

Peoria and Reems Land

W PEORIA AVE., PEORIA, AZ 85383



Executive Summary

What an opportunity for commercial development in the fast-growing city of Surprise, AZ, about 45 minutes northwest of Phoenix.

This 51.16-acre parcel has so much potential! Located in the neighborhood of Rancho Gabriela, the parcel is zoned for industrial use. The Planned Area Development (PAD) regulations allow for a building up to 35 feet high, with setbacks ranging from 3 to 35 feet.

The industrial PAD was created to provide space for limited manufacturing, processing, warehousing and other similar indoor (and some outdoor) uses. The "Permitted Use" list includes more than 30 businesses that could potentially gain approval to operate within the PAD. Examples include a manufacturing plant (there are two across the street), restaurants, retail commercial operations, research development & testing laboratories, office space and a gas station.

Within a five-mile radius of Surprise, the population's median age is 37 years old with an average household income of \$86K. In five years, both the population and incomes are expected to grow.

Any business at this location would have easy access to Rt. 303, Rt. 60 and the Northern Pkwy. This is a great time to bring your real estate syndicate to Surprise, Arizona to create a profitable business.



\$33,441,000
OFFERING PRICE



51.16 AC
TOTAL LOT SIZE



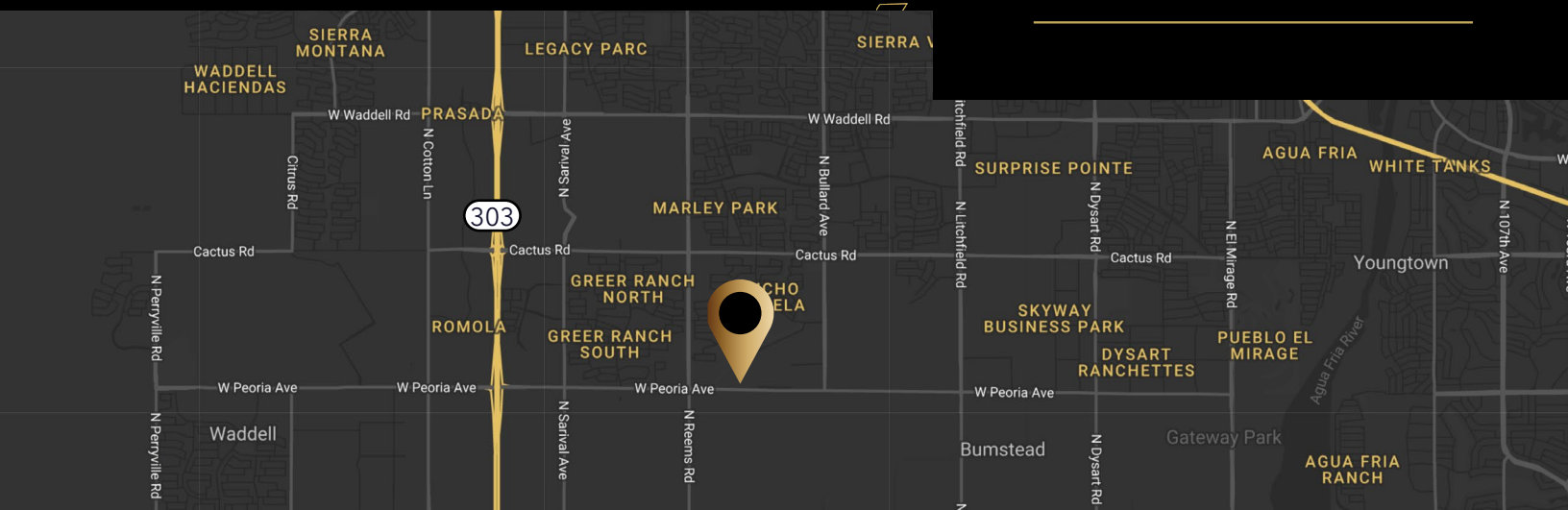
501-39-983
APN / PARCEL ID



PAD
ZONING DESCRIPTION



INDUSTRIAL
PROPOSED USE



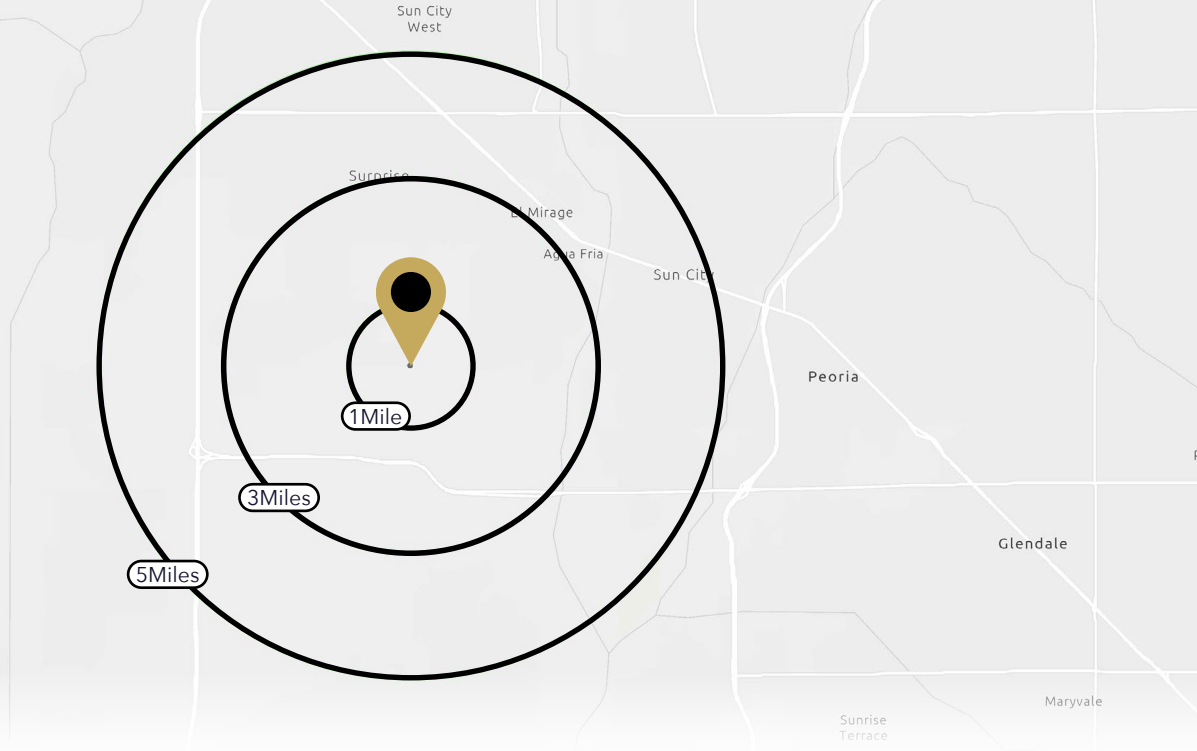
PAD Use

Industrial PAD Permitted Use List Rancho Gabriela

The purpose of this district is to provide for limited manufacturing, processing, warehousing and other similar uses. The primary elements of the majority of the uses in this district are envisioned to occur indoors within an enclosed building. Certain outdoor uses are allowed as set forth in the permitted use list below if sufficient screening and buffering of the outside elements is provided adjacent to residential uses and the perimeter streets. Any use not listed below which is compatible with the intent of this district may be approved by the City of Surprise Planning Director.

- Automobile, boat or recreational vehicle sales, service and rental
- Automobile, boat or recreational vehicle storage
- Banks and other savings and lending institutions
- Boat repair
- Building materials sales yard, including sand and gravel or other inert material used for landscaping
- Church and parish house
- Contractors storage yard
- Electronic instruments and devices, assembling and manufacturing
- Equipment rental or storage yard
- Essential public service or utility installation
- Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way
- Farming, landscaping and agricultural supplies and equipment, wholesaling and storage
- Feed store, including yard
- Gas station/convenience store
- Golf course and customary accessory uses
- Greenhouse
- Home improvement centers
- Industrial, scientific or business research development and testing laboratories and offices
- Lumberyard, provided that all goods and material are screened from adjacent properties
- Manufacturing, fabrication, assembly and processing uses, so long as the primary use of the property is not the basic processing and compounding of raw materials or food products, except as otherwise provided in this section or as interpreted as being analogous by the Planning Director
- Mini warehouse for storage purposes without retailing
- Mortuary/graveyard
- Offices for administrative, clerical or sales services
- Offices for professional use, including laboratories and imaging
- Packing houses for fruit or vegetables, not including processing
- Plant nursery, wholesale and retail
- Recreational vehicle repair
- Restaurants (drive thru's and outdoor dining permitted with a Conditional Use Permit)
- Retail commercial operations directly related to the primary industrial use, provided that they do not exceed twenty (20) percent of the gross floor area of the primary industrial use
- Sports facilities, including stadiums and related accessory uses
- Warehousing and distribution centers

Demographics



 **\$31,425**
PER CAPITA INCOME

 **\$168,357**
MEDIAN NET WORTH

 **3,111**
TOTAL BUSINESSES

 **41,983**
TOTAL EMPLOYEES

2022 SUMMARY	1 MILE	3 MILE	5 MILE	2027 SUMMARY	1 MILE	3 MILE	5 MILE
Population	1,791	73,652	189,988	Population	1,837	75,687	196,805
Households	505	22,335	68,575	Households	522	22,953	70,849
Families	439	17,520	46,418	Families	452	18,013	48,086
Average Household Size	3.49	3.24	2.73	Average Household Size	3.47	3.24	2.74
Owner Occupied Housing Units	452	16,129	48,744	Owner Occupied Housing Units	472	16,865	51,094
Renter Occupied Housing Units	53	6,206	19,831	Renter Occupied Housing Units	49	6,088	19,756
Median Age	33.4	30.8	36.9	Median Age	34.3	30.2	35.8
Median Household Income	\$112,476	\$80,448	\$66,917	Median Household Income	\$127,095	\$94,285	\$81,239
Average Household Income	\$143,000	\$98,792	\$86,795	Average Household Income	\$169,844	\$117,557	\$105,523