



Non-Residential
Development
Industrial, Office, Retail



SUBJECT

Snedigar
Sports
Complex



Mark Wilcke | 602 339 5660 | mark.wilcke@naihorizon.com

Larson Wilcke | 602 908 7568 | larson.wilcke@naihorizon.com

2944 N 44th St, Suite 200
Phoenix, AZ 85018
+1 602 955 4000
naihorizon.com



Property Information

Location:	SEC Basha Rd & Ocotillo Rd Chandler, AZ 85286
Offer Size:	±6 AC (261,414 SF)
Sale Price:	\$3,500,000 (\$583,333/AC \$13.39/SF)
Best Use:	Residential
Parcel APNs:	303-47-003K
Zoning:	PAD

Property Features

- Rare residential infill land opportunity available for purchase
- Potential for higher-density residential development
- Prime corner location with a lighted intersection
- Surrounded by high-end residential communities

Location Highlights

- Approx. 3.5 miles to the Loop 202 Freeway
- Approx. 2 miles from Chandler Municipal Airport
- Approx. 1 mile from Intel's Ocotillo Campus
- Directly across from Echelon at Ocotillo community development
- Just north of Snedigar Sports Complex & Athletic Fields

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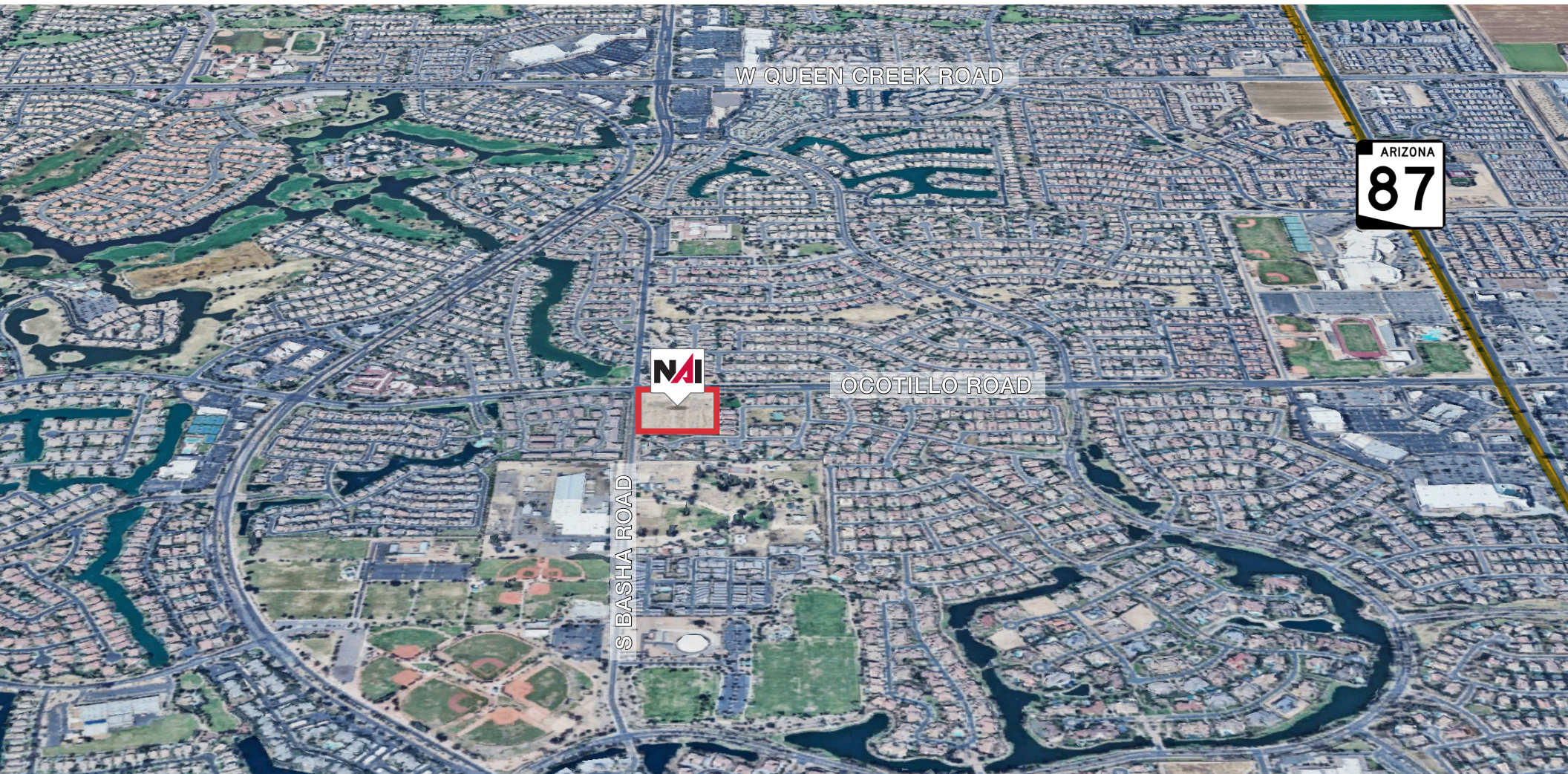
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±6 AC (261,414 SF) Available
Residential Land For Sale
SEC Basha Road & Ocotillo Road | Chandler, AZ 85248

Aerial Map



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1, 3, 5 - Mile Demographics

Average Household Income	2025 Population	Average Home Value
\$228,064 1-Mile	12,628 1-Mile	\$723,913 1-Mile
\$172,875 3-Mile	82,204 3-Mile	\$636,110 3-Mile
\$157,131 5-Mile	190,469 5-Mile	\$614,821 5-Mile

25-04-092

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