



W|SWC POWER RD & ELLIOT RD



A ±54,000 SF MIXED USE DEVELOPMENT



A DEVELOPMENT BY:  COLMENA GROUP



GILBERT, AZ



PROPERTY HIGHLIGHTS

- Mixed-Use Lifestyle Component of The Ranch, a 311-Acre Industrial, Residential and Commercial Development
- Loop 202 is less than 2 miles from the site and I-60 is 2.5 miles from the site
- \$20 Million in offsite improvements planned
- 16 Acre Amenity-filled Community Green Space with walkability and gathering areas to promote connectivity, health and social interaction
- Adjacent to 3 Million SF of Industrial/Flex Space
- 2 and 3-story multifamily buildings (± 750 units)
- Across from brand new Fry's Marketplace opening mid 2024 and Aldi grocery-anchored centers
- Infill site at confluence of upscale residential and industrial growth
- Strong demographics, draw of The Ranch Community
- Existing Traffic Signal on Elliot Rd at entrance to the Cactus Yards Sports Complex
- 5 Points of Access off Elliot Road

DISTANCE TO

MESA-GATEWAY AIRPORT:
3.9 MILES

ASU POLYTECHNIC CAMPUS:
3.8 MILES

DIGNITY HOSPITAL:
3.1 MILES

2023 DEMOS (5-MILE RADIUS)

TOTAL POPULATION **276,813**

DAYTIME POPULATION **243,887**

TRAFFIC COUNTS (ADOT '22)

ELLIOT ROAD **13,637 VPD**

POWER ROAD **35,149 VPD**

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CACTUS YARDS HIGHLIGHTS

- In 20-2021 There were 126,936 tournament participants and 110,410 non-participants in attendance.
- In 2019 an ASU study for the Town showed tournament organizers generated 1,839 room nights at Gilbert hotels and \$2.9M in direct spending.
- Every weekend the \$58 Million dollar facility is open (50), there are a minimum of 3 tournaments occurring.
- The facility includes Baseball, Softball and indoor soccer fields, batting cages, restaurants and a playground.
- The park also hosts many non-sport events including picnics and corporate parties.



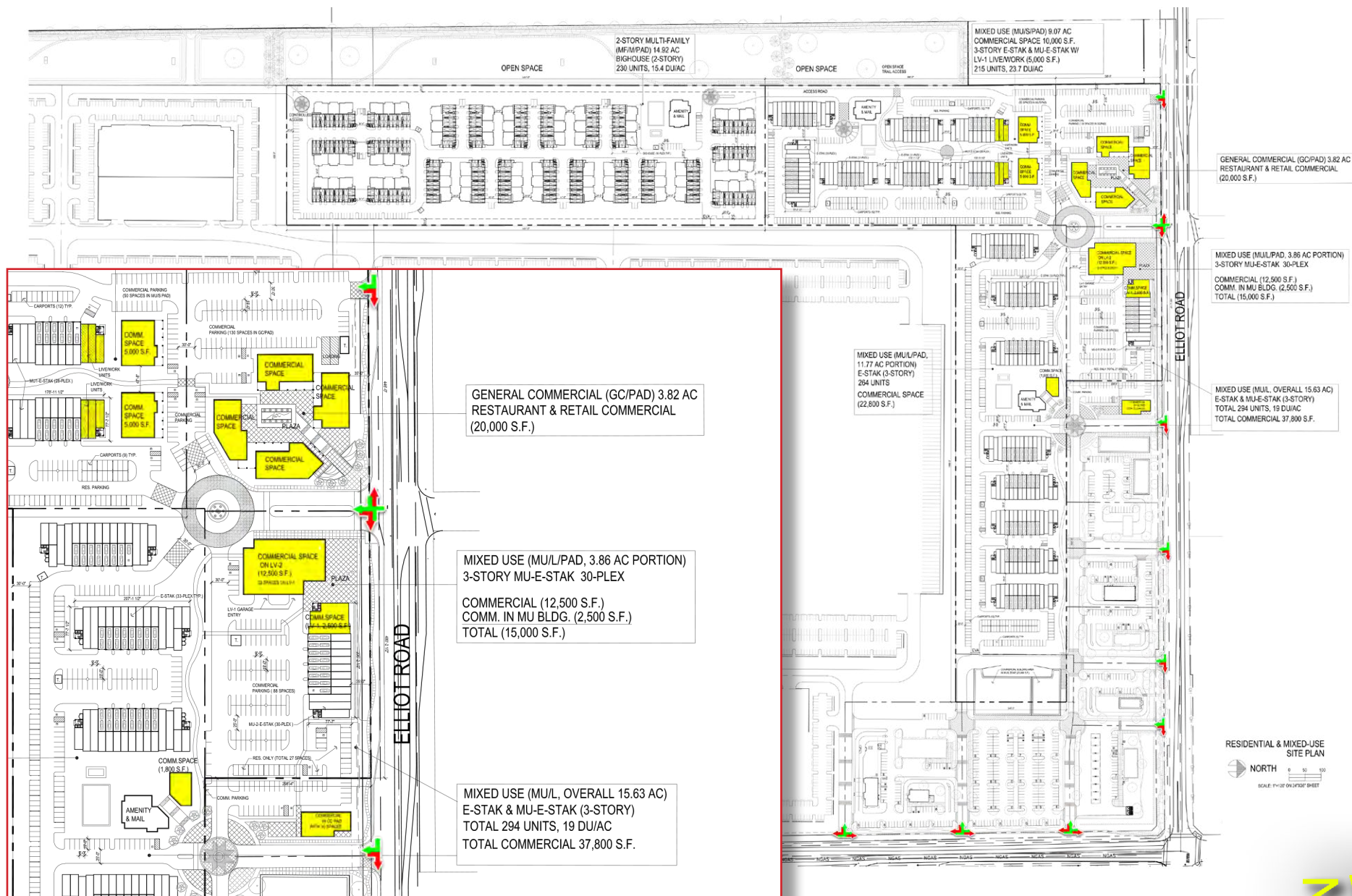
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CONCEPTUAL SITE PLAN



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CONCEPTUAL SITE PLAN

GP23-12 and Z23-04: Residences at The Ranch
Attachment 6: Design Theme Exhibit



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PROJECT RENDERINGS



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VIEW FROM MORRISON RANCH



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2023 Total Population

1 MILE	3 MILE	5 MILE
8,081	93,850	276,813

2028 Total Population

1 MILE	3 MILE	5 MILE
8,229	95,481	281,144



Average HH Income

1 MILE	3 MILE	5 MILE
\$133,592	\$125,533	\$117,524

Median HH Income

1 MILE	3 MILE	5 MILE
\$99,335	\$99,629	\$89,645



Daytime Employees

1 MILE	3 MILE	5 MILE
2,265	34,494	99,610

Daytime Residents

1 MILE	3 MILE	5 MILE
3,917	46,999	144,277



2023 Households

1 MILE	3 MILE	5 MILE
2,488	31,569	101,830

2028 Households

1 MILE	3 MILE	5 MILE
2,546	32,364	104,193



Owner Occupied Housing

1 MILE	3 MILE	5 MILE
56.6%	66.0%	64.0%

Renter Occupied Housing

1 MILE	3 MILE	5 MILE
40.2%	26.6%	24.1 %



2023 Median Age

1 MILE	3 MILE	5 MILE
31.2	33.7	37.2

2028 Median Age

1 MILE	3 MILE	5 MILE
31.4	33.7	37.0



UP AND COMING FAMILIES

Median Household Income: **\$72,000**

Average Age: **31.4**

- New families in new housing subdivisions
- Single-family homes with a median value of \$194,400
- Hard-working labor force with a participation rate of 71%
- Seek the latest and best in technology
- 67% have some college education or degree(s)



BOOMBURBS

Median Household Income: **\$113,400**

Average Age: **34**

- Young married families with average household size of 3.25
- High labor force participation at 71.3%
- Home ownership is 84%, with the highest rate of mortgages at 71.5%
- Well connected, own the latest devices
- Physical fitness is a priority, including club memberships and home equipment



WORKDAY DRIVE

Median Household Income: **\$90,500**

Average Age: **37**

- High labor force participation rate at 71%
- They favor time-saving devices, like banking online or housekeeping services
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks
- They attend sporting events, as well as participate in them like bicycling, jogging, golfing, and boating
- Family-oriented purchases and activities



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ABOUT GILBERT, AZ

Gilbert, Arizona has evolved into one of the fastest growing communities and the largest town in the United States. Encompassing 72.6 square miles, just southeast of Phoenix, Gilbert has transformed from an agricultural community to a thriving and economically-diverse suburban community.

During the last three decades, Gilbert has seen tremendous growth, increasing in population from 5,717 in 1980 to more than 284,510 in 2023. Many recent accolades, including being named the 4th Safest City in America and the 12th Best Big City to Live in America, explain why so many want to live and do business in Gilbert.

The iconic water tower stands tall in downtown Gilbert in an area that once housed little more than the post office. Today, you will find the downtown bustling with shops, restaurants, a theater and, soon, it will also be home to a University.

Gilbert boasts a nationally ranked K-12 education system including public schools, unique magnet and charter schools, with an average graduation rate of 96%. More than 46% of Gilbert residents hold a bachelor's degree or higher and the median household income is \$112,000.

Gilbert's booming housing industry is coupled with booming business. With a targeted focus in the Science, Technology, Engineering and Math industries, Gilbert is home to many companies with focuses in Advanced Manufacturing, Aerospace and Defense, Bio-Technology, Clean Technology and Renewable Energy.

As Gilbert approaches build-out over the next decade, the estimated population is expected to reach 330,000. With a continued focus on building the latest satellites, conducting cancer research and producing algae technology, Gilbert will continue to grow and thrive and uphold its reputation as being clean, safe and vibrant.

- #1 Best City for Early Retirement (SmartAsset, 2022)
- #1 Safest City for Trick-or-Treating (Chamber of Commerce, 2022)
- #2 Best City for Renters (Forbes Advisor, 2023)
- #2 America's Best Cities to Start a Side Hustle (LLC.org, 2023)
- #3 Cities Whose Unemployment Rates Are Bouncing Back Most (WalletHub, 2022)
- #4 Safest City in America (WalletHub, 2023)
- #5 Best Places to Go for Thanksgiving (WalletHub, 2022)
- #6 Best City to Raise a Family in the West (Dwellics, 2022)
- #6 Best City for Renters (Forbes, 2022)
- #7 Best City for Women (WalletHub, 2023)
- #7 Best City for First-Time Home Buyers (WalletHub, 2023)
- #7 Best Big City for Retirees in America (Stacker, 2023)
- #7 Best Place to Buy a House (WalletHub, 2022)
- #7 Safest City in America (WalletHub, 2022)
- #8 Best Place to Rent in America (WalletHub, 2022)
- #9 Best Place to Raise a Family (WalletHub, 2023)
- #10 Best City for Newlyweds (StorageCafe, 2023)
- #10 Best Place to Buy a House (WalletHub, 2023)
- #12 Best Big City to Live in America (Stacker, 2023)
- #13 Best Place to Raise a Family (WalletHub, 2022)
- #17 Best City for Pet Owners (Forbes, 2023)

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FOR MORE INFORMATION CONTACT

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