

# ±4.12 ACRES AVAILABLE DIVISIBLE







E/NEC 163RD AVENUE & GRAND AVENUE  
SURPRISE, ARIZONA

# PROPERTY HIGHLIGHTS

## Property Features:

- Prime accessibility near the intersection of 163rd Avenue and Grand Avenue
- C-3 with PUD overlay zoning
- Significant residential growth with over 5,506 multifamily units existing, under construction, and planned within a 5-mile radius
- Expansive single-family housing base with more than 40,055 homes existing and in development within a 5-mile radius
- Affluent surrounding area with average household incomes of approximately \$123,402 within a 1-mile radius

## Demographics: \*ESRI 2025

		1 MILE	3 MILES	5 MILES
<b>Population</b>		2,633	42,752	128,016
<b>Average Household Income</b>		\$123,402	\$115,085	\$111,436
<b>Daytime Population</b>		2,093	38,101	116,082
<b>Households</b>		1,384	24,358	64,480

## Property Summary:

Address:	E/NEC 163rd Ave & Grand Ave, Surprise, AZ 85387
Land Size:	±4.12 AC ±179,511 (SF)
Zoning:	C-3 with PUD Overlay, City of Surprise
APN:	503-57-004D

## Traffic Counts: \*ADOT

NORTH ON 163RD AVENUE	±14,448 VPD
EAST ON GRAND AVENUE	±57,020 VPD
WEST ON GRAND AVENUE	±32,573 VPD

# AREA OVERVIEW





# CONTACT INFORMATION

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