

SWC Power & Pecos

Gilbert, Arizona

D. L. Slaughter
Company



Property Highlights:

- Dynamic Power Ranch trade area - Avg Inc \$124,636 w/ in (3) miles
- Rare Power Road pads full access
- Excellent access and visibility to significant Power Ranch retail intersection
- Nearby retailers and anchors include EOS Fitness, Home Depot, Dignity Health, and many other national pad users

For more information please contact:

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4742 North 24th Street
Suite 315
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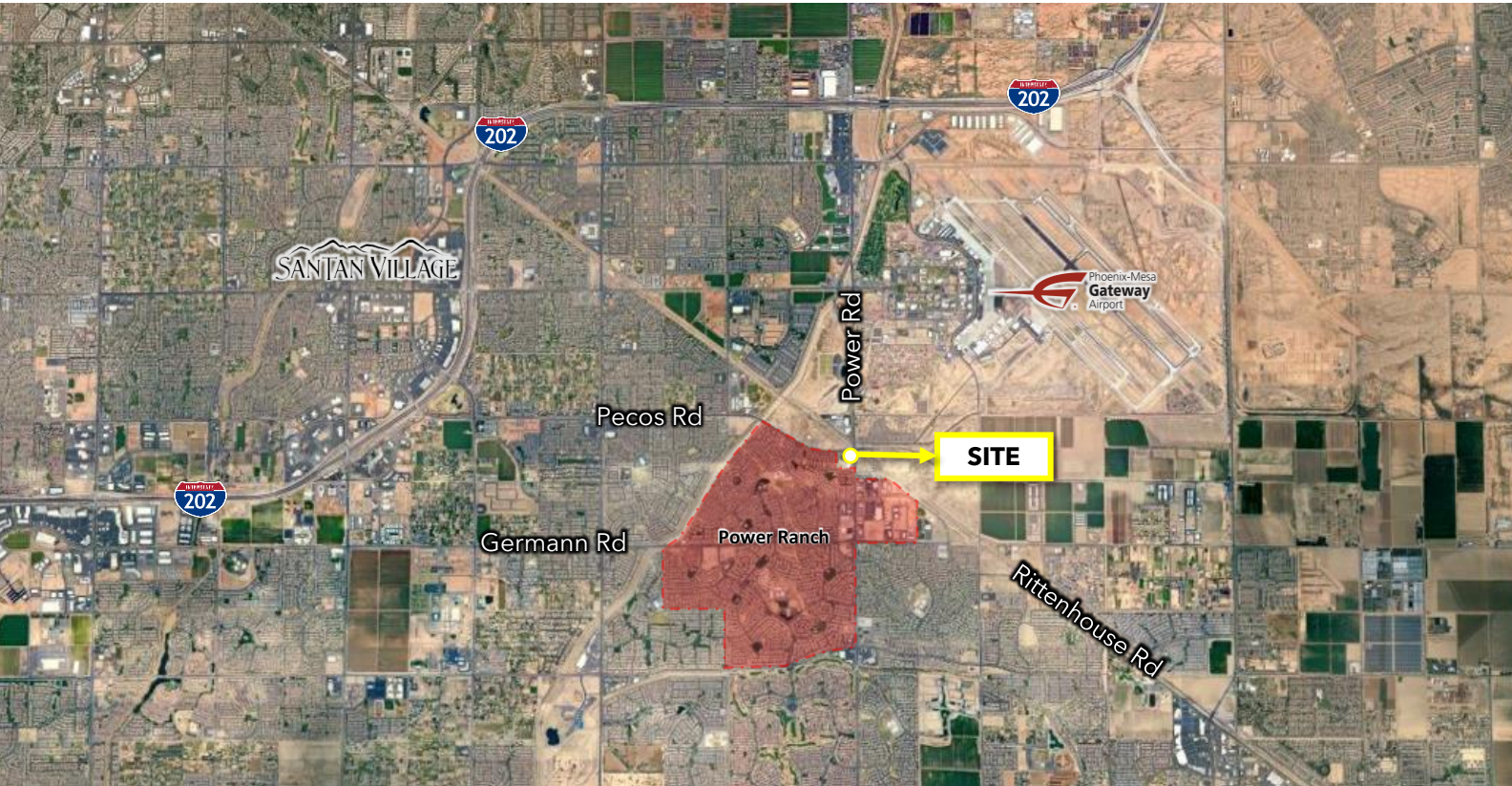
O: 602.957.3553

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Demographics:

• Average Income

1 mile
\$96,625

3 mile
\$124,636

5 mile
\$133,603

• Population

1 mile
9,714

3 mile
82,403

5 mile
205,336

Available:

**Sale/Lease
Land and Pads Available**

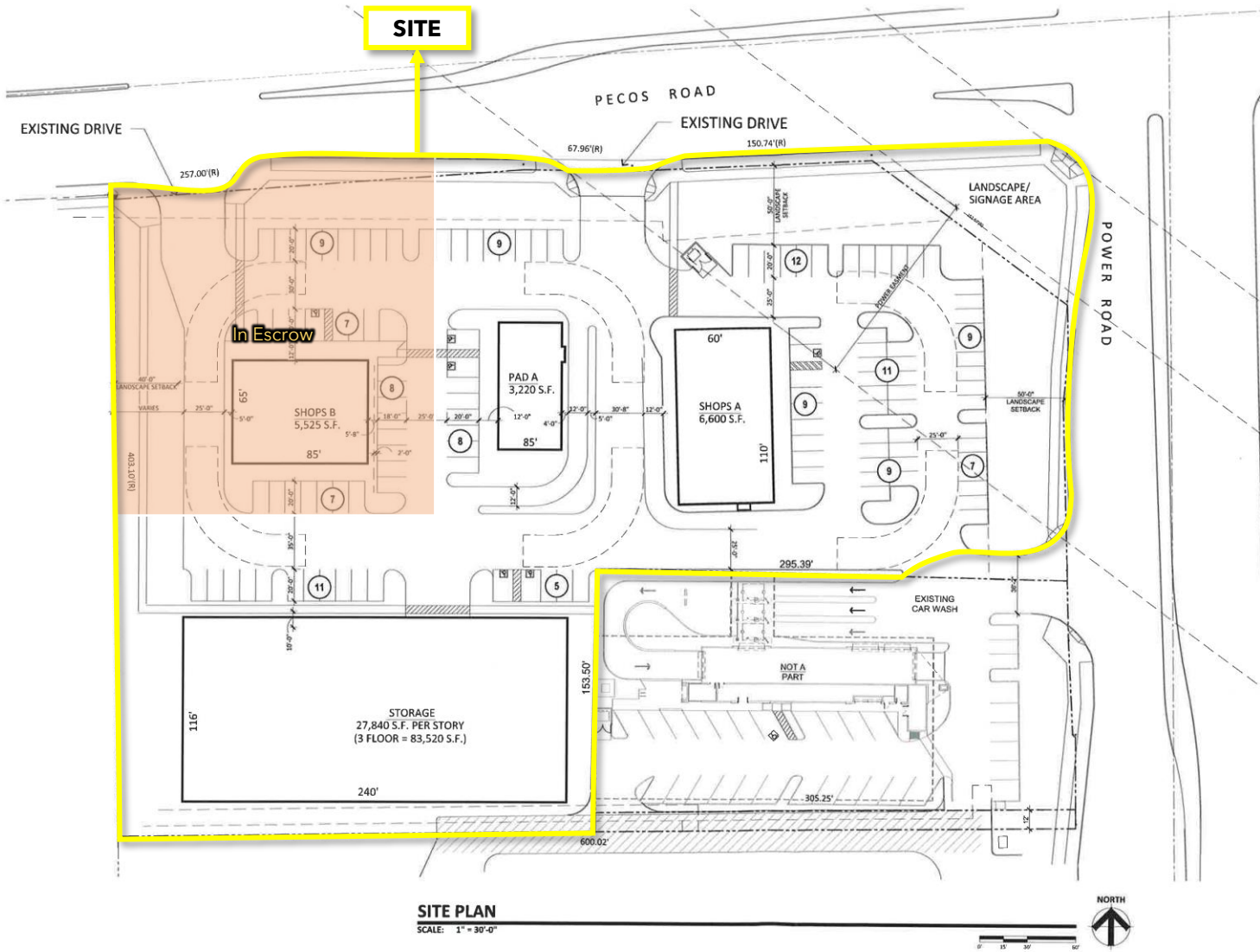
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SITE PLAN
SCALE: 1" = 30'-0"



PROPOSED COMMERCIAL DEVELOPMENT
SWC OF POWER ROAD AND PECOS ROAD
GILBERT, AZ
DATE: 2-13-2023 (PRELIMINARY)

SP-1
SITE PLAN
RKA# 22194.50

PROJECT DIRECTORY

APPLICANT:
LDR, L.L.C.
C/O BEIR GILBERT P.L.L.C.
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CONTACT: GARY DAVIDSON
PHONE: (480) 955-3900
FAX: (602) 955-5495
E-MAIL: gbertram@rkaa.com

ARCHITECT:
RKA# ARCHITECTS, INC.
2213 S. THOMAS ROAD
PHOENIX, AZ 85016
CONTACT: GREG HERTZMAN
PHONE: (602) 955-3900
FAX: (602) 955-5495
E-MAIL: gbertram@rkaa.com

PROJECT DESCRIPTION

NEW GROUND UP BUILDING FOR FUTURE SHOPS / RETAIL / AND STORAGE.
WORK INCLUDES MAJOR UTILITIES INCLUDING ELECTRICAL, MECHANICAL, AND
PLUMBING. SITE WORK INCLUDES NEW GRADING AND DRAINAGE, NEW
PARKING STALLS, DRIVE-THRU, HARDSCAPE, AND LANDSCAPE AREAS.

SITE DATA

ASSESSOR PARCEL NO:	304-67-933
PROPERTY TYPE:	COMMERCIAL
EXISTING ZONING:	CC
PROPOSED ZONING:	(D)
PROPOSED FLOOR RATIO:	2.74 = 88%
DRIVE-THRU QUEUE LENGTH:	2
NET SITE AREA:	(196,458 S.F.) 4.42 ACRES
PROPOSED USE:	RESTAURANT / RETAIL / STORAGE
BUILDING AREA:	
PAD A:	3,220 S.F.
SHOPS A:	6,600 S.F.
SHOPS B:	5,525 S.F.
STORAGE:	83,520 S.F. 98,865 S.F.

NOTE: SUBJECT PARCELS ARE PART OF LARGER PROPERTY OWNED BY A SINGLE OWNER.

PARKING DATA

TOTAL PARKING REQUIRED:	123 SPACES
PAD A: 3,220 @ 1/100 S.F. =	32 SPACES
SHOPS A:	
RETAIL: 3,960 S.F. @ 1/250 S.F. =	16 SPACES
RESTAURANT: 2,640 @ 1/100 S.F. =	26 SPACES
SHOPS B:	
RETAIL: 3,315 S.F. @ 1/250 S.F. =	13 SPACES
RESTAURANT: 2,205 S.F. @ 1/100 S.F. =	22 SPACES
INDOOR STORAGE: 8 SPACES + 2 DWELLING =	8 SPACES
TOTAL PARKING PROVIDED:	123 SPACES
ACCESSIBLE SPACES REQUIRED:	5 SPACES
ACCESSIBLE SPACES PROVIDED:	6 SPACES

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



Demographic Summary Report

D. L. Slaughter
Company

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	10,142		86,801		217,785	
2023 Estimate	9,714		82,403		205,336	
2010 Census	7,136		55,853		126,521	
Growth 2023 - 2028	4.41%		5.34%		6.06%	
Growth 2010 - 2023	36.13%		47.54%		62.29%	
2023 Population by Hispanic Origin						
2023 Population	9,714		82,403		205,336	
White	7,750	79.78%	67,404	81.80%	168,833	82.22%
Black	580	5.97%	4,211	5.11%	9,895	4.82%
Am. Indian & Alaskan	207	2.13%	1,201	1.46%	2,809	1.37%
Asian	718	7.39%	5,911	7.17%	15,581	7.59%
Hawaiian & Pacific Island	35	0.36%	235	0.29%	506	0.25%
Other	424	4.36%	3,441	4.18%	7,713	3.76%
U.S. Armed Forces	12		76		132	

Households						
2028 Projection	3,590		31,159		75,580	
2023 Estimate	3,412		29,290		70,755	
2010 Census	2,339		18,004		40,231	
Growth 2023 - 2028	5.22%		6.38%		6.82%	
Growth 2010 - 2023	45.87%		62.69%		75.87%	
Owner Occupied	1,899	55.66%	22,448	76.64%	54,784	77.43%
Renter Occupied	1,514	44.37%	6,842	23.36%	15,971	22.57%

2023 Households by HH Income						
Income: <\$25,000	225	6.60%	1,540	5.26%	3,511	4.96%
Income: \$25,000 - \$50,000	601	17.62%	3,136	10.71%	6,675	9.43%
Income: \$50,000 - \$75,000	729	21.37%	3,964	13.53%	9,430	13.33%
Income: \$75,000 - \$100,000	676	19.82%	4,716	16.10%	9,964	14.08%
Income: \$100,000 - \$125,000	280	8.21%	4,574	15.62%	11,016	15.57%
Income: \$125,000 - \$150,000	292	8.56%	3,449	11.78%	8,529	12.05%
Income: \$150,000 - \$200,000	440	12.90%	4,373	14.93%	10,520	14.87%
Income: \$200,000+	168	4.93%	3,537	12.08%	11,112	15.70%
2023 Avg Household Income	\$96,625		\$124,636		\$133,603	
2023 Med Household Income	\$80,566		\$107,042		\$113,159	

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