



Parkview at Morrison Ranch

New Fitness-Anchored Retail in Morrison Ranch

— **NEC HIGLEY ROAD & WARNER ROAD** —
GILBERT, AZ

Parkview at Morrison Ranch

±15-Acre Fitness-Anchored Retail

Future Mixed-Use Development

Morrison Ranch Apartments

Luxury **231-Unit**
Multifamily Development

Future Retail Development



HIGLEY ROAD 48,615 VPD

WARNER ROAD 14,828 VPD

NEWMARK

Additional Information:

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Developed by:



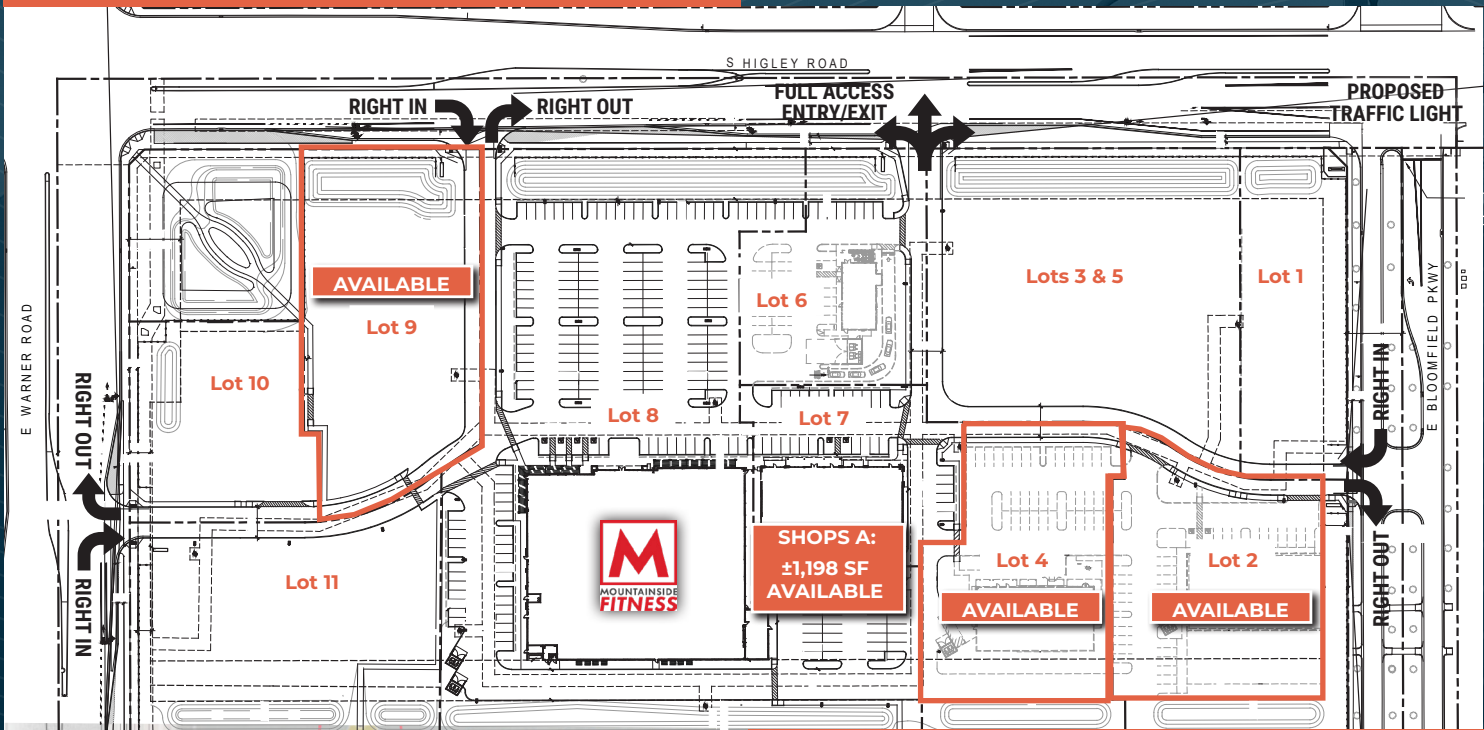
Heather Wiseman

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CONCEPTUAL SITE PLAN



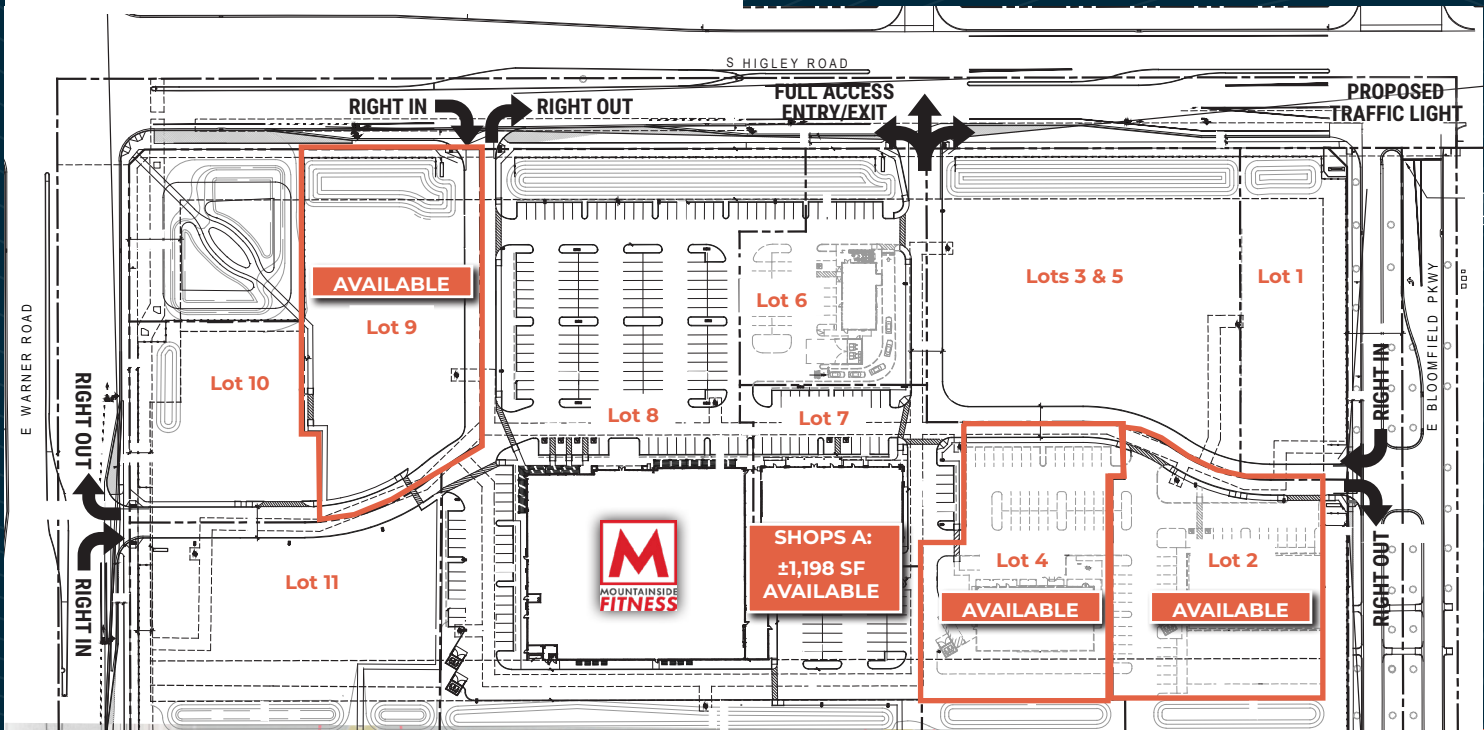
LOTS AVAILABLE TOTALING ±15 ACRES

• PAD deliveries in early 2026

LOT	AC	Category	Status
1	0.78	Coffee	Deal Pending
2	1.39		Available
3 & 5	1.98	Gas Station	Available
4	1.23		Available
6	0.85	Mexican QSR	Deal Pending
7	0.80	Multi-Tenant Shops Bldg	See Page 3
8	4.47	Mountainside Fitness	Deal Pending
9	1.32		Available
10	0.80	Oil Change	Deal Pending
11	1.52	Car Wash	Deal Pending

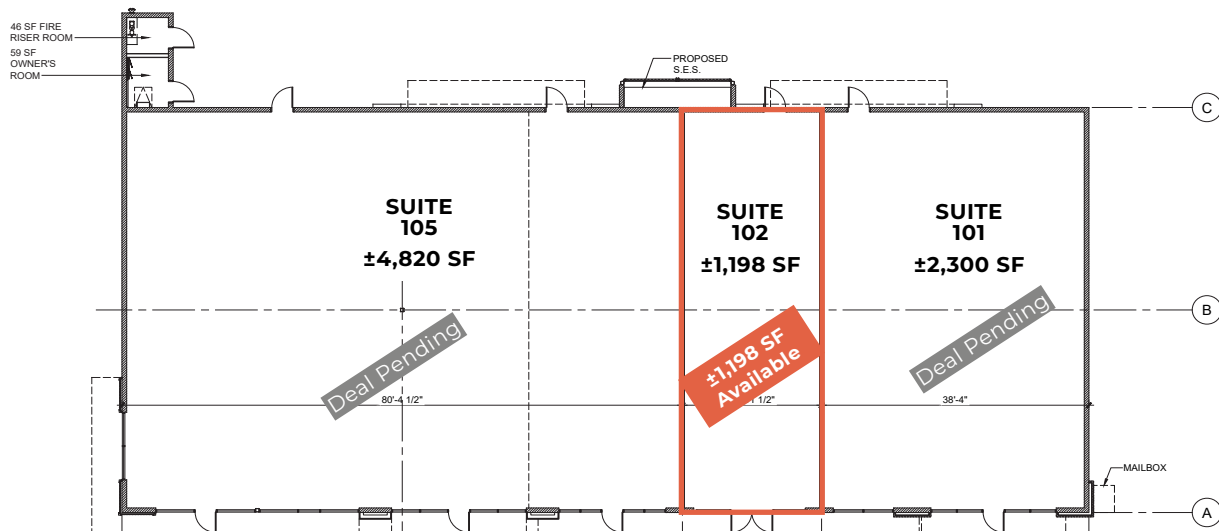


CONCEPTUAL SITE PLAN



SHOPS SUITES AVAILABLE TOTALING ±8,318 SF

- Shops deliveries in mid 2026



PROPERTY HIGHLIGHTS

- Anchored by Mountainside Fitness, projected to have average daily visits of 1,200-1,700 with over 8,000 active members.
- 991 planned/approved multifamily units within 1/2 mile of Parkview at Morrison Ranch
- Located within the 3,000 acre, affluent, master-planned community of Morrison Ranch – a premiere place to Live, Work and Shop
- Morrison Ranch is known for its master-planned design and sense of community
- The median income for residents in Morrison Ranch is \$142,600, well above the Arizona average (Source: Placer.ai 2025)
- Gilbert, AZ leads the mid-sized category of America's top cities for economic growth (Source: Coworking Cafe 2024)

Gabriella Point Commerce Center

152-acre mixed use park including Tuscany at Gabriella Point: **760 Multifamily Units**



Parkview at Morrison Ranch

±15-Acre Fitness-Anchored Retail



Morrison Ranch Apartments

Luxury **231-Unit** Multifamily Development

Epicenter at Agritopia



78,000 VPD

WARNER ROAD 14,828 VPD

Future Retail Development

HIGLEY ROAD 48,615 VPD

BLOOMFIELD PARKWAY





MORRISON RANCH HIGHLIGHTS

Population	Trade Area	Income	Trade Area
2024 Estimated Population	91,128	2024 Est. Average HH Income	\$145,352
2029 Projected Population	95,240	2024 Est. Median HH Income	\$114,693
		2024 Est. Per Capita Income	\$48,420
Households		Business	
2024 Estimated Households	30,421	2024 Est. Employees	18,307
2029 Projected Households	32,261	2024 Est. Businesses	1,625

Source: ESRI



DEMOGRAPHIC PROFILE



PARKVIEW AT MORRISON RANCH

NEC Higley Road & Warner Road
Gilbert, AZ 85296

LATITUDE: **33.33583** | LONGITUDE: **-111.72141**

Population	1-Mile	3-Mile	5-Mile
2024 Estimated Population	15,869	121,894	289,589
2029 Projected Population	16,156	127,233	302,131
Households			
2024 Estimated Households	4,803	40,233	101,252
2029 Projected Households	4,946	42,682	107,056
Income			
2024 Est. Average HH Income	\$170,287	\$148,599	\$136,406
2024 Est. Median HH Income	\$133,102	\$118,149	\$107,911
2024 Est. Per Capita Income	\$50,816	\$49,095	\$47,745
Business			
2024 Est. Employees	3,144	26,038	87,294
2024 Est. Businesses	308	2,529	8,086

Source: ESRI

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