

THE ARIZONA REPUBLIC

More townhouses coming in Chandler

By Luci Scott

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At a time when the sluggish economy has delayed or halted a number of projects, a bright spot for Chandler will be the groundbreaking Tuesday of the second phase of San Marcos Commons Villas.

San Marcos Commons is a \$100 million, 15-acre mixed-use project and the largest investment in downtown Chandler's history.

The project, which is seen as key in revitalizing the area, will feature 79 townhouses with two-car garages, a parking structure and 152,000 square feet of retail, restaurants and offices. It will be on the southwest corner of Chandler Boulevard and Arizona Avenue.

Thirty townhouses have sold, and developer Niels Kreipke of Desert Viking expects two more contracts this weekend.

"We have built a very high-end, quality product and priced it at a very competitive rate," Kreipke said.

Prices start in the \$240,000 range. Sizes range from 1,360 to 2,050 square feet. Models are open every day on Buffalo Street.

"We've managed to really pick up sales momentum quite a bit during the tough summer," he said. "Sales are historically very slow, especially in this economy, but we've averaged about a sale a week through the summer, and that's been great success for us."

Construction crews will soon start grading the site and preparing the foundations. The 42 townhouses in the \$15 million Phase 2 are expected to be ready for move-in next summer. Phase 2's townhouses will face the Crowne Plaza San Marcos Resort golf course, overlooking the greens and nearby mountains.

Some residents have moved into the first townhouses. Eleven new owners have closed, and Kreipke expects an additional five closings within three weeks.

Desert Viking is working out final plans with the city for the retail, restaurant and office portion of the project.

Kreipke's goal is to start construction early next year.

