



2152 South Vineyard, Suite 123
Mesa, AZ 85210

E-mail: warddevelopment@yahoo.com

Office 480.899.4330

Cell: 602.377.6553

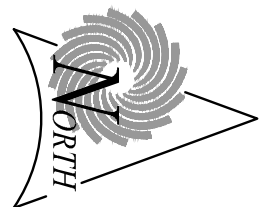
Retail Corner

- Location:** Southeast corner of Pecos Road and Cooper Road: City of Chandler
Pecos Road: 15,000 cars per day
Cooper Road: 20,000 cars per day
signalized intersection
- Pad sites:**
- 1) Corner Gas / Convenience store site
81,251, square feet
\$1,300,016 (\$16.00 per square foot)
 - 2) Restaurant or Bank site
45,867 square feet
\$550,404 (\$12.00 square foot)
 - 3) Pharmacy or Bank site
79,103 square feet
\$870,133 (\$11.00 per square foot)
- Improvements:** Street Improvements are complete.
(Curb, gutter, sidewalks, street lights, sewer, water, electric, telephone and natural gas are in)
- Comments:** Tremendous retail corner in the heart of Chandler. New residential communities in all directions. One mile north of the 202 Freeway and the Chandler Airpark. Chandler/Gilbert Community College is one mile to the east. The site is surrounded by the San Tan Crossing Office Park. There are two new dealers in the Chandler Auto Mall.

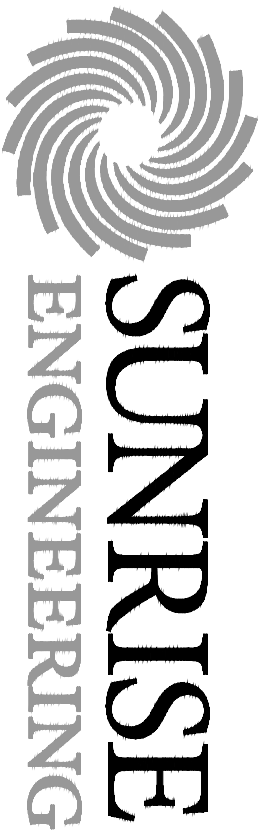
**Exclusively Listed
by
Scott F. Ward**

Site Plan: Attached
Area Map: Attached

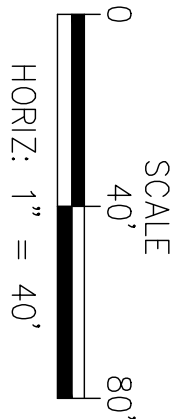
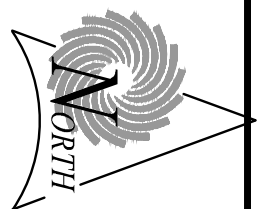
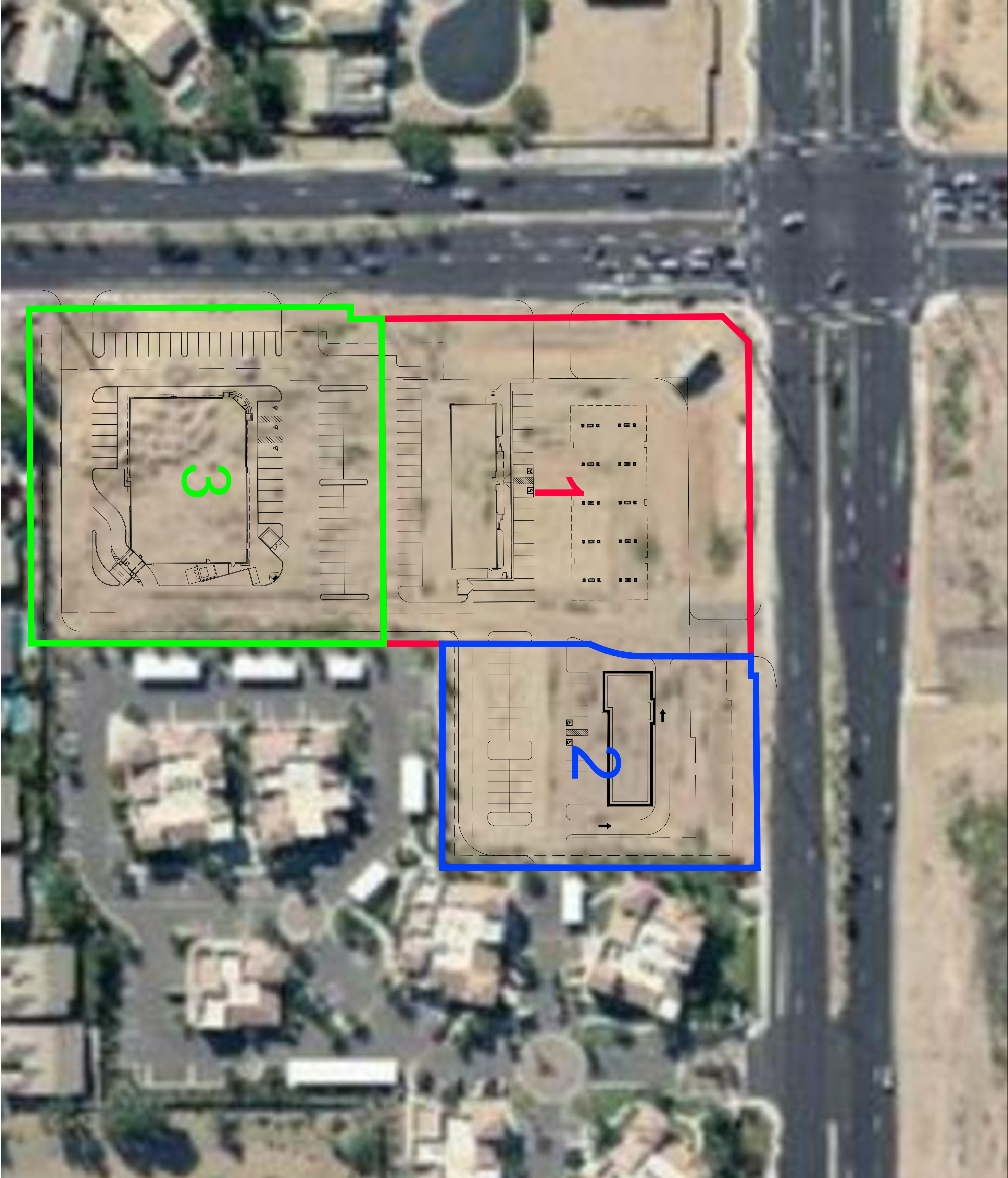




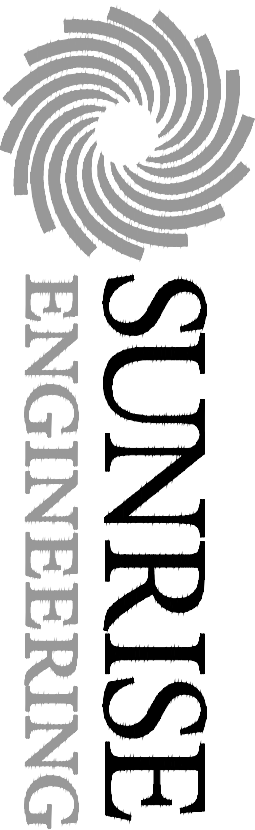
SCALE
0 500' 1000'
HORIZ: 1" = 500'



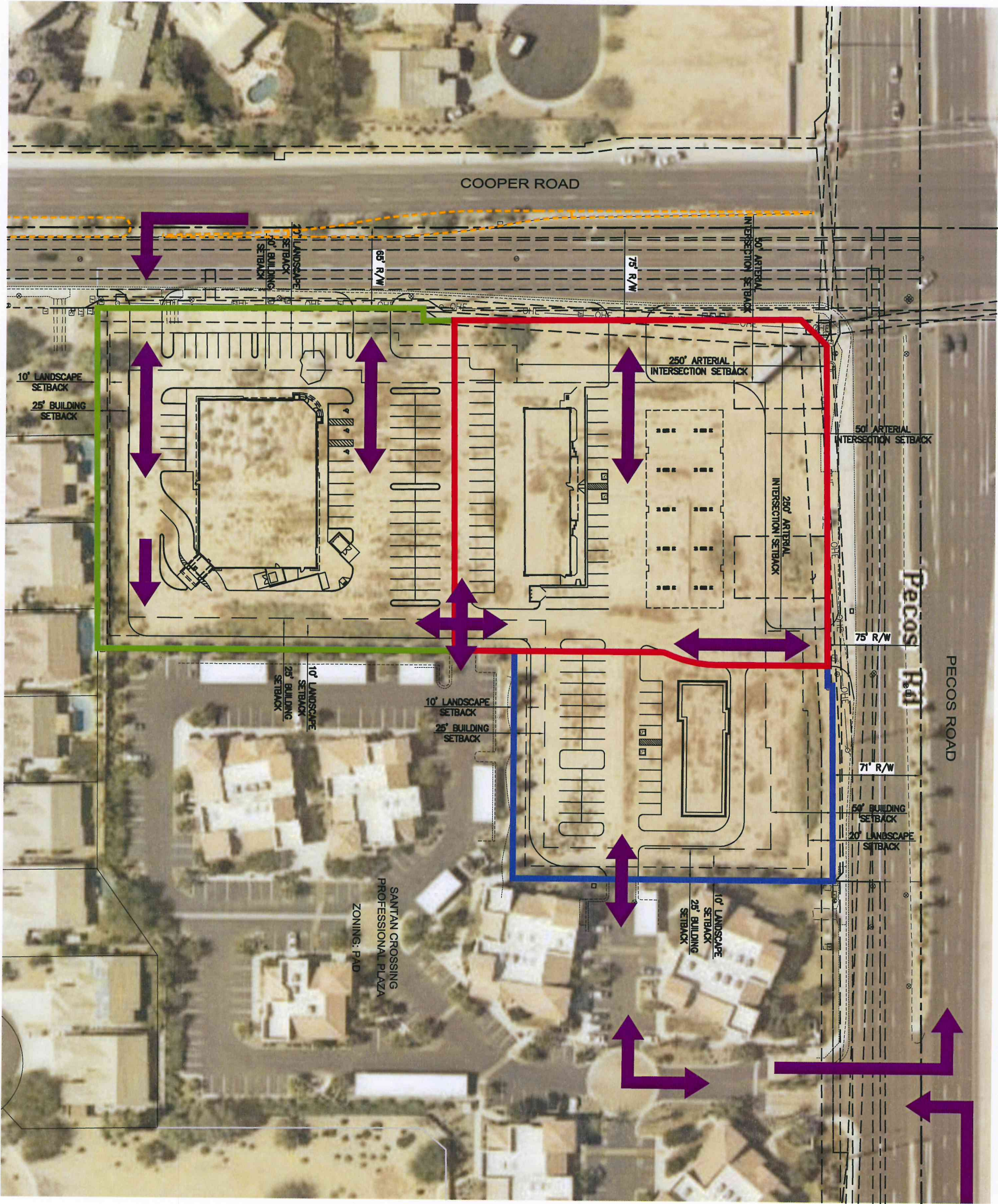
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MESA, ARIZONA 85210
TEL 480.768.8600 • FAX 480.768.8609
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PARCEL DATA			
PARCEL	USE	AREA (SF)	
1	GAS/CONVENIENCE STORE	81,251	
2	FAST FOOD	45,867	
3	PHARMACY	79,103	



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UNDEVELOPED

ZONING: PAD

CANYON OAKS 2
SUBDIVISION

ZONING: AG-1/PAD

UNDEVELOPED

ZONING: PAD

PECOS ROAD

50' ARTERIAL
INTERSECTION SETBACK

250' ARTERIAL
INTERSECTION SETBACK

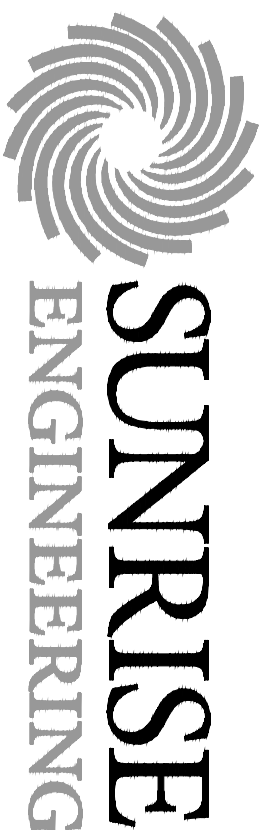
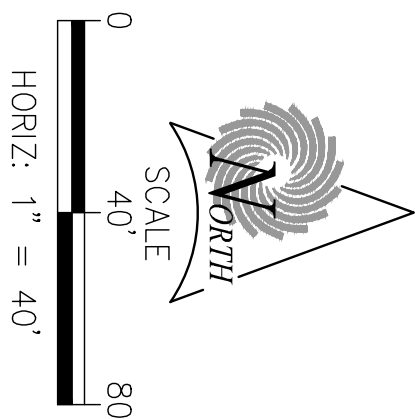
CANYON OAKS
SUBDIVISION
ZONING: AG-1

COOPER ROAD

SANTAN CROSSING
PROFESSIONAL PLAZA
ZONING: PAD

10' LANDSCAPE
SETBACK
25' BUILDING
SETBACK

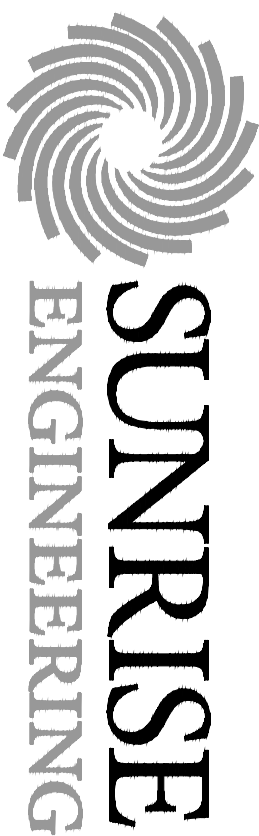
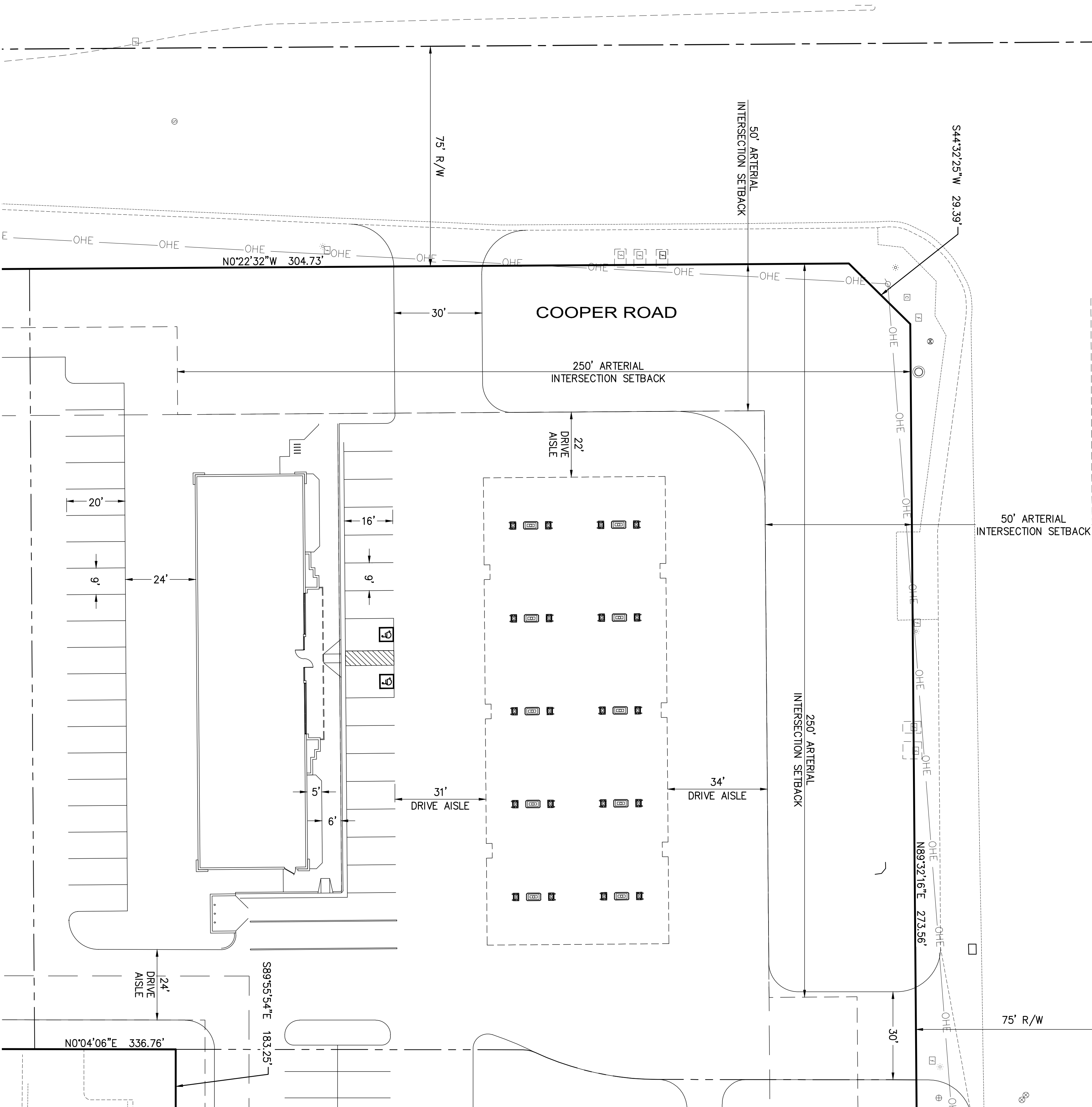
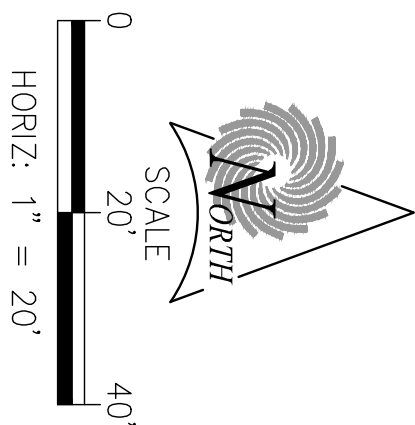
RIO DEL VERDE
SUBDIVISION
ZONING: SF-8.5



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PECOS ROAD

UNDEVELOPED
ZONING: PAD

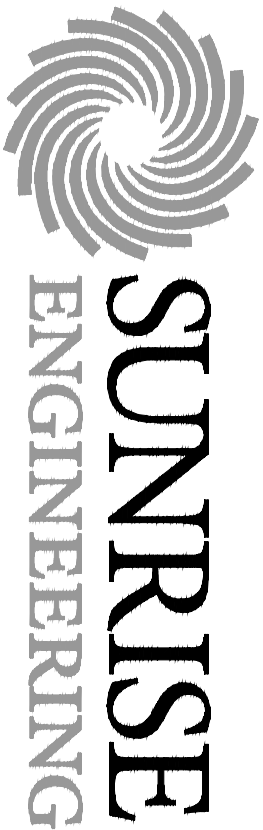
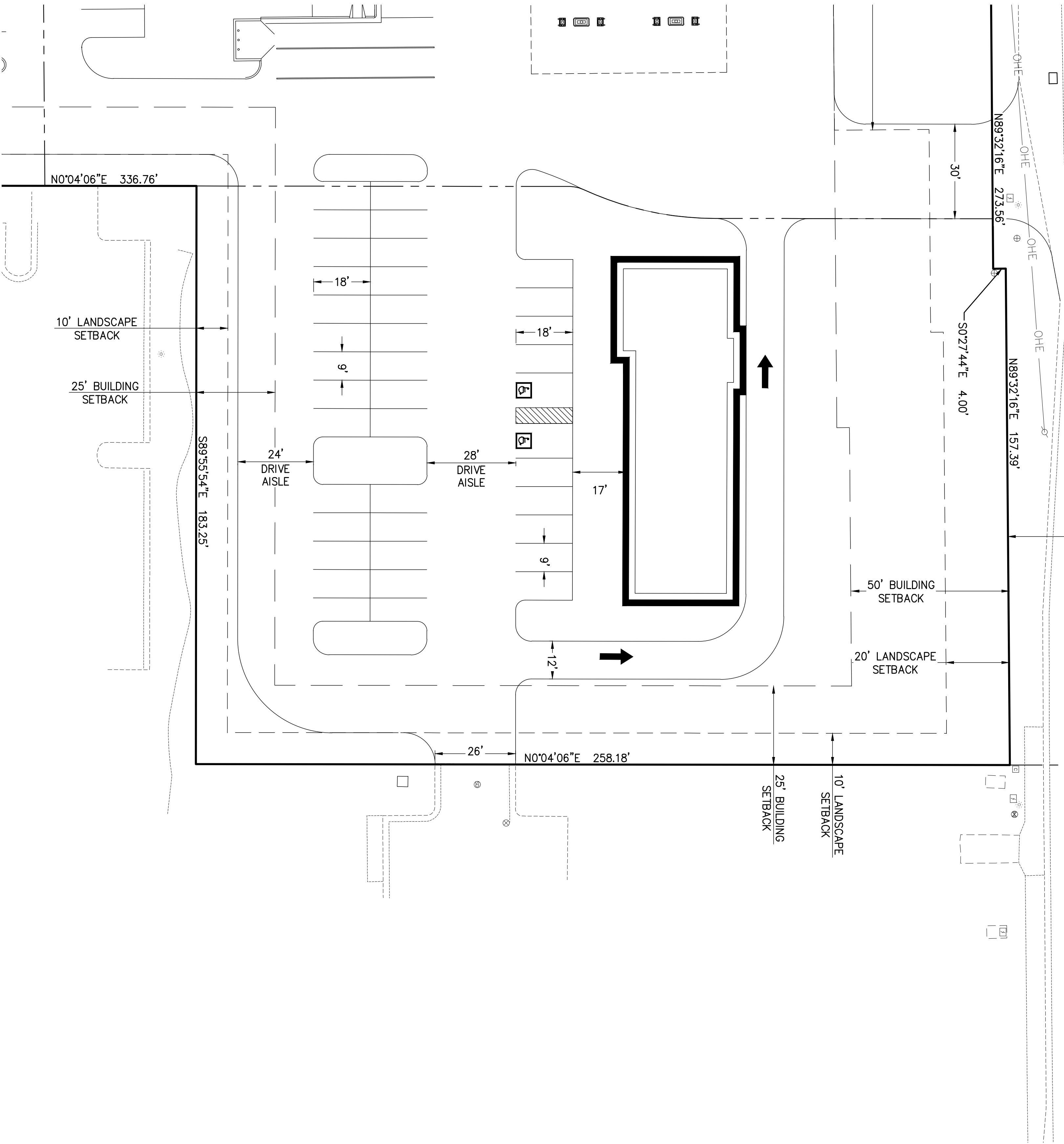
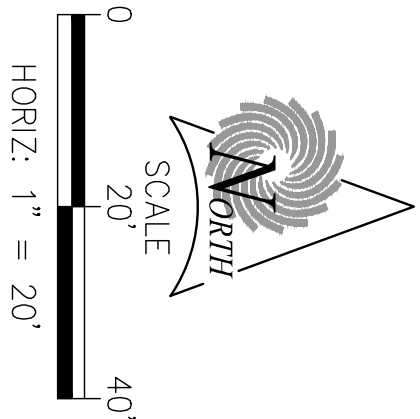


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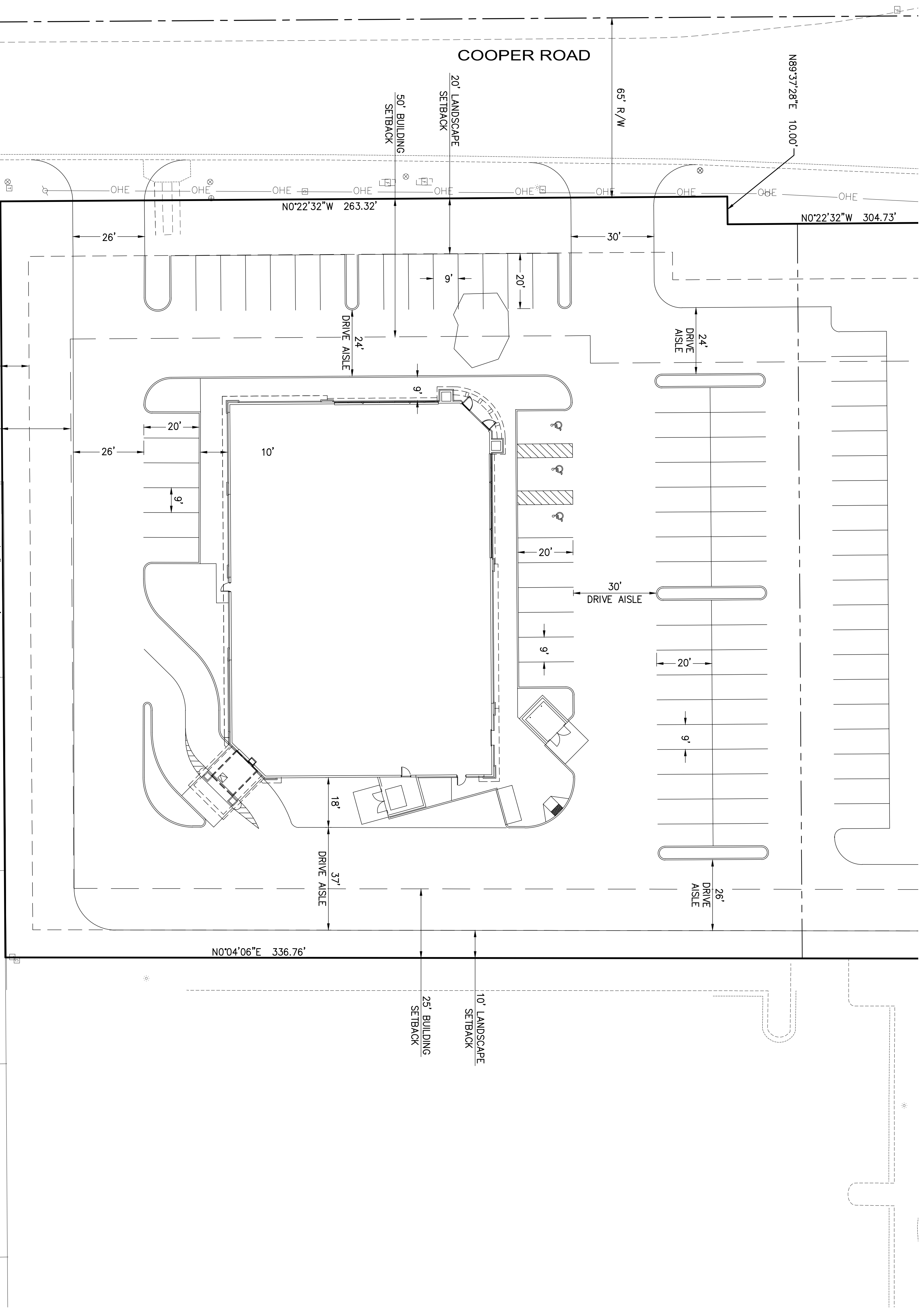
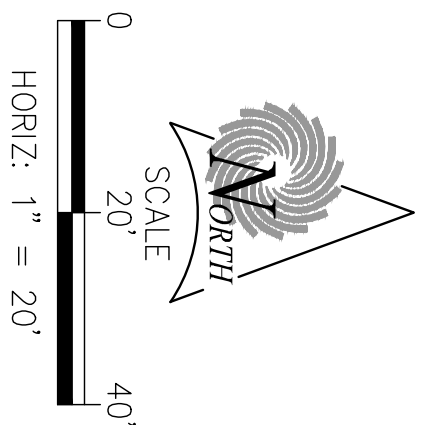
UNDEVELOPED
ZONING: PAD

PECOS ROAD

71' R/W



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ZONING: SF-8.5



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A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH,
RANGE 5 EAST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

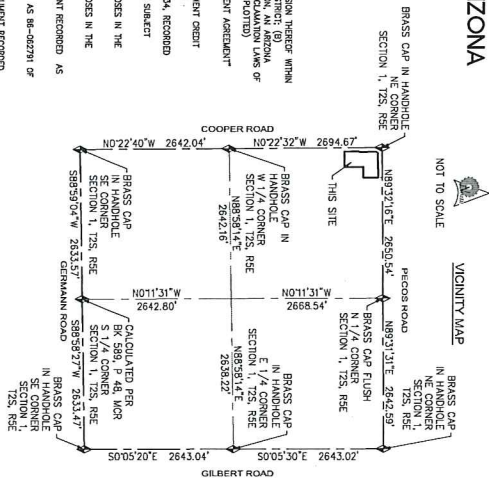
[illegible]

AND EXCEPT THE FOLLOWING:

[illegible]

1. THIS ITEM HAS BEEN INTENTIONALLY DELETED

- [illegible]



TO: FIRST AMERICAN BANK, N.A. (FAB), AN ARIZONA LIMITED LIABILITY COMPANY, BANK AMERICA, N.A. AND FIRST AMERICAN TITLE INSURANCE COMPANY

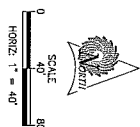
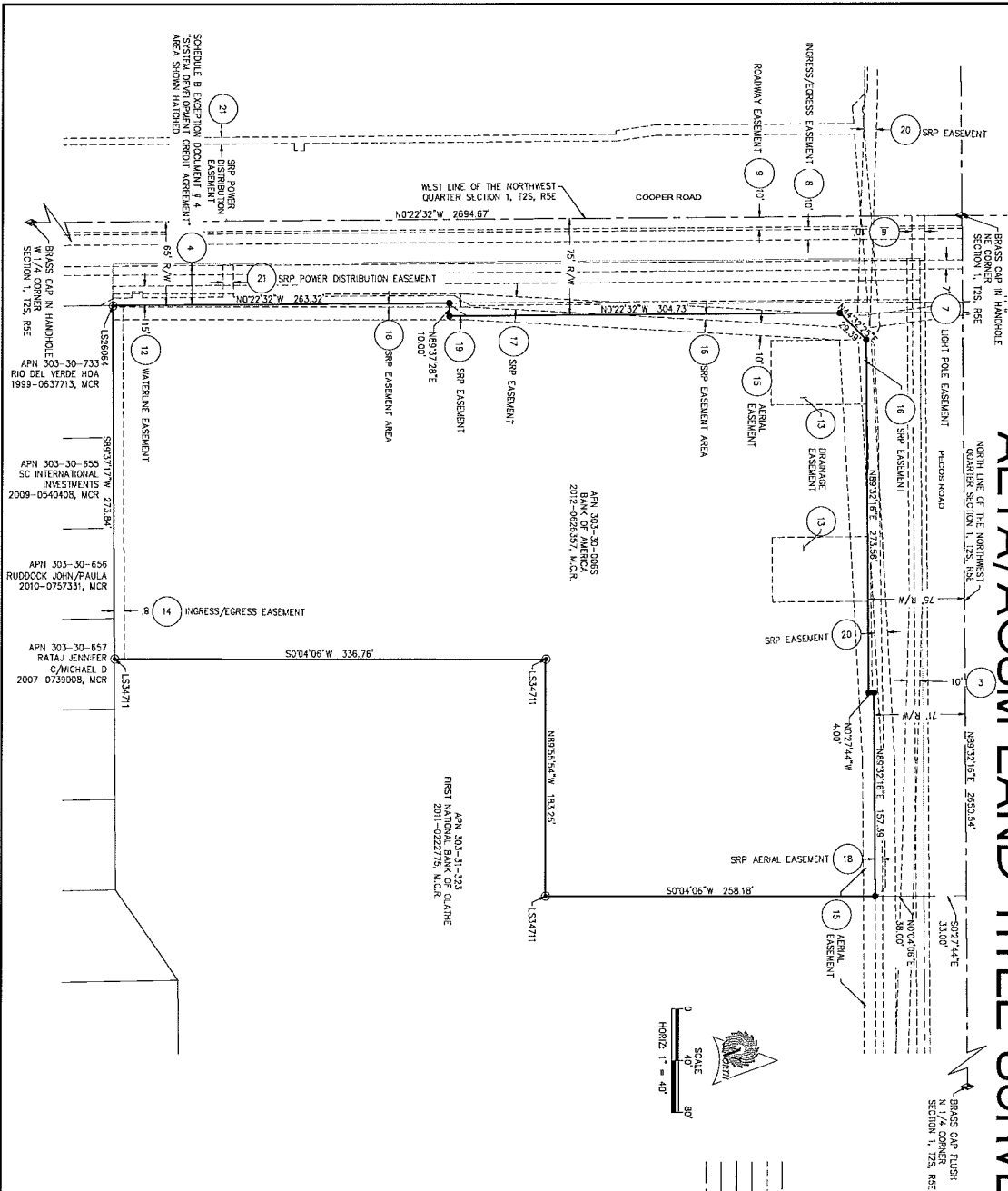
THIS IS TO CERTIFY THAT THIS MAP PLUM AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 NATIONAL STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. IT IS HEREBY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, COMPLETED ON FEBRUARY 2, 2013, IN ITS ENTIRETY. THE FIELD WORK WAS

DATE OF PLAT OR MAP: FEBRUARY 2013

ABEL BECERRA ARIZONA RLS 4720



ALTA/ACSM LAND TITLE SURVEY



LEGEND


- RIGHT OF WAY LINE
- EASEMENT LINE
- OWNER PROPERTY LINE
- DEED LINE
- SECTION LINE
- FOUND 5/8\"/>

AREA

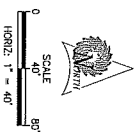
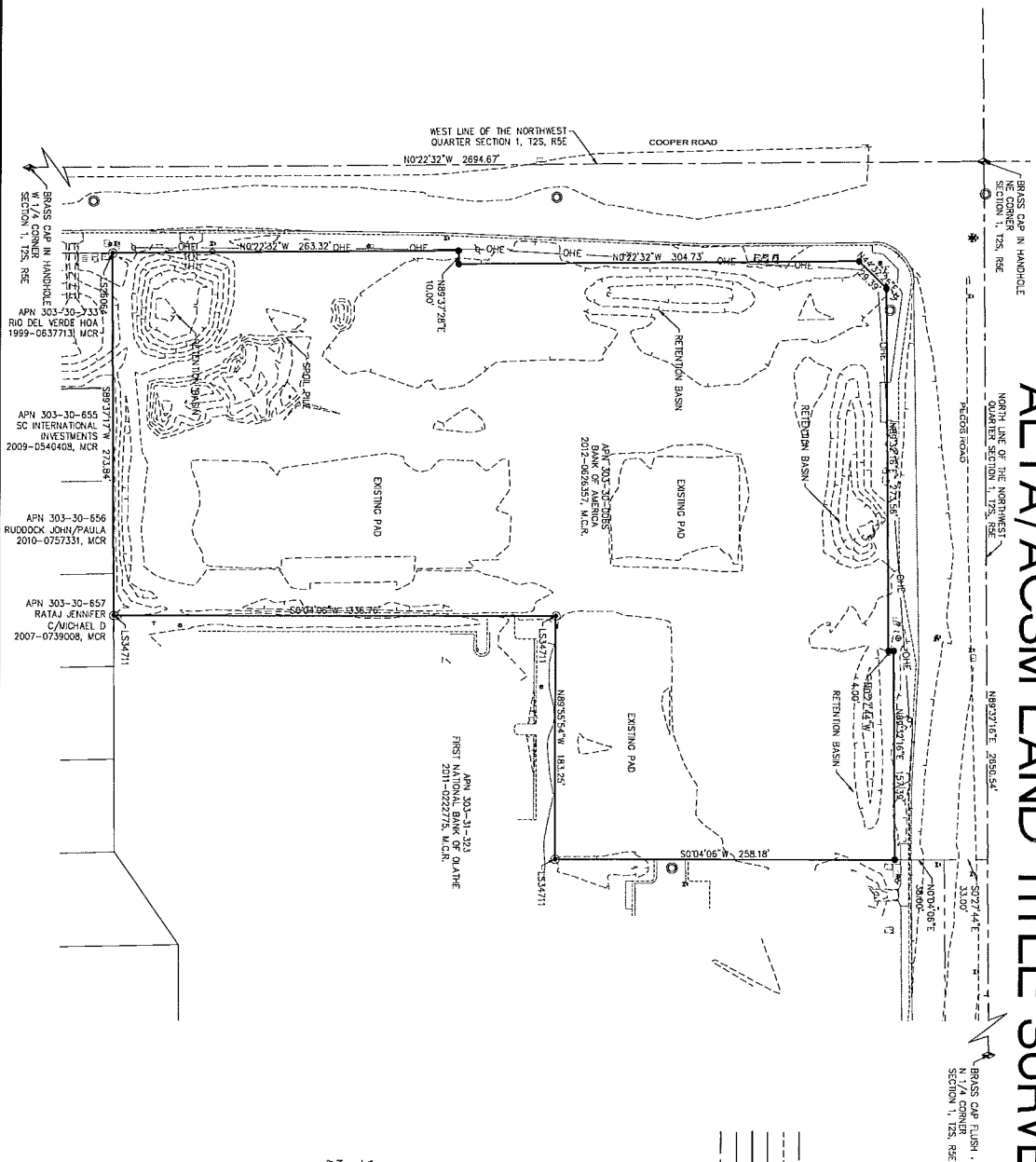
AREA GROSS-208,222.27 SQUARE FEET OR 4.734 ACRES, MORE OR LESS

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS KNOWN BE DEGREES TO MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 5 EAST, GAMA AND SCL RIVER MERIDIAN.

SHEET NO. 2 of 3	
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
 SUNRISE ENGINEERING 1000 N. GARDEN AVENUE, SUITE 113 P.O. BOX 1000000 - P.O. BOX 1000000 TEL: 505.766.0000 - FAX 505.766.0000 1000 N. GARDEN AVENUE, SUITE 113 P.O. BOX 1000000 - P.O. BOX 1000000 TEL: 505.766.0000 - FAX 505.766.0000	
PECOS COOPER/MWK ALTA-BOUNDARY & EASEMENTS EXHIBIT	

ALTA/ACSM LAND TITLE SURVEY



- LEGEND**
- RIGHT OF WAY LINE
 - EASEMENT LINE
 - CENTER LINE
 - SUBJECT PROPERTY LINE
 - DEED LINE
 - SECTION LINE
 - FOUND 5/8" REBAR WITH CAP AS NOTED
 - SET 5/8" REBAR WITH CAP 47260
 - SET 1/4" WALK WITH TAD 47260
 - SECTION CORNER MONUMENT AS NOTED
 - BRASS CAP FLUSH
 - WATER METER
 - WATER HOB/VALE
 - WATER VALVE
 - LIGHT POLE
 - POWER POLE
 - TELEPHONE JUNCTION BOX
 - ELECTRIC TRANSFORMER
 - CABLE REEF
 - UTILITY HANDHOLE

VERTICAL DATUM BENCHMARK

NORTH AMERICAN VERTICAL DATUM 1988-BENCHMARK IS A BRASS IN HANDHOLE, 14'42" NORTH & 280' EAST OF THE NORTHWEST SECTION CORNER OF SECTION 1, T2S, R2E.

REV	NO	DATE	DESCRIPTION
1	1	03/05/2013	INITIAL

SUNRISE ENGINEERING

1115 SOUTH VANHOUSE, SUITE 110
MESA, ARIZONA 85202
PH: 480-794-6400
WWW.SUNRISE-ENGINEERING.COM

PECOS COOPER/WWK

ALTA-TOPOGRAPHICS & IMPROVEMENTS EXHIBIT

30' X 42'	1/8" = 1'	1/4" = 1'	1/2" = 1'	3/4" = 1'	1" = 1'
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