

**CASE STUDY**  
HEALTHCARE

# SOUTHEAST VA CLINIC

In 2012, the Department of Veterans Affairs identified a need to replace an existing 30,000-square-foot clinic on the former Williams Air Force Base/Arizona State University East Campus with a larger facility in the Southeast Valley. This expanded facility would improve access to primary care services, and house outpatient services for more than 19,000 Veterans annually in Maricopa County, as well as parts of Pinal and Gila County.

The Gilbert Town Council approved a development agreement with McShane Development to construct a 60,000 square-foot facility to serve veterans in the Southeast Valley. For this commitment, McShane Development was reimbursed up to \$140,000 to offset development costs support necessary public infrastructure. An economic and fiscal impact analysis of the project demonstrated that the Southeast VA Clinic could create a fiscal impact of \$1.4 million and an economic impact of \$334 million for Gilbert over the next ten years.

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\$25.7M  
CAP X

60,000  
SQUARE-FEET

225  
JOBS

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**\$140K**

GILBERT SUPPORT