

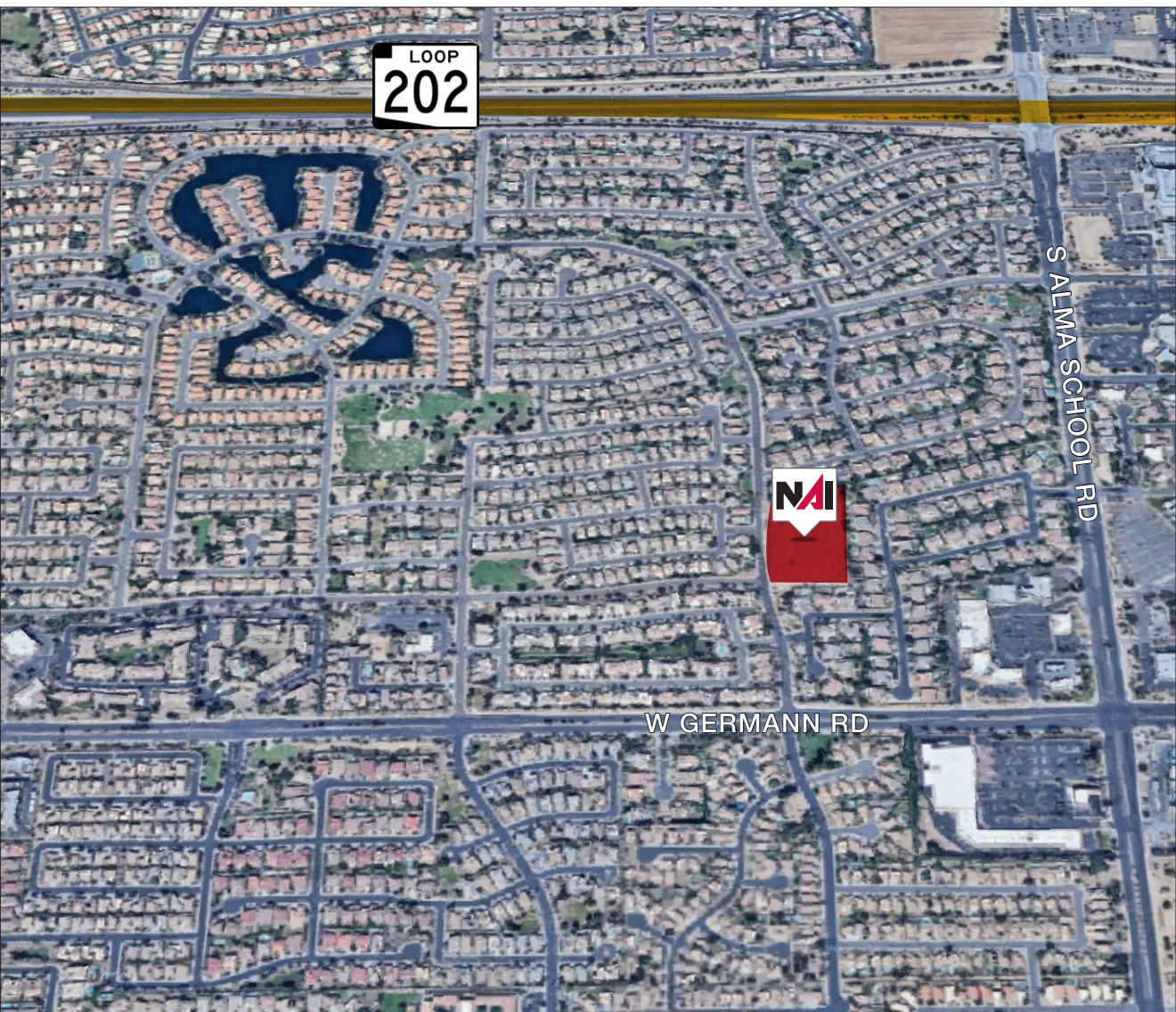


±4.12 Acres For Sale: \$2,000,000 (\$485,436.00/AC | \$11.00/SF)

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Property Information

Location:	S Vineyard Way, Chandler, AZ 85286
Offer Size:	±4.12 AC (179,467 SF)
Sale Price:	\$2,000,000 (\$485,436/AC \$11.00/SF)
Best Use:	Residential
Parcel APNs:	303-26-002F
Zoning:	PAD (to be investigated and confirmed)
Utilities:	Available to Property on Vineyard Street

Location Advantages

- Close to the Intersection of Alma School Rd & Germann Rd
- Close to Shopping and Entertainment amenities
- Approx. .40 miles to 202 Loop Frwy.
- Approx. 1.5 miles to 101 Loop Frwy.
- Approx. 2.5 miles to Chandler Municipal Airport

Development Potential

- Rare Infill residential property
- Ideal for small residential home builder, church, or school use
- Highly desirable home ownership area

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±4.12 AC Available
Residential Land For Sale
S Vineyard Way, Chandler, AZ 85286

Aerial Map



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1, 3, 5 - Mile Demographics

Average Household Income

\$166,337
1-Mile

\$139,099
3-Mile

\$144,272
5-Mile

2025 Population

16,652
1-Mile

116,176
3-Mile

269,999
5-Mile

Average Home Value

\$617,128
1-Mile

\$571,634
3-Mile

\$570,468
5-Mile

25-04-089

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