

FOR SALE: ±45 & ±20 ACRE COMMERCIAL CORNERS

SEC & SWC Attaway Rd & Highway 287 | Coolidge, Arizona



For more information, please contact:

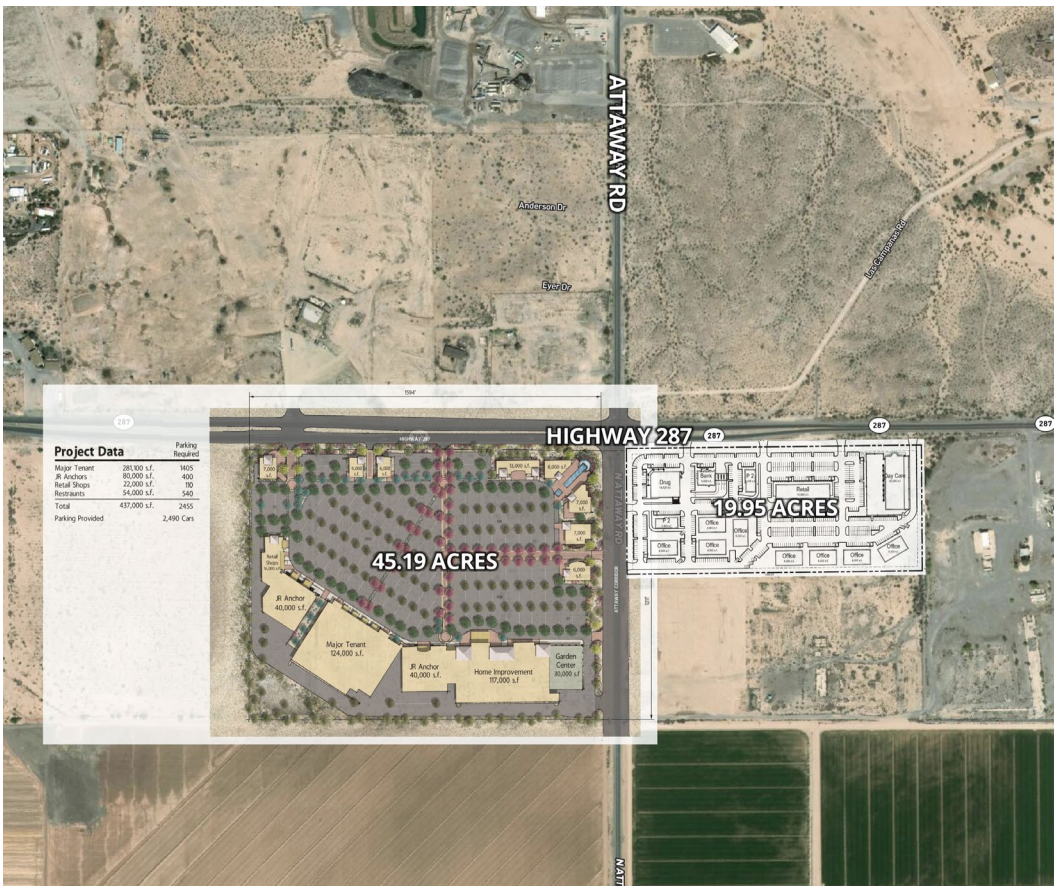
Kevin Petersen
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Petersen Properties & Management Inc.
 3369 E Queen Creek Rd, Ste 101
 Gilbert, AZ 85297
 www.PPMLand.com

FOR SALE: ±45 & ±20 ACRE COMMERCIAL CORNERS

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SIZE	±45.19 acres ±19.95 acres
ZONING	C-3 (Coolidge)
PARCEL #	202-26-004A, 008A, 008B
PROPERTY TAX	\$7,610 (2024)
UTILITIES	TBD
PRICE	SUBMIT
OTHER INFORMATION	<ul style="list-style-type: none"> Commercial corners for sale on both SEC and SWC of Attaway Rd & Hwy 287. Strategically placed in the Florence/Coolidge Trade Area Hwy 287 is the primary thoroughfare for access to this trade area from south Maricopa, Chandler, Florence, and Hwy 87. Attaway Rd is the primary and only North South street connecting Queen Creek and Florence (Anthem) to Coolidge.

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Coolidge Crossroads

Hwy 287 & Attaway Rd



Johnson Ranch

Anthem

Hunt Hwy

Attaway Rd

Hwy 287



SWC

Site

SWC Site

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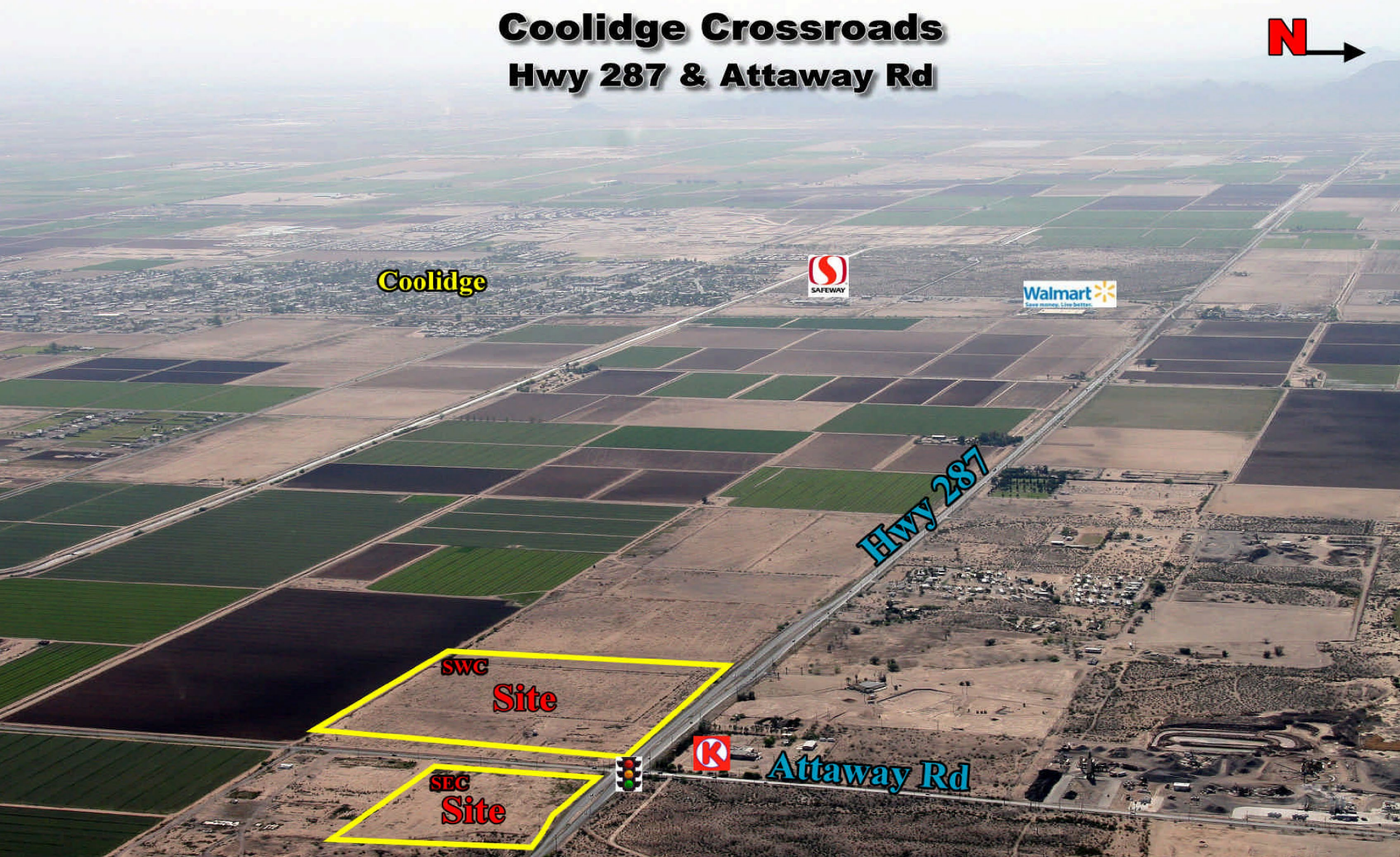
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Coolidge Crossroads Hwy 287 & Attaway Rd



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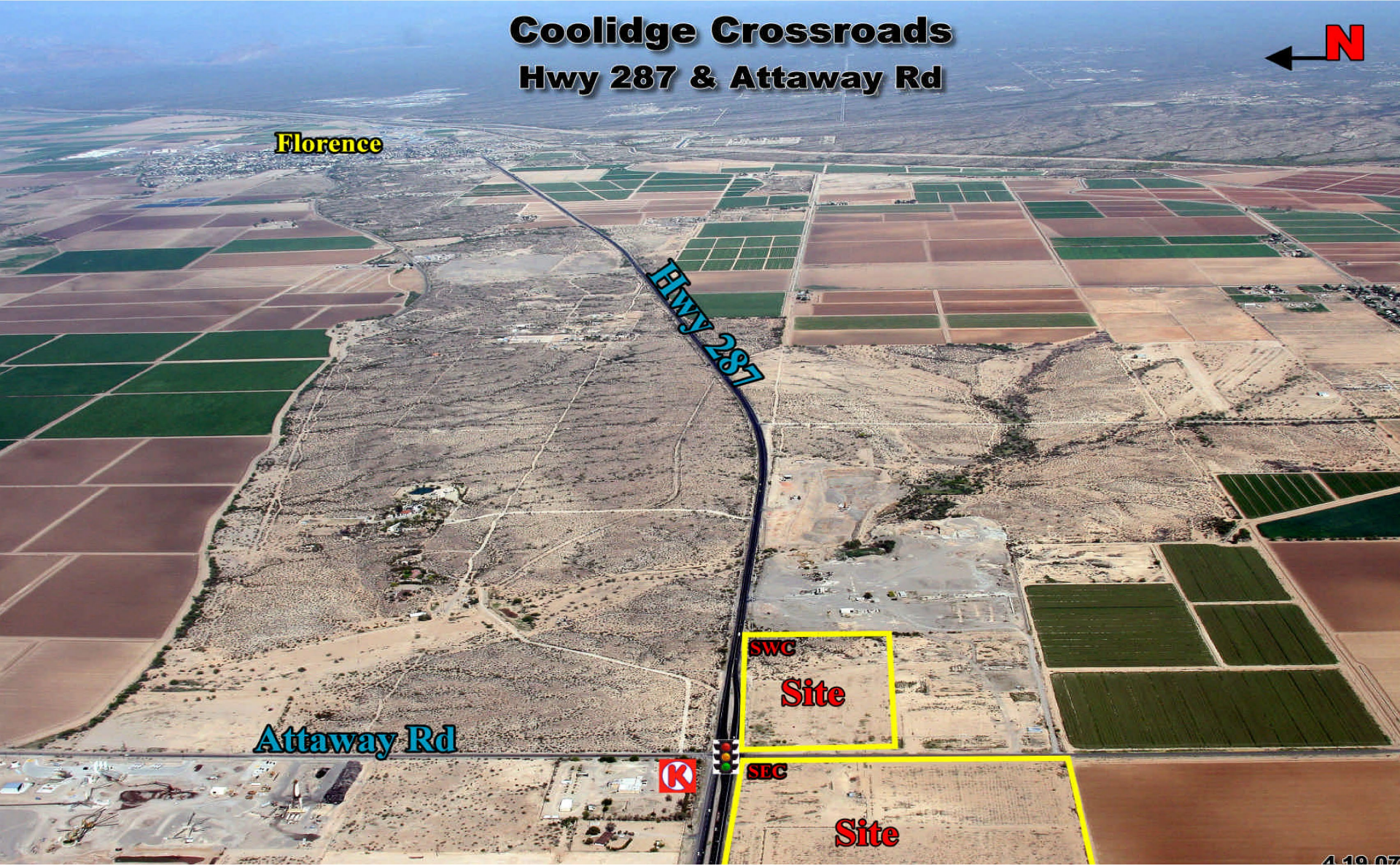
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4-19-07

Project Data

		Parking Required
Major Tenant	281,100 s.f.	1405
JR Anchors	80,000 s.f.	400
Retail Shops	22,000 s.f.	110
Restraunts	54,000 s.f.	540
Total	437,000 s.f.	2455
Parking Provided		2,490 Cars



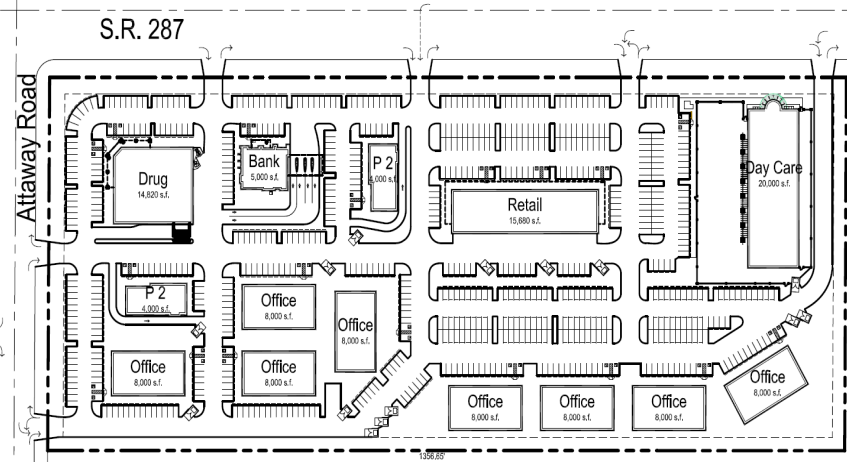
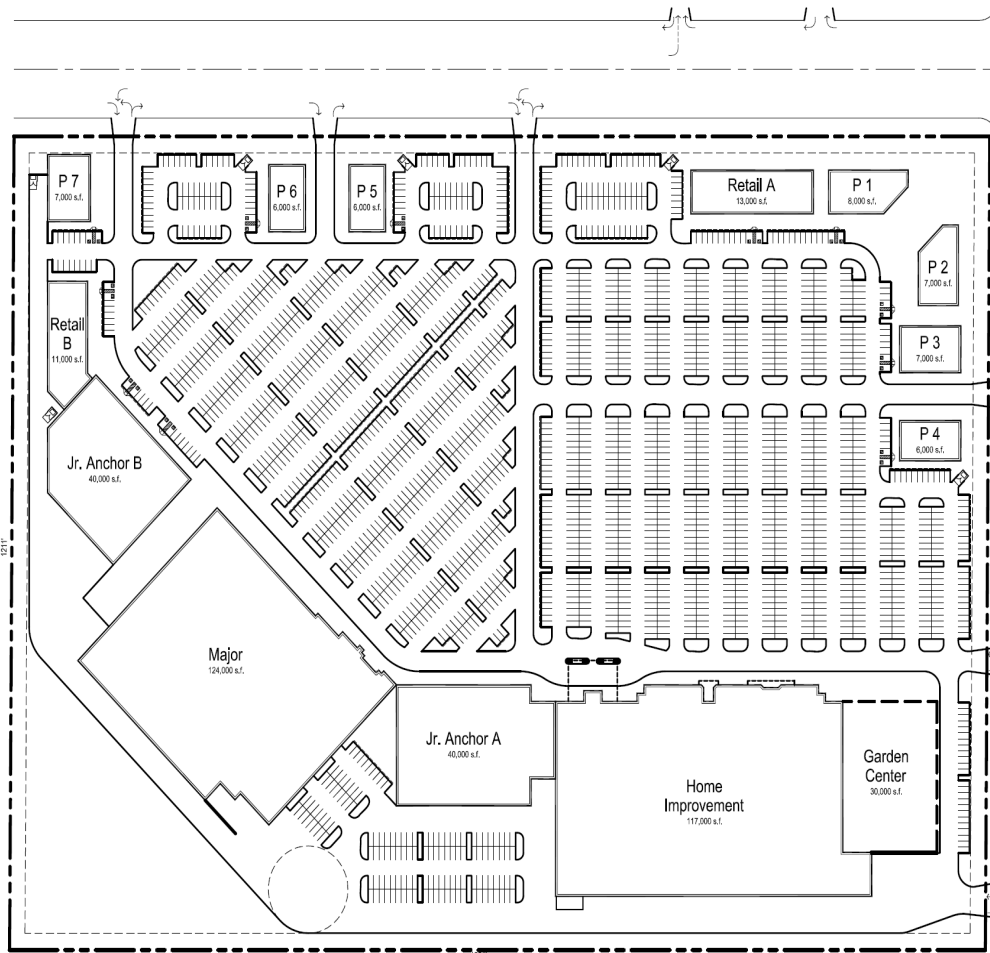
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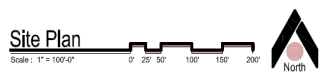


SWC Site Data

Overall Net Site Area:	+/- 1,930,300 s.f. (44.30 acres)
Building Area:	
Majors	281,100 s.f.
Jr. Anchor	80,000 s.f.
Retail	24,000 s.f.
Pads	47,000 s.f.
Total	432,100 s.f.
Parking Provided:	+/- 2,220 stalls (5.1 / 1,000)

SEC Site Data

Overall Net Site Area:	+/- 723,141 s.f. (16.60 acres)
Building Area:	
Retail	43,500 s.f.
Day Care	20,000 s.f.
Office	64,000 s.f.
Total	127,500 s.f.
Parking Provided:	
Retail	+/- 344 stalls (7.9 / 1,000)
Day Care	+/- 65 stalls (3.3 / 1,000)
Office	+/- 317 stalls (5.0 / 1,000)
Total	+/- 726 stalls (5.7 / 1,000)



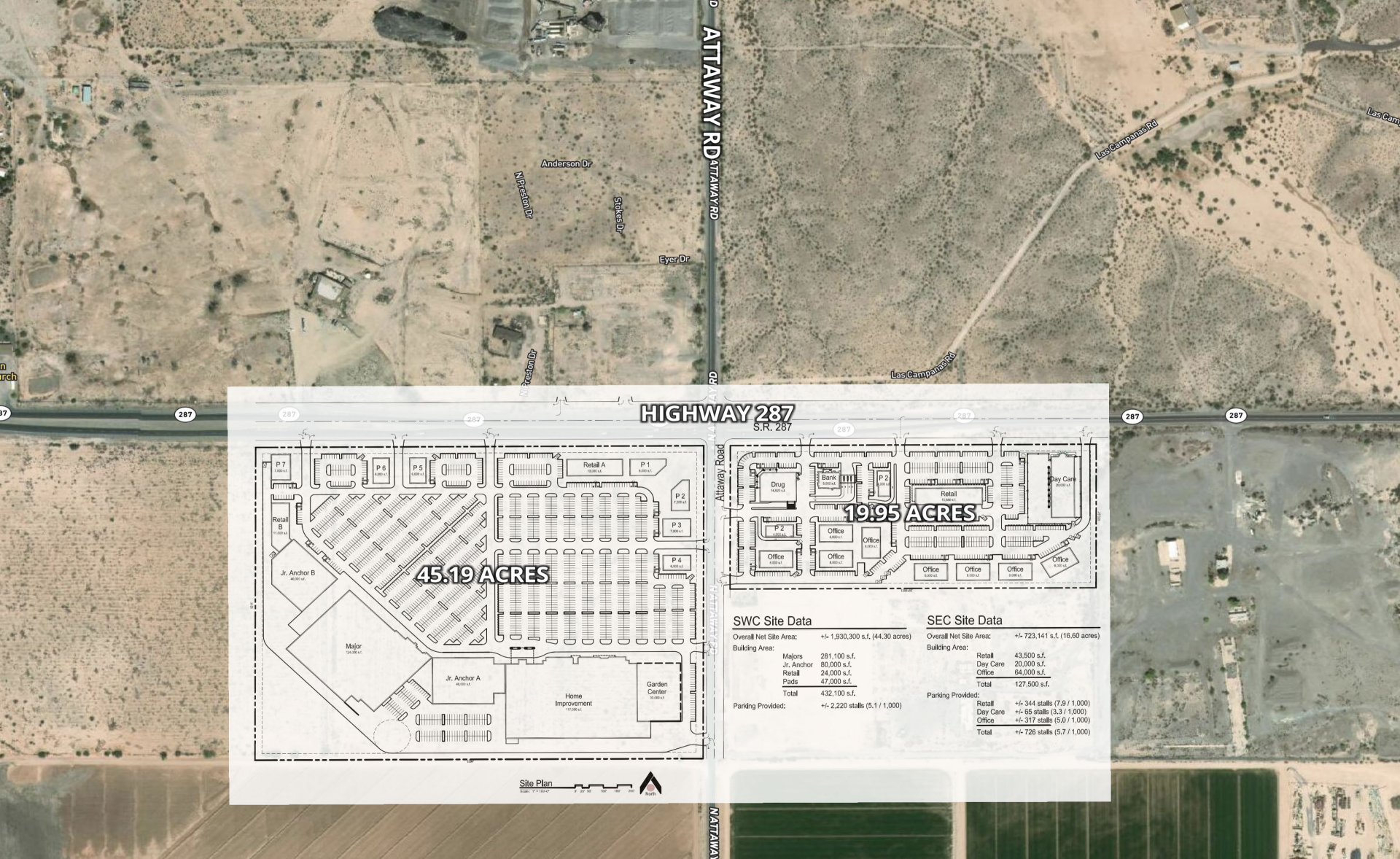
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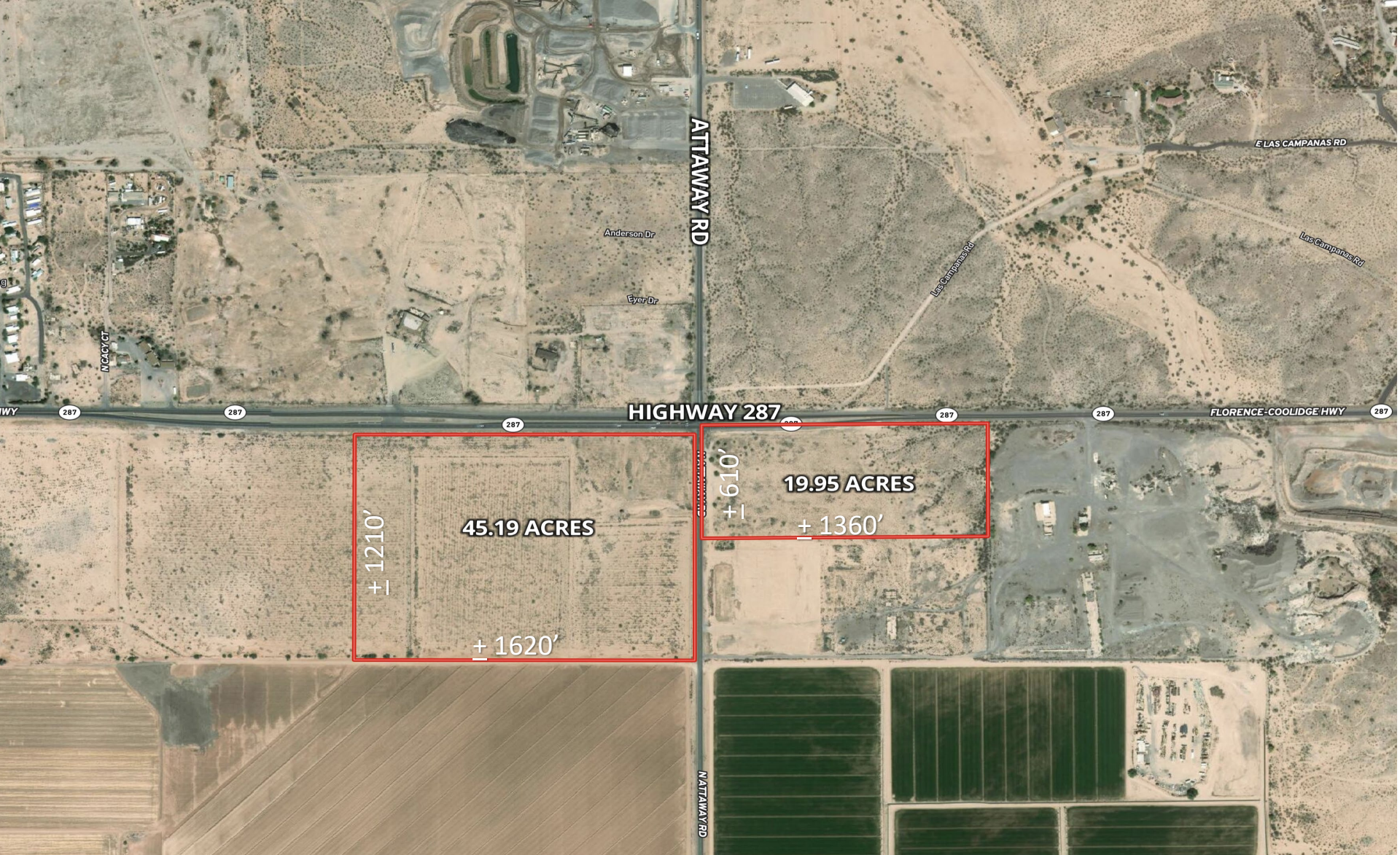
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