



WARD REAL ESTATE
& DEVELOPMENT COMPANY

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Waterfall High density site

- Location:** Southwest Corner of Cooper Road and Chandler Boulevard. City of Chandler.
- Size:** 9.5 net Acres
413,820 square feet
- Density:** 76 units
8 units per acre
- Price:** \$3,103,650
\$7.50 per square foot
- Improvements:** Street improvements are complete (Water and sewer are to the site). City of Chandler impact fees.
- Comments:** Tremendous gated infill site in the City of Chandler. Walk to Walgreens on the corner. New Basics Private School and Wal-Mart Neighborhood store on the NWC of Chandler Boulevard and Cooper Road. Over 30,000 cars a day on Chandler Blvd. This is one of the last high density infill sites in Chandler.

**Exclusively Marketed
by
Scott F. Ward**

Area Map: Attached
Site Plan: Attached