



Riggs Road

LDS Church

Constellation Way

Higley Road

6.43 Acres | For Sale

COMMERCIAL LAND

SEC Of Riggs & Constellation Way | Gilbert, AZ 85298

6.43 AC. COMMERCIAL LAND

SEC RIGGS & 164TH STREET | GILBERT, AZ 85298

6.43 ACRES



PROPERTY OVERVIEW

Former UTAZ Development site (Mountainwood Professional Village). Zoned for Neighborhood Office. Adjacent to LDS Chapel. Property to be sold in "as-is" condition.

LOCATION OVERVIEW

Parcel is located on the SWC of Riggs & 164th Street in Gilbert, AZ. It is adjacent to Adora Trails Masterplan Community and is in close proximity to Seville.

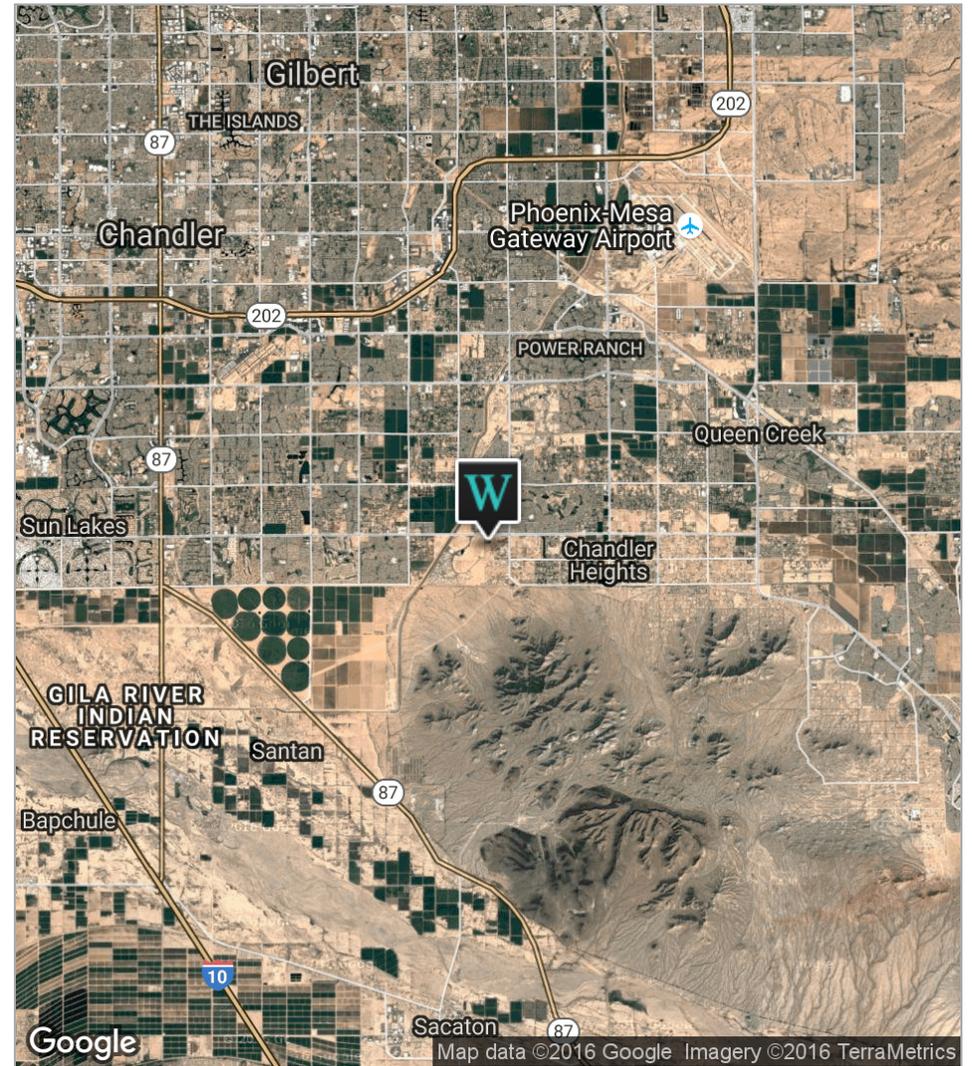
PROPERTY SUMMARY

Sale Price:	\$1,050,340
Lot Size:	6.43 Acres
APN #:	304-86-008C
Zoning:	NO - Neighborhood Office
Cross Streets:	Riggs Road & 164th Street

6.43 AC. COMMERCIAL LAND

RIGGS & CONSTELLATION WAY | GILBERT, AZ 85298

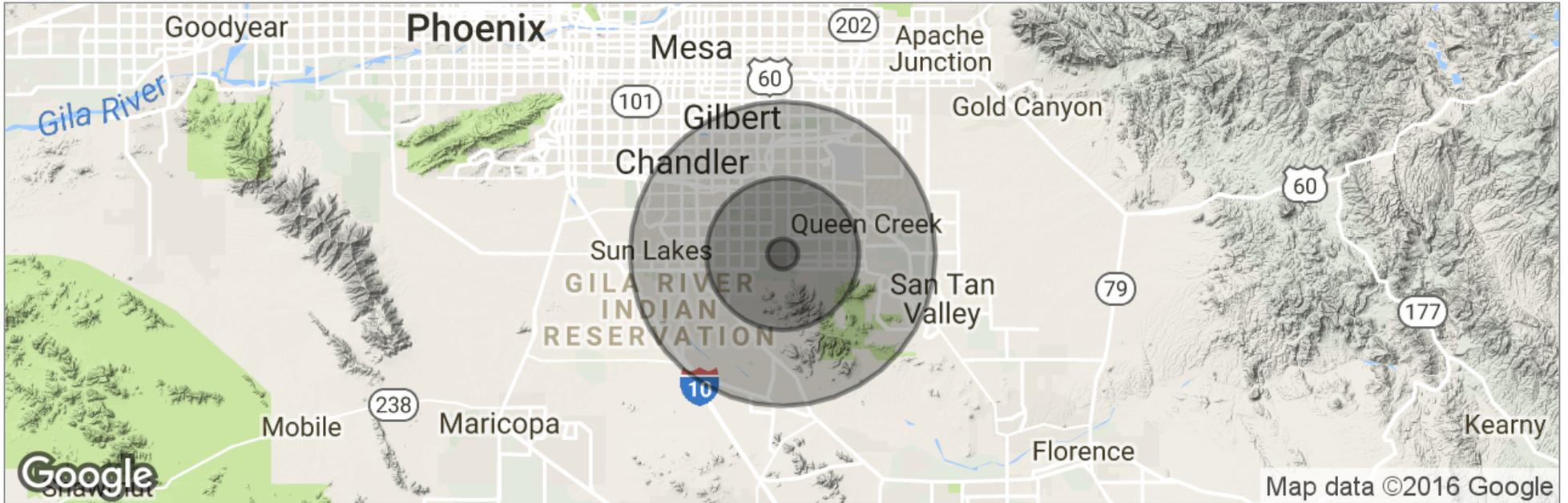
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6.43 ACRES



	1 Mile	5 Miles	10 Miles
Total Population	2,687	79,199	343,145
Population Density	855	1,008	1,092
Median Age	30.2	32.6	33.3
Median Age (Male)	30.6	31.5	32.8
Median Age (Female)	30.9	32.8	33.4
Total Households	842	25,076	114,221
# of Persons Per HH	3.2	3.2	3.0
Average HH Income	\$101,791	\$100,383	\$92,689
Average House Value	\$480,069	\$473,030	\$364,853

* Demographic data derived from 2010 US Census

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JON D. WILLIS Designated Broker



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Mesa, AZ 85206

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AZ #BR528590000

Professional Background

Mr. Willis, a Sixth Generation Arizonan, began his commercial real estate brokerage career in 1999 specializing in all forms of commercial real estate including land, office, industrial, retail, acquisitions, consulting, BPO's, fund raising and portfolio representation as well as disposition. Mr. Willis works closely with the medical community, including Dignity Health and Banner Hospitals as well as a wide array of medical practices assisting in buying and/or leasing medical office space and land. He was vital in the growth of Mercy Gilbert Medical Center located in Southeast Gilbert with selling and leasing roughly 100,000 sf of medical office space on the hospital campus.

In 2011 Mr. Willis began representing the Sorenson Group Management of Salt Lake City in the partial disposition of their \$701 million structured portfolio purchased from the FDIC. The Sorenson Group portfolio Mr. Willis represented included multiple former UTAZ Development office condo developments, land parcels, and improved office condo pads. He is the lead development consultant for a \$180 million, 350 acre sports training and entertainment facility in Metro Phoenix, soon to be the largest sports entertainment and training venue in the West.

Mr. Willis became the youngest instructor at the Arizona School of Real Estate and Business in 2009 where he currently teaches the commercial real estate continuing education curriculum and basic real estate licensing courses. He was awarded Rookie of the Year Educator for Basic Licensing by the Arizona School of Real Estate & Business. Mr. Willis is an active member of ICSC and is a CCIM candidate. Mr. Willis is also the Senior Vice President of Sun Commercial Real Estate in Las Vegas, NV where he specializes in investment properties, portfolio acquisition and disposition and land brokerage.

Memberships & Affiliations

ICSC
CCIM Candidate
Arizona Real Estate Broker
Nevada Real Estate Broker

Education

Bachelor of Science - Business Finance

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6.43 ACRES



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Willis Property Company specializes in a wide range of commercial real estate specialties and services.

These include:

Land

- Buyer/Seller Representation
- Site Selection
- Detailed Market & Use Analysis
- Consulting
- Development
- Entitlement
- Brokerage

Development

- Entitlements
- Zoning
- Platting & Engineering
- Residential & Commercial Specialties
- Master-planned Communities
Brokerage

Office, Retail, & Industrial

- Seller/Landlord Representation
- Buyer/Tenant Representation
- Medical & General Office
- Portfolio Analysis and Representation
- Rent or Buy Analysis
- Development
- Market Analysis
- Broker's Opinion of Values (BOV)