

HARVEST STATION

Eisenberg Company
Development • Brokerage • Management

SOUTHEAST AND SOUTHWEST CORNERS OF RIGGS AND GARY ROADS | QUEEN CREEK, ARIZONA



New Masterplanned Community featuring over 1,244 homes from 4 major national builders

Subject

GARY ROAD

RIGGS ROAD

Schnepf Farms

THE MOST EXCITING NEW RETAIL OPPORTUNITY IN THE SOUTHEAST VALLEY

Harvest Station's preliminary site plan for the SWC of Riggs and Gary Roads is approximately 22.1 net acres and includes approximately 97,037 SF of building area. The project anticipates a grocery anchored and fitness center as anchor's with retail shop buildings and four pad sites. It also provides opportunities for an outdoor open space amenity area and promotes pedestrian pathways and a non-vehicular connection to the abutting residential neighborhood to the south. The design and appearance will evoke a high quality development that is consistent with Queen Creek's vision and surrounding community lifestyle needs.

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Potential Uses

- Grocery anchor with fuel center
- Big box anchor
- Fitness center
- Hardware/building materials/sporting goods
- Gas station/car wash/convenience store
- Automobile sales/service/parts/repair/tire sales
- Educational/church/nursing home/medical

Project Highlights

- Located adjacent to new Harvest Queen Creek masterplanned community, with over 1,244 total homes at build-out
- High traffic counts
- Excellent visibility with two access points
- Project links adjacent residential with Riggs Road
- Three pads located on arterial roads
- Drive-thru pad available
- Generous landscaping with Harvest Station theme
- Monument signage
- Mixed-use project in a prime location

Property Features

- Lot size: 22.0± net acres (±12.1 and ±9.9 acres)
- Zoning: rezoned from R1-43 and R1-5 PAD to C-2 and C-2 PAD
- Building area: 97,037 SF
- Assessor's parcel #'s: 304-94-985 and 304-94-984B

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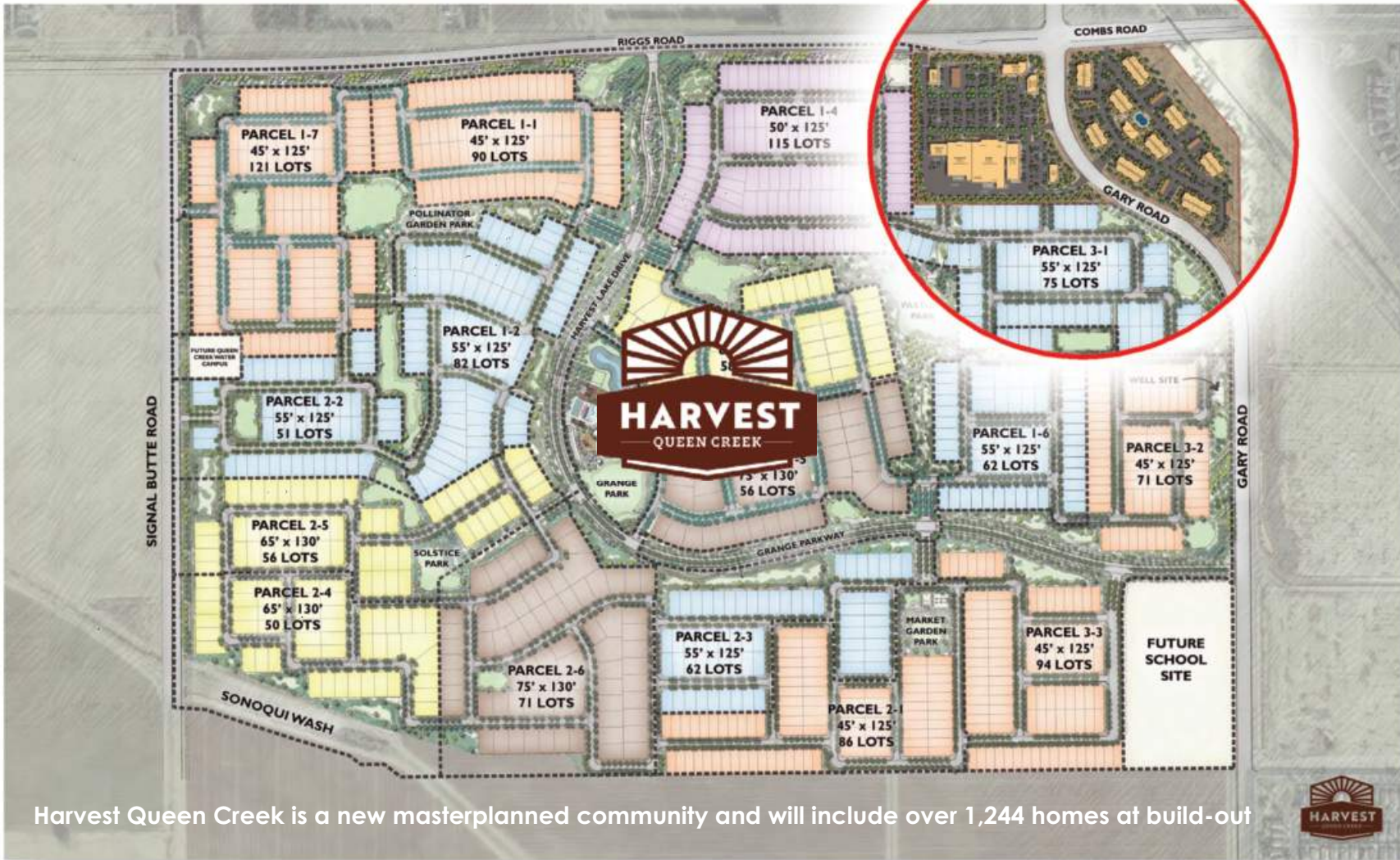
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MAJOR ELEVATIONS



North Elevation



East Elevation

SHOPS ELEVATIONS



East Elevation



North Elevation



West Elevation



South Elevation

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