 2633.18'

771.12'

70'

S00°08'16"E 280.00'

S44°44'00"E 28.86'

COMMERCIAL SITE
(NET) 118255.42 SF
(GROSS) 173,271 SF
3.9778 AC

N89°51'44"E 271.16'

N00°08'16"W 443.76'

RESIDENTIAL SITE
(NET) 402,280 SF
(GROSS) 451,503 SF
10.3651 AC

E. OCOTILLO ROAD

S89°00'05"E 2627.44'

1414.14'

65'

S00°59'55"W 10.00'

39.29'

S89°00'05"E 493.35'

414.06'

L=291.12' R=1000.00'
Δ=16°40'48"

N00°59'55"W 346.98'

N00°59'55"E 87.87'

S. PORTER STREET

E. SOURWOOD DRIVE

E. BLUE SPRUCE LANE



Conceptual Site Plan
NEC Lindsay and Ocotillo

Town of Gilbert, Arizona

Maricopa County

Bowman Consulting Group, Ltd.
1295 West Washington Ste 108
Tempe, Arizona 85281

Phone: (480) 629-8830

www.bowmanconsulting.com
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DATE	DESCRIPTION
DD	DD
DESIGN	DRAWN
SCALE	CHKD
VI	
JOB No.	
DATE :	
PROJECT NUMBER	
PLAN STATUS	



E. OCOTILLO ROAD

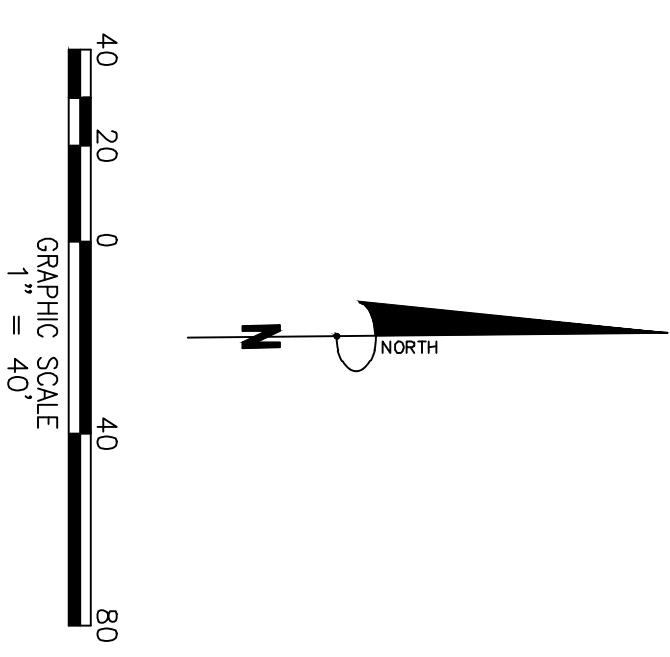
S. LINDSAY ROAD

NARROWLEAF DRIVE

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PROJECT NUMBER	
PLANNING STATUS	
DATE	
DESCRIPTION	
DD	DD
DESIGN	DRAWN
SCALE	CHKD
VI	
JOB No. 9873-01-001	
DATE : APRIL 2014	
SHEET 1 OF 1	

Conceptual Site Plan
NEC Lindsay and Ocotillo
 Town of Gilbert, Arizona
 Maricopa County

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