

RARE INVESTMENT OPPORTUNITY

Northwest Corridor of Surprise / 211th Ave & Happy Valley Rd



+ NEW TO MARKET

A rare opportunity to acquire +20 contiguous acres located in the high-growth Northwest Valley corridor of Surprise.

The property is zoned Commercial-Industrial, allowing for a variety of industrial and commercial development uses including warehouse, flex industrial, contractor yard, business park, light manufacturing, storage, and distribution.

+20 ACRES FOR SALE

DETAILS:

- +/- 20.11 Acres
- APN: 503-81-005K, 005J
- Sale Price: \$3M
- Commercial Zoning: R-43
- High-Growth, Development Area
- Close Access to US-60/Loop 303
- Storage, Contractor Yard, Commercial Development



ALEX QUARNBERG

Principal / Real Estate Agent

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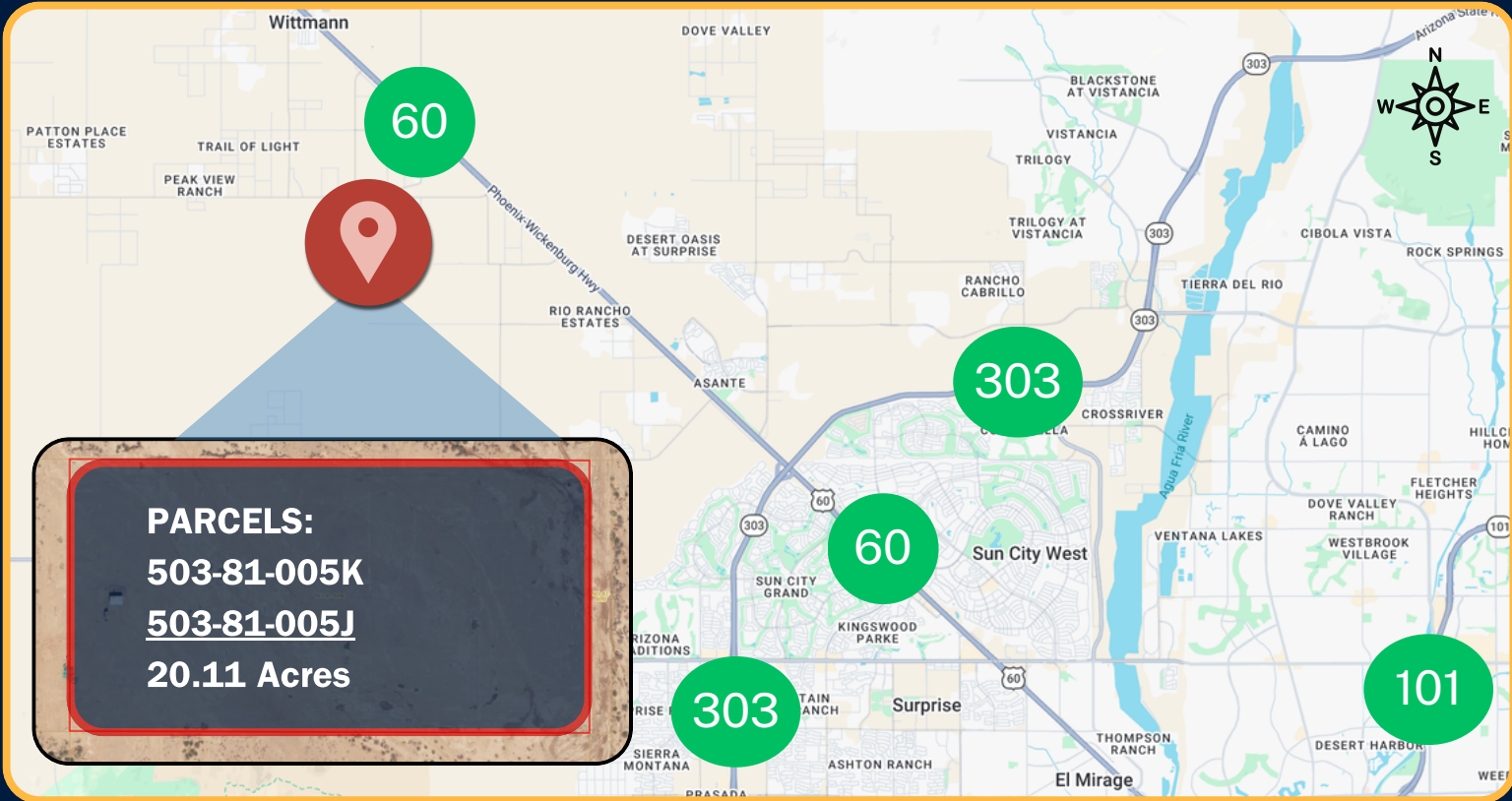
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+20 ACRES FOR SALE



NORTHWEST VALLEY CORRIDOR

• **Loop 303/US 60 Logistics Corridor:**

The freeways offers direct, fast access to interstate shipping routes heading to California and Nevada.

• **Exploding Customer Base:**

Retailers and services plug directly into one of the fastest-growing residential populations in Arizona.

• **Shovel-Ready:**

Commercial-zoned land is readily available for development.

• **Skilled Workforce:**

Local employers draw from a large pool of educated workers living across the West Valley.

• **LBNSF Logistics Park:**

This massive \$3.2 billion, 4,300-acre master-planned rail complex is the most transformational economic project in the Northwest Valley.

• **Project Bakara Data Centers:**

Approved near the southern edge of the corridor near Luke Air Force Base.

• **Prasada North Retail Expansion:**

Building on the explosive success of the existing Village at Prasada, developer SimonCRE is building Prasada North, a \$100 million retail center. It sits adjacent to a planned 200,000-square-foot American Furniture Warehouse along Loop 303.



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