

Morrison Ranch
±5,000 Units



fray's

Opening Q3
2023



Elliot Rd

11,110 CPD

THE RANCH
MIXED USE DEVELOPMENT
4.1M SF
300 ACRES

28,898 CPD

Power Rd

31,545 CPD

9,842 CPD



Play
Multi
S

ELLIOT RANCH - RETAIL DEVELOPMENT

Southeast Corner of Elliot Rd and Power Rd
Gilbert, Arizona

Developed by:



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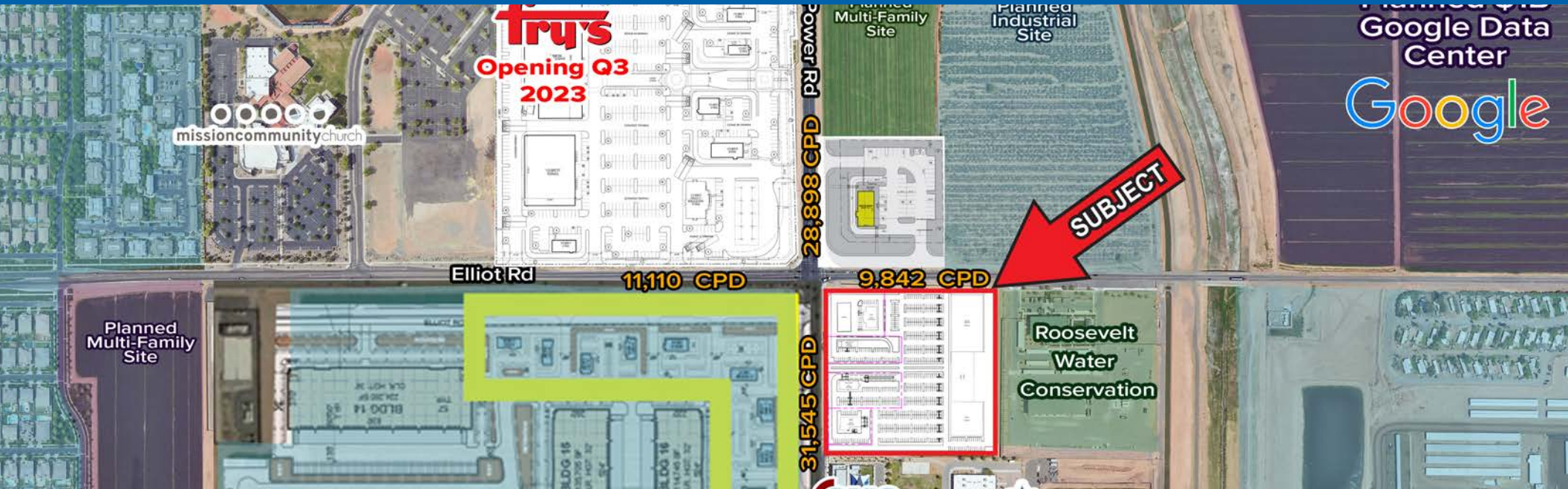
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ANCHOR, SHOPS, AND PADS AVAILABLE

Property Highlights

- 12 Acres available for Anchor, Shops, & PADs
- Full freeway access to US60 & Loop 202, both less than 2 miles away.
- Adjacent to Fry's Marketplace (2023 delivery)
- Highly desired Morrison Ranch (over 5,000 homes, including new phases under construction.)
- Directly across from 4.1 million square foot & 300-acre mixed use project. (The Ranch).
- One of the fastest growing corridors in all of Gilbert/ Mesa
- High demographics with over \$95,000 avg household income within 3 miles.

Traffic Counts

Elliot Rd	11,110 CPD
Power Dr	31,545 CPD
Total	42,655 CPD

Demographics

	1 mi	3 mi	5 mi
Estimated Population	8,802	89,621	260,047
Estimated Households	2,722	30,604	103,616
Avg Household Income	\$93,647	\$95,554	\$88,103

Source: SitesUSA

Nearby Tenants



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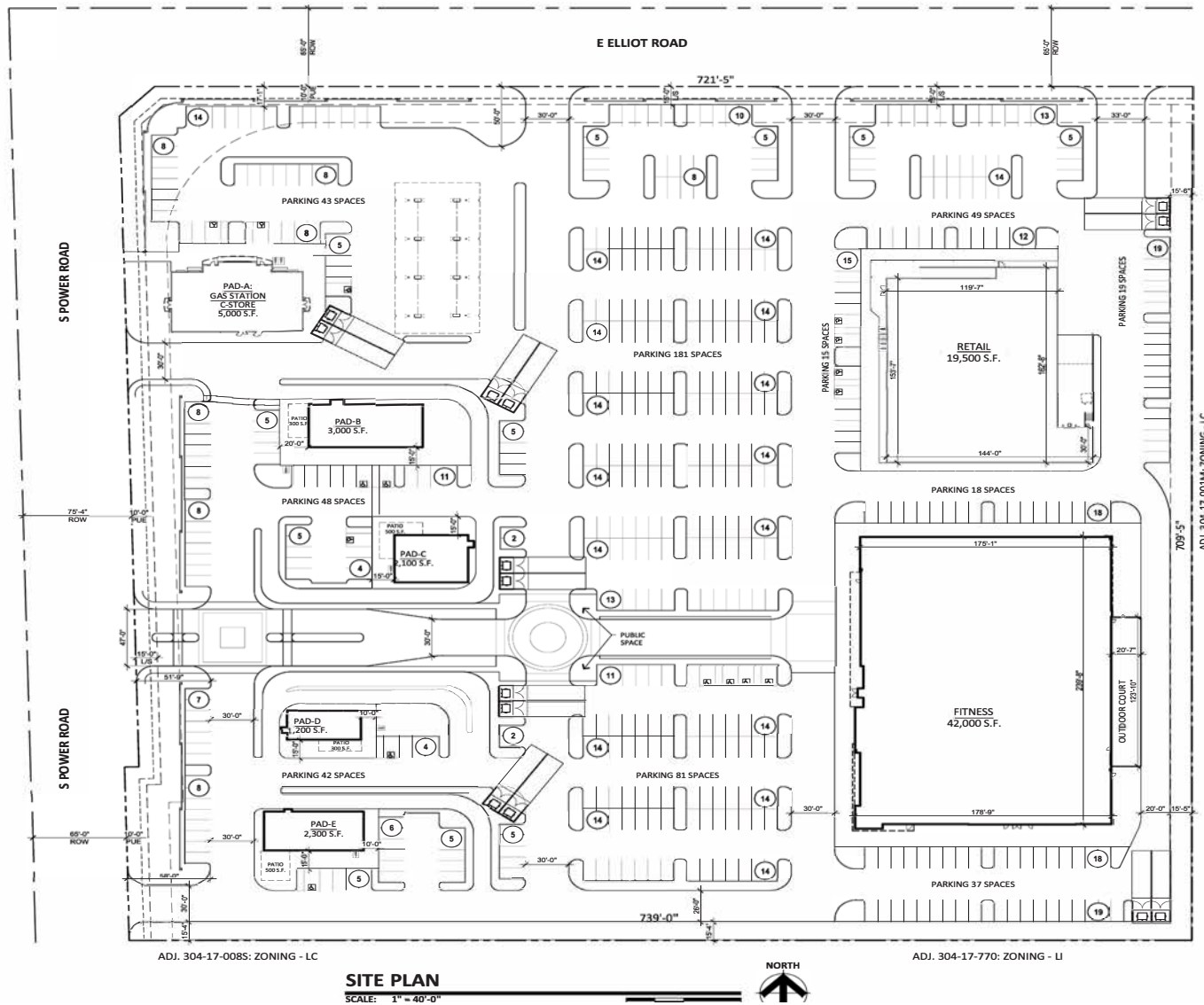
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CONCEPTUAL SITE PLAN



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DEMOGRAPHICS



2022 POPULATION

1 MILE: 8,802
3 MILES: 89,621
5 MILES: 260,047



MEDIAN HOUSEHOLD INCOME

1 MILE: \$93,647
3 MILES: \$95,554
5 MILES: \$88,103



POPULATION GROWTH PROJECTION 2022 - 2027

1 MILE: 4.5%
3 MILES: 2.7%
5 MILES: 2.4%



TOTAL BUSINESSES

1 MILE: 228
3 MILES: 2,661
5 MILES: 8,611



2022 TOTAL HOUSEHOLDS

1 MILE: 2,722
3 MILES: 30,604
5 MILES: 96,617



NUMBER OF EMPLOYEES

1 MILE: 1,748
3 MILES: 21,561
5 MILES: 63,547



MEDIAN HOME VALUE

1 MILE: \$337,919
3 MILES: \$300,273
5 MILES: \$277,345

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