SWC Power & Germann

Gilbert, Arizona



Company

Power Ranch Pads Available





Property Highlights:

- Dynamic Power Ranch trade area Avg Inc \$124,516 w/in (3) miles
- Rare Power Road pad available with full access
- Excellent access and visibility to most significant Power Ranch retail intersection.
- Nearby retailers and anchors include EOS Fitness, Home Depot, LA Fitness, Dignity Health, and many other national pad users
- Over 12 Million SF of Industrial Business Park proposed and under Development in TRADE AREA = an estimated 15,000 additional Daytime Employees!"

For more information please contact:

Mike Ord mike@dlslaughter.com C: 602-421-2788 4742 North 24th Street Suite 315 Phoenix, AZ 85016 O: 602.957.3553

www.dlslaughterco.com

The information contained herein has either been given to us by the property or obtained by sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Vacancy factors used herein are the arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE AND ALL OTHER INFORMATION CONTAINED HEREIN. 1/2023

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Gilbert, Arizona





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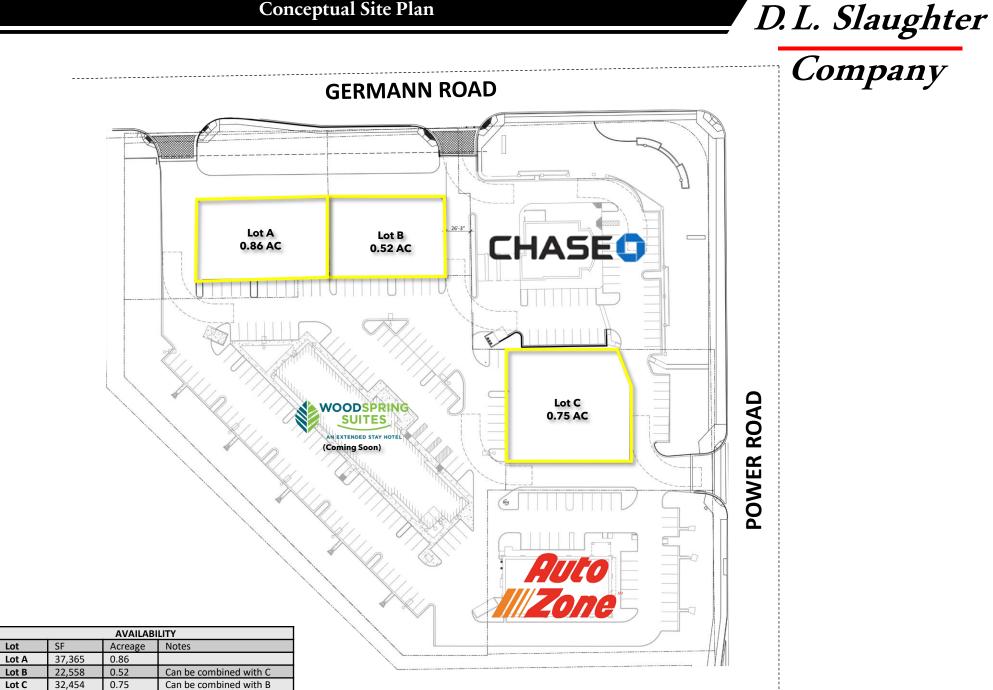


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Evergreen

Conceptual Site Plan

Lot

Daytime Employment Report				D.L. S	Slaughter npany
5 Mile Radius					8
Business Employment by Type	# of Businesses	# Employees	#Emp/Bus	Cot	nnanv
Total Businesses	4,775	35,157	7		-Pully
Retail & Wholesale Trade	608	6,928	11		
Hospitality & Food Service	346	6,145	18	Over 12 Million SF of I	
Real Estate, Renting, Leasing	237	2,219	9	Park proposed and und TRADE AREA = an es	stimated 15,000
Finance & Insurance	262	1,184	5	additional Daytime	e Employees!
Information	64	730	11		
Scientific & Technology Services	309	1,469	5		
Management of Companies	4	11	3		
Health Care & Social Assistance	1,684	4,920	3		
Educational Services	134	4,273	32		
Public Administration & Sales	14	751	54		
Arts, Entertainment, Recreation	82	655	8		
Utilities & Waste Management	176	906	5		
Construction	324	1,520	5	Ev Ev	vergreen
Manufacturing	85	934	11	For more information please contac	
Agriculture, Mining, Fishing	15	192	13	Mike Ord ⁴ s	742 North 24 th Street uite 315 hoenix, AZ 85016
Other Services	431	2,320	5	C. 602 121 2789): 602.957.3553
			2/28/2023	v	www.dlslaughterco.com