

48 LOT P&E SUBDIVISION EXCLUSIVE OFFERING



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COMMERCIAL REAL ESTATE

TCN
WEATHERS
REAL ESTATE SERVICES

EXECUTIVE SUMMARY

LevRose Commercial Real Estate is pleased to exclusively present this opportunity to acquire a 48-lot, individually platted townhome subdivision located in the Surprise Heritage District. In addition to being situated within a Qualified Opportunity Zone, the property benefits from the Heritage District's 100% reduction of impact fees, building plan review fees, and permit fees—significantly lowering development costs for a builder.



AERIAL OVERVIEW



PROPERTY DETAILS

PROPERTY ADDRESS:

12838 W Paradise Ln | Surprise, AZ 85378

SALE PRICE:

\$1,680,000
(\$35,000/Unit, \$11.46/SF)

LOT SIZE:

±3.364 AC
(±146,552 SF)

PARCEL:

501-18-068-P

ZONING:

SHD-RO

WATER/SEWER:

City of Surprise

ELECTRIC:

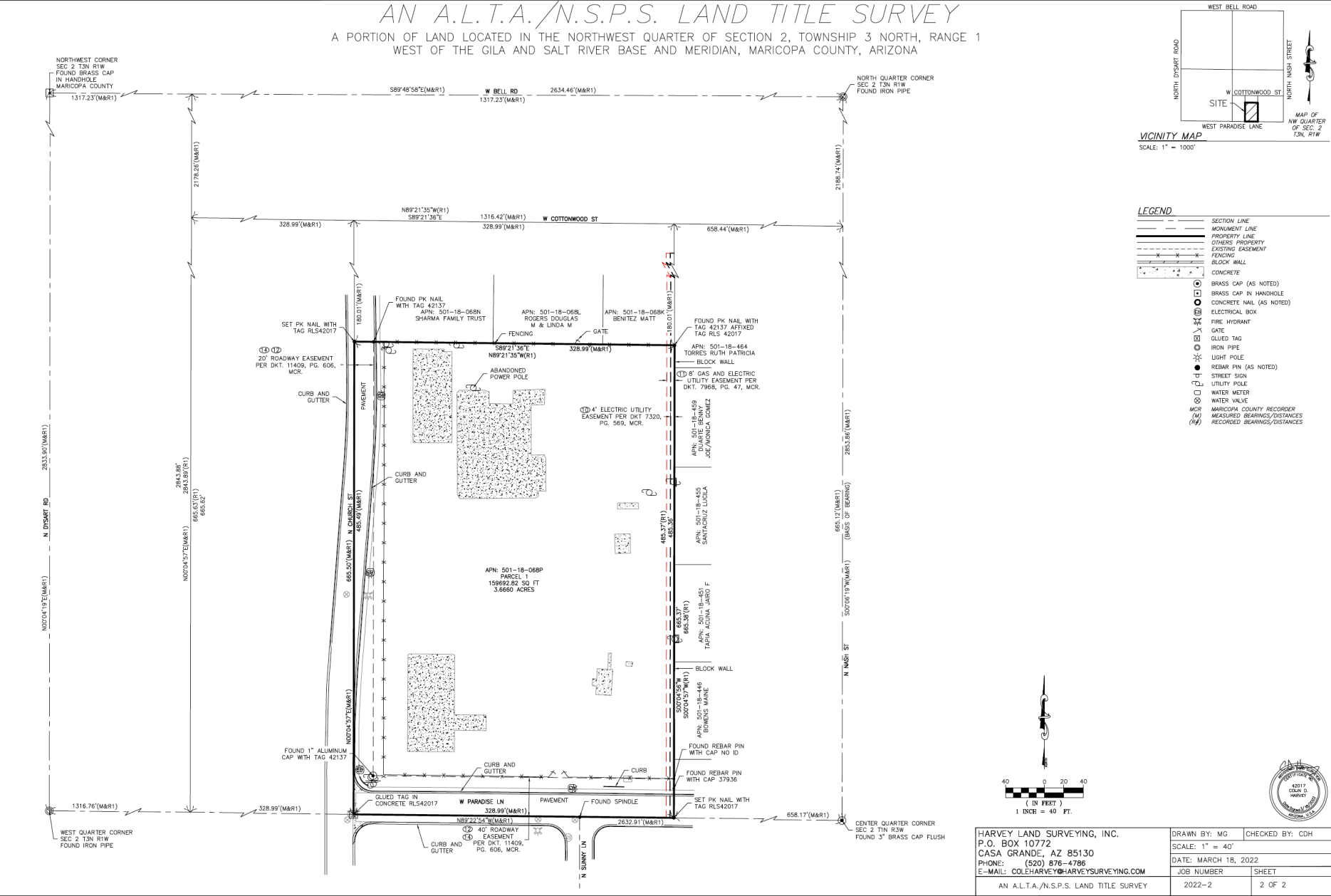
SRP

PROPERTY HIGHLIGHTS:

- Seller obtaining Final Plat & Engineering Approval for 48 Lots
- Located in a Qualified Opportunity Zone
- 100% wavier of impact fees, building plan review, and permits fees
- Proximity to US-60, Loop 101, and Loop 303



ALTA SURVEY



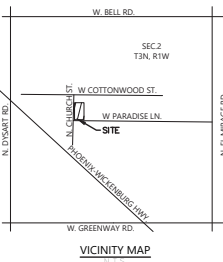
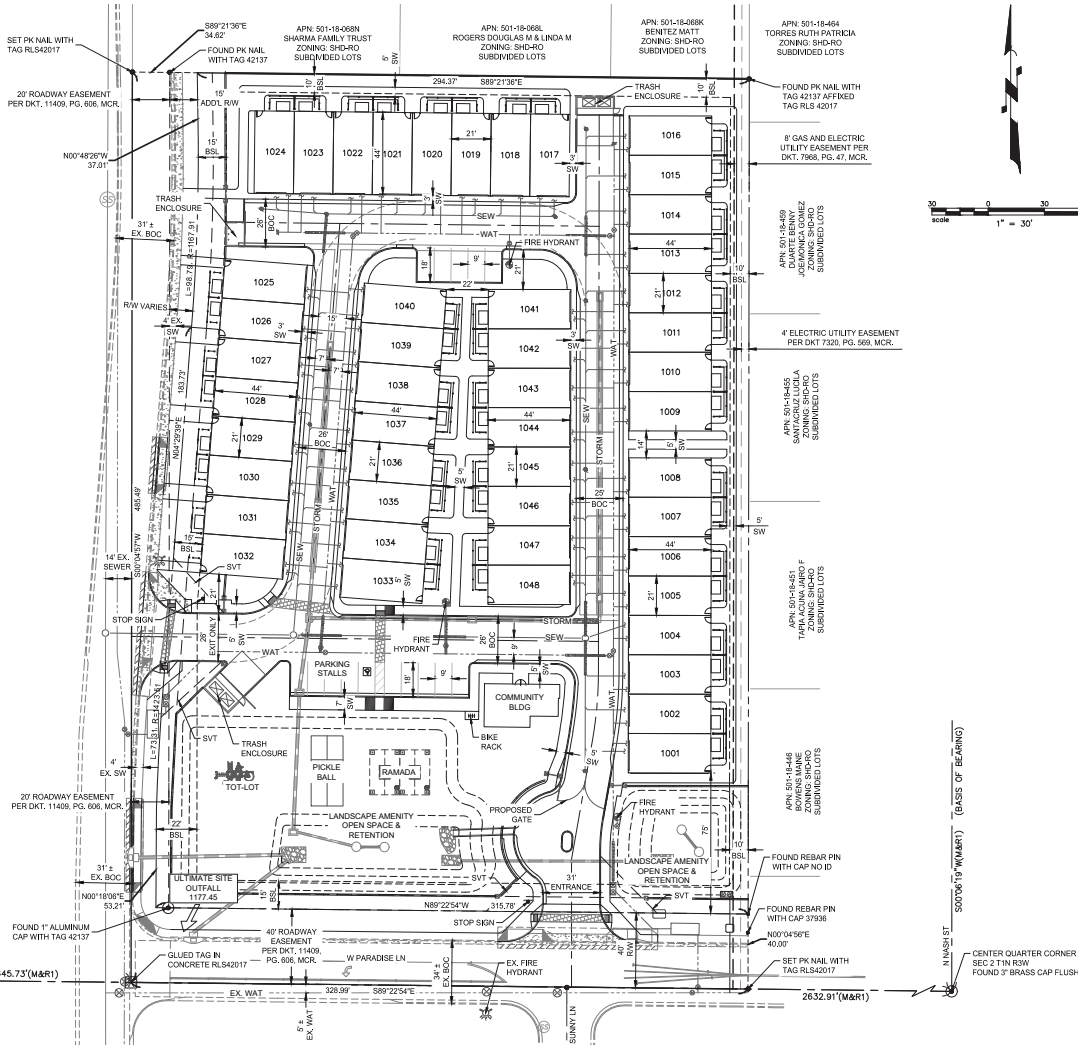
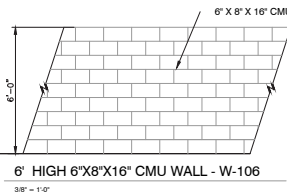
SITE PLAN

SITE PLAN FOR PARADISE GARDENS

A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGEND

- BOUNDARY LINE
- PROPOSED ROLL CURB
- PROPOSED CURB
- SEWAGE LINE
- R/W LINE
- EASEMENT LINE
- SECTION LINE
- PROPERTY LINE
- OTHERS PROPERTY
- BRASS CAP IN HANDHOLE
- BRASS CAP (AS NOTED)
- CONCRETE NAIL (AS NOTED)
- IRON PIPE
- REBAR PIN (AS NOTED)
- MCR. (W)
- MEASURED BEARINGS/DISTANCES
- RECORDED BEARINGS/DISTANCES



APPLICANT/ENGINEER

BFH GROUP
222 N STAPLEY DRIVE
MESA, ARIZONA 85203
PHONE: 480.734.1446
CONTACT: DAVID M. BOHN

OWNER

AT PROPERTIES
2525 E CAMELBACK RD STE-1150
PHOENIX, AZ 85016

NOTE: OWNER INFORMATION WAS OBTAINED FROM COUNTY ASSESSOR AT THE TIME OF THE SURVEY AND MAY NOT REPRESENT CURRENT OWNERSHIP

SITE SUMMARY

GROSS SITE AREA: 159,693 S.F. (3.67 ACRES)
NET SITE AREA: 140,871 S.F. (3.36 ACRES)
EXISTING ZONING: SHD-RD
PROPOSED NO. UNITS: 48
PROPOSED DENSITY: = 48 DU / 3.36 AC
= 14.28 DU / AC
ALLOWABLE LOT COVERAGE: = 65%
PROPOSED BLDG COVERAGE: = 44,351 SF = 31.48%
BUILDING TYPE: V.A. 2 STORIES
REQUIRED OPEN SPACE: = 7,985 SF = 5%
PROPOSED OPEN SPACE: = 43,412 SF = 30.81%
PARKING REQUIRED: 2 SPACES PER UNIT + 0.2 PER UNIT
= 2.2 * 48 + 105.6
= 106 TOTAL
PARKING PROVIDED: 2 GARAGE STALLS X 48 + 15 OPEN STALLS
= 111 TOTAL STALLS
BICYCLE CALCULATION: 2 VEH / UNIT * 48 + 0.05 BIKES / VEH
= 4.8 + 5 BICYCLES

PROJECT DESCRIPTION

A PROPOSED MULTI FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF 48 TOWNHOME UNITS.

TOTAL GROSS ACREAGE = 3.67 AC
TOTAL NET ACREAGE = 3.36 AC

SERVICE PROVIDERS

WATER: CITY OF SURPRISE
SEWER: CITY OF SURPRISE
POLICE: CITY OF SURPRISE
FIRE: CITY OF SURPRISE
ELECTRIC: SALT RIVER PROJECT

LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
EXCEPT THE NORTH 180.00 FEET.

Vertical sidebar containing project information, including the title 'SITE PLAN', project name 'PARADISE GARDENS', and a table with columns for 'JOB NO.', 'SHEET NO.', and 'SHEET 1 OF 1'. It also includes a signature block for David M. Bohn, dated 05/19/2025.

4/2025 Jack Anthony Parandian - Gardenia, UPR1.swg, 52/19/2025

FS22-XXX

LANDSCAPE PLAN



BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1446

LANDSCAPE COLOR RENDER

PROJECT: PARADISE GARDENS
MULTI-FAMILY
12838 W PARADISE LN SURPRISE, ARIZONA 85378

Job No.:	
Drawn By:	PJ
Checked:	DB



JOB NO.

LANDSCAPE
COLOR RENDER

SHEET NO.
1

1 OF 1

	1 MILE	2 MILES	3 MILES	25 MIN
2025	14,665	49,036	103,438	834,082
2030	14,805	48,510	102,231	856,594

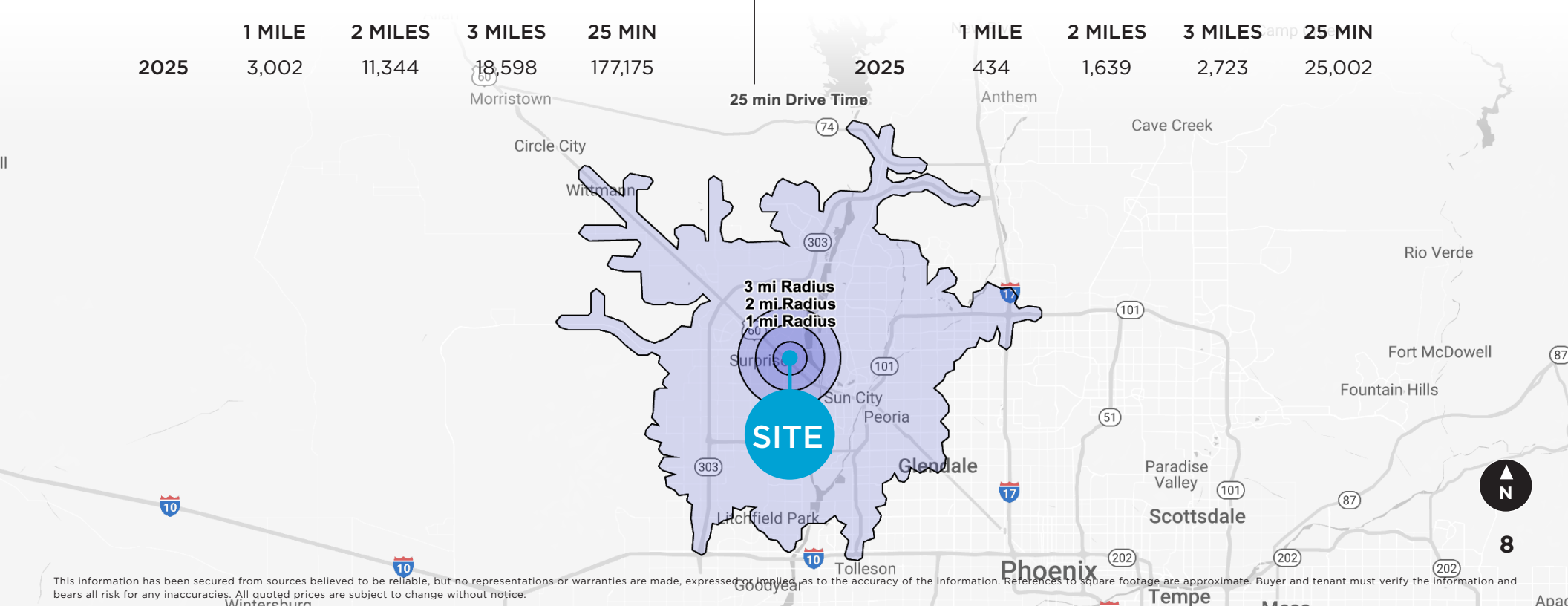
	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$72,785	\$72,403	\$75,644	\$92,380
2030	\$72,001	\$72,075	\$75,544	\$92,766

	1 MILE	2 MILES	3 MILES	25 MIN
2025	3,002	11,344	18,598	177,175

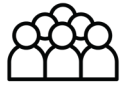
	1 MILE	2 MILES	3 MILES	25 MIN
2025	5,265	18,885	41,507	321,037
2030	5,386	18,972	41,639	333,541

	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$89,674	\$90,127	\$93,590	\$115,543
2030	\$88,846	\$89,690	\$93,534	\$116,292

	1 MILE	2 MILES	3 MILES	25 MIN
2025	434	1,639	2,723	25,002



SURPRISE CITY OVERVIEW



167K +
TOTAL POPULATION



\$107K +
AVG HH INCOME

HIGH-GROWTH CORRIDOR WEST OF PHOENIX

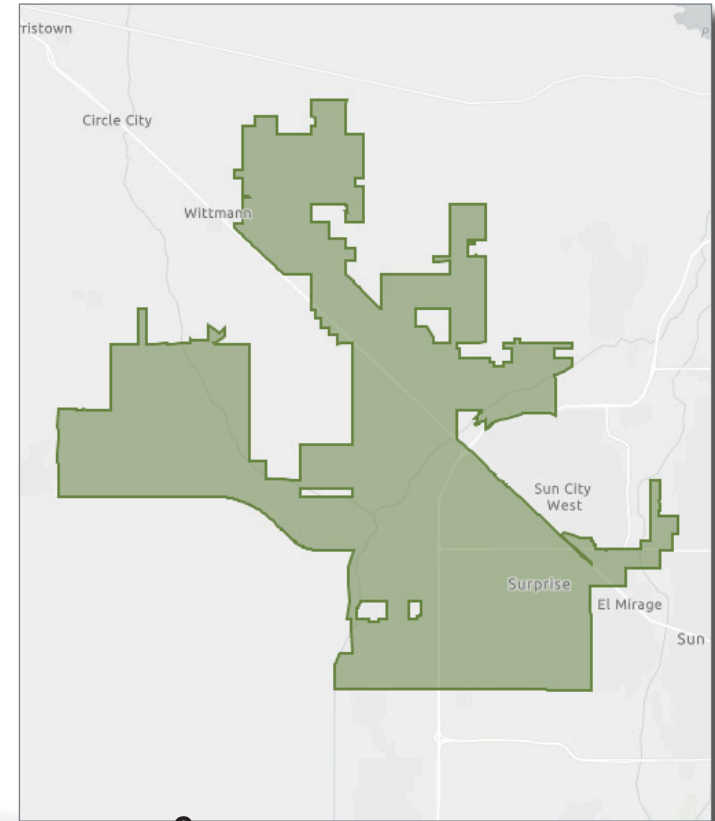
Surprise, with a 2025 population of 167,537, is one of the fastest-expanding cities in the Northwest Valley. With available land, improved freeway infrastructure, and recreational access to the White Tank Mountains and Lake Pleasant, the city is seeing renewed momentum across retail, housing, and industrial sectors.

SIGNIFICANT COMMERCIAL PROJECTS & CIVIC INFRASTRUCTURE

The 300-acre Surprise City Center is shaping a new downtown with civic, residential, and retail components. The Village at Prasada, opened in 2023, is the largest retail development in the West Valley in more than a decade and won the 2024 WESTMARC Economic Engine Award. Industrial interest is rising with Horizon at Skyway Commons delivering 135,000 square feet of adaptive reuse space.

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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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