

# GROUND LEASE OR SALE | 1.40 ACRE PAD W/NWC DYSART RD & BELL RD, SURPRISE, AZ



# DEVELOPMENT SITE PLAN

W/NWC DYSART RD & BELL RD, SURPRISE, AZ



114K SF INDUSTRIAL  
UNDER CONSTRUCTION



1.40 AC  
AVAILABLE  
C-2 ZONING  
UTILITIES STUBBED



RETAIL  
BUILDING  
UNDER  
CONSTRUCTION



BELL RD (47,879 PD)

COMMERCIAL  
DEVELOPMENT  
PROPOSED



DYSART RD (13,907 VPD)



CALIBER  
COLLISION

O'Reilly  
AUTO PARTS

MARICOPA COUNTY  
SHERIFF'S OFFICE  
UNDER CONSTRUCTION

CONRAD WILKERSON

480-747-4486

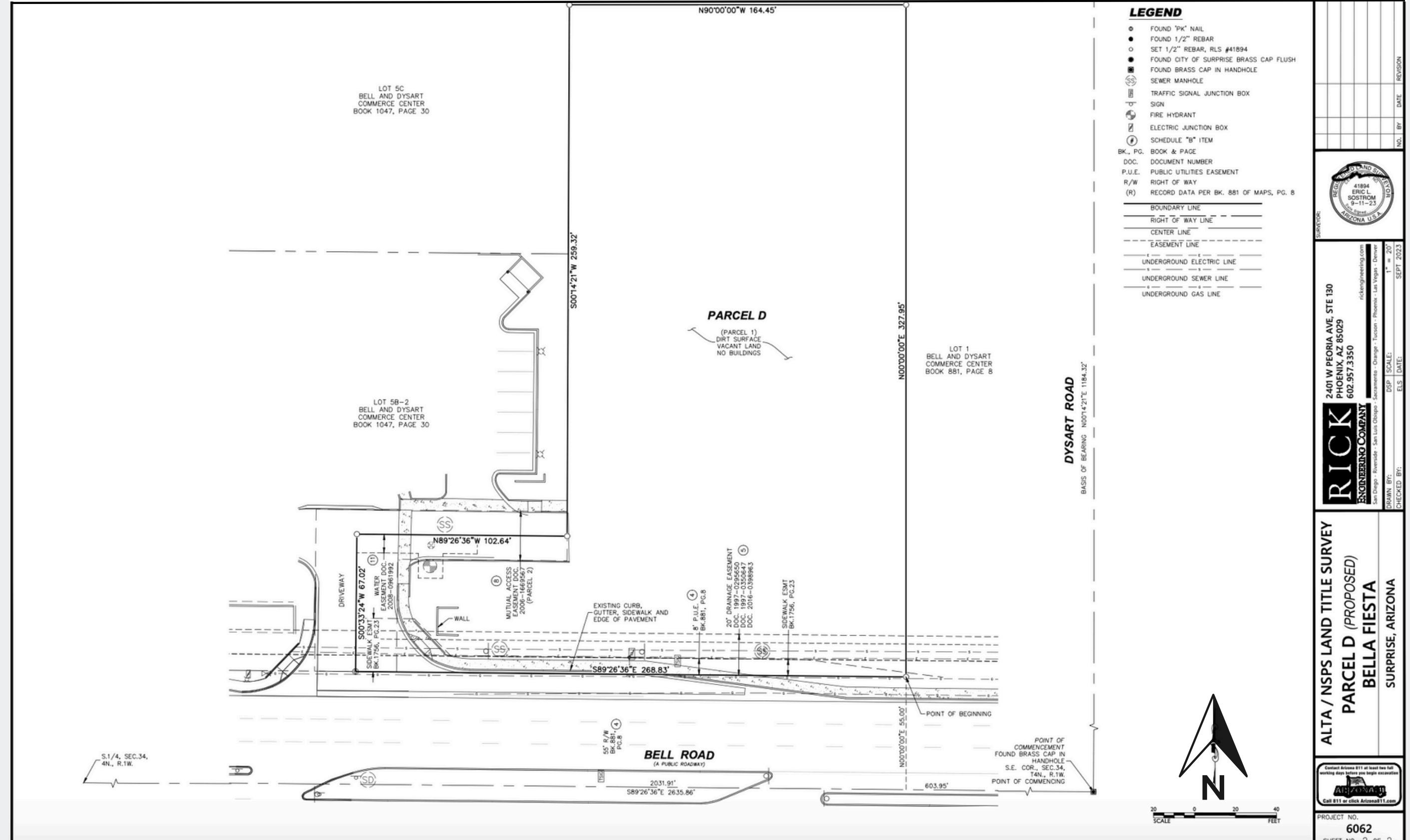
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# ALTA SURVEY

## W/NWC DYSART RD & BELL RD, SURPRISE, AZ



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# DEMOGRAPHICS

W/NWC DYSART RD & BELL RD, SURPRISE, AZ

Population				Households			
	1 mile	3 miles	5 miles		1 mile	3 miles	5 miles
2020 Population	10,202	92,949	222,738	2020 Households	4,486	37,311	94,241
2024 Population	10,841	97,978	235,480	2024 Households	4,723	39,466	100,252
2029 Population Projection	11,805	106,547	256,201	2029 Household Projection	5,146	43,028	109,406
Annual Growth 2020-2024	1.6%	1.4%	1.4%	Annual Growth 2020-2024	1.0%	1.2%	1.3%
Annual Growth 2024-2029	1.8%	1.7%	1.8%	Annual Growth 2024-2029	1.8%	1.8%	1.8%
Median Age	56.9	47.9	54.7	Owner Occupied Households	3,601	31,668	86,159
Bachelor's Degree or Higher	25%	24%	28%	Renter Occupied Households	1,544	11,360	23,247
U.S. Armed Forces	77	463	921	Avg Household Size	2.2	2.4	2.3
Population By Race				Avg Household Vehicles	2	2	2
	1 mile	3 miles	5 miles	Total Specified Consumer Spending (\$)	\$131.8M	\$1.2B	\$3.1B
White	7,251	64,861	170,189	Income			
Black	431	5,065	10,105		1 mile	3 miles	5 miles
American Indian/Alaskan Native	76	939	1,921	Avg Household Income	\$68,329	\$77,649	\$81,730
Asian	120	2,067	5,061	Median Household Income	\$56,249	\$65,761	\$67,203
Hawaiian & Pacific Islander	15	219	402	< \$25,000	1,053	5,716	14,404
Two or More Races	2,948	24,825	47,803	\$25,000 - 50,000	1,068	8,273	21,051
Hispanic Origin	3,391	27,018	50,194	\$50,000 - 75,000	915	8,972	21,128
Housing				\$75,000 - 100,000	817	6,675	15,496
	1 mile	3 miles	5 miles	\$100,000 - 125,000	364	4,013	11,434
Median Home Value	\$266,578	\$306,691	\$318,394	\$125,000 - 150,000	212	2,728	7,039
Median Year Built	1988	1997	1997	\$150,000 - 200,000	163	1,871	5,458
				\$200,000+	130	1,217	4,241

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# DAYTIME EMPLOYMENT

W/NWC DYSART RD & BELL RD, SURPRISE, AZ

Radius	1 mile				3 miles				5 miles			
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<b>Service-Producing Industries</b>	<b>4,923</b>	<b>508</b>	<b>10</b>	<b>25,834</b>	<b>3,954</b>	<b>7</b>	<b>48,107</b>	<b>6,832</b>	<b>7</b>			
Trade, Transportation & Warehousing	1,519	98	16	4,409	357	12	8,557	694	12			
Information	65	12	5	217	35	6	647	87	7			
Financial Activities	293	74	4	2,051	538	4	3,915	936	4			
Professional & Business Services	421	55	8	1,710	298	6	3,336	618	5			
Education & Health Services	875	122	7	9,525	2,050	5	18,487	3,261	6			
Leisure & Hospitality	1,215	67	18	4,216	260	16	6,711	468	14			
Other Services	446	75	6	2,727	365	7	5,082	702	7			
Public Administration	89	5	18	979	51	19	1,372	66	21			
<b>Goods-Producing Industries</b>	<b>357</b>	<b>31</b>	<b>12</b>	<b>904</b>	<b>136</b>	<b>7</b>	<b>2,080</b>	<b>361</b>	<b>6</b>			
Natural Resources & Mining	0	0	-	4	2	2	18	8	2			
Construction	315	23	14	738	109	7	1,437	287	5			
Manufacturing	42	8	5	162	25	6	625	66	9			
<b>Total</b>	<b>5,280</b>	<b>539</b>	<b>10</b>	<b>26,738</b>	<b>4,090</b>	<b>7</b>	<b>50,187</b>	<b>7,193</b>	<b>7</b>			