

NEW 16-ACRE RETAIL DEVELOPMENT

PADS, Shops Space & Storage Available for Sale, GL or BTS

NEC Cactus Road & Cotton Lane
Surprise, AZ
Prasada Master Plan
Community

Contact:

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DIVERSIFIED PARTNERS

Nationwide Real Estate Services

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The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

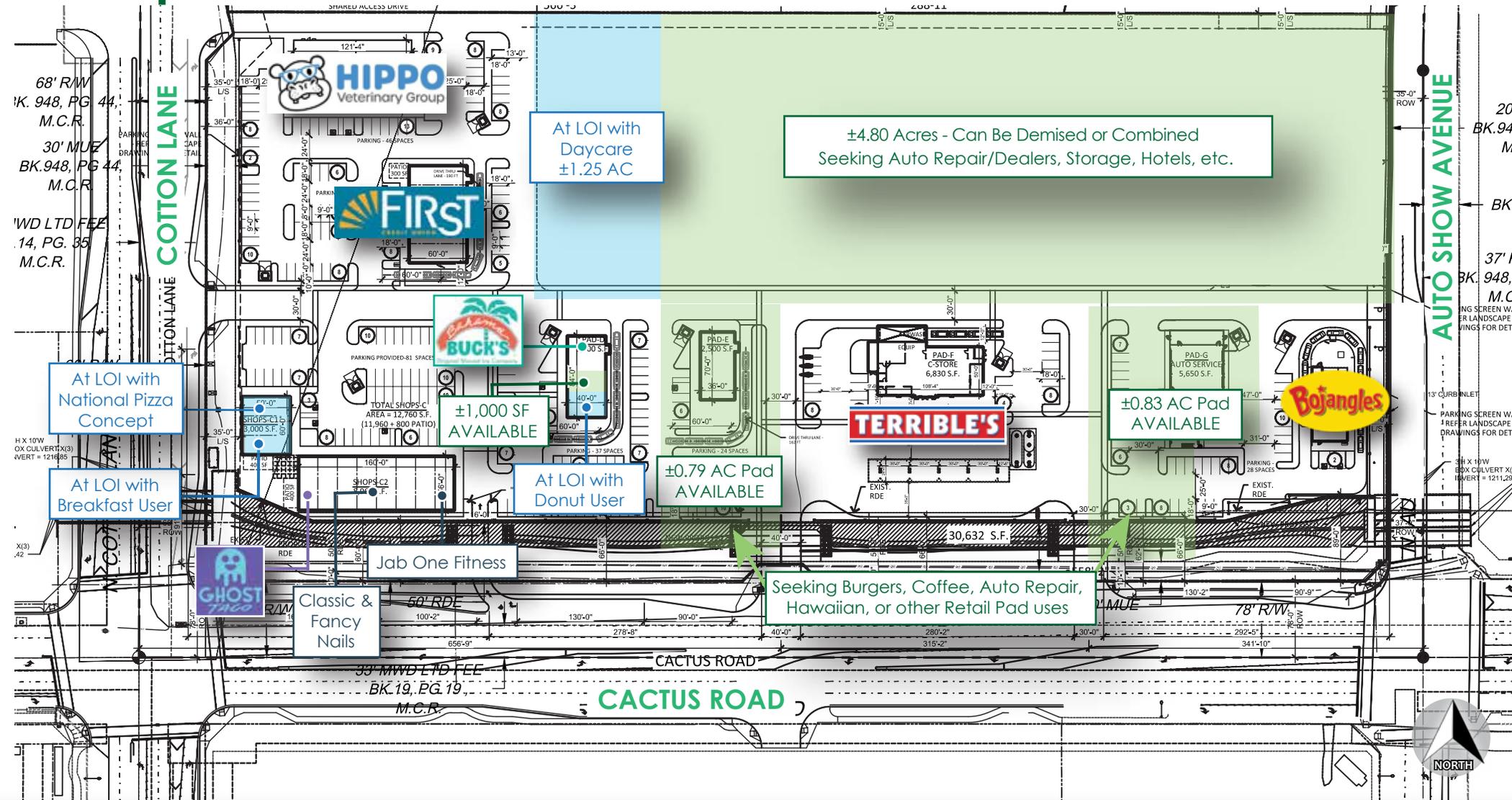


NEW 16-AC RETAIL DEVELOPMENT

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site plan



68' R/W
K. 948, PG. 44
M.C.R.
30' MUE
BK. 948, PG. 44
M.C.R.
WD LTD. FEE
14, PG. 35
M.C.R.

H X 10W
OX CULVERT (X)3
VERT = 1211.85

X(3)
.42

33' MWD LTD. FEE
BK. 19, PG. 19
M.C.R.

35'-0" ROW
20'
BK. 948
M.
BK.
37'
BK. 948
M.C.
NG SCREEN W/
FR LANDSCAPE
DRAWINGS FOR DET.

30' X 10W
BOX CULVERT (X)
VERT = 1211.28

D **DIVERSIFIED PARTNERS**
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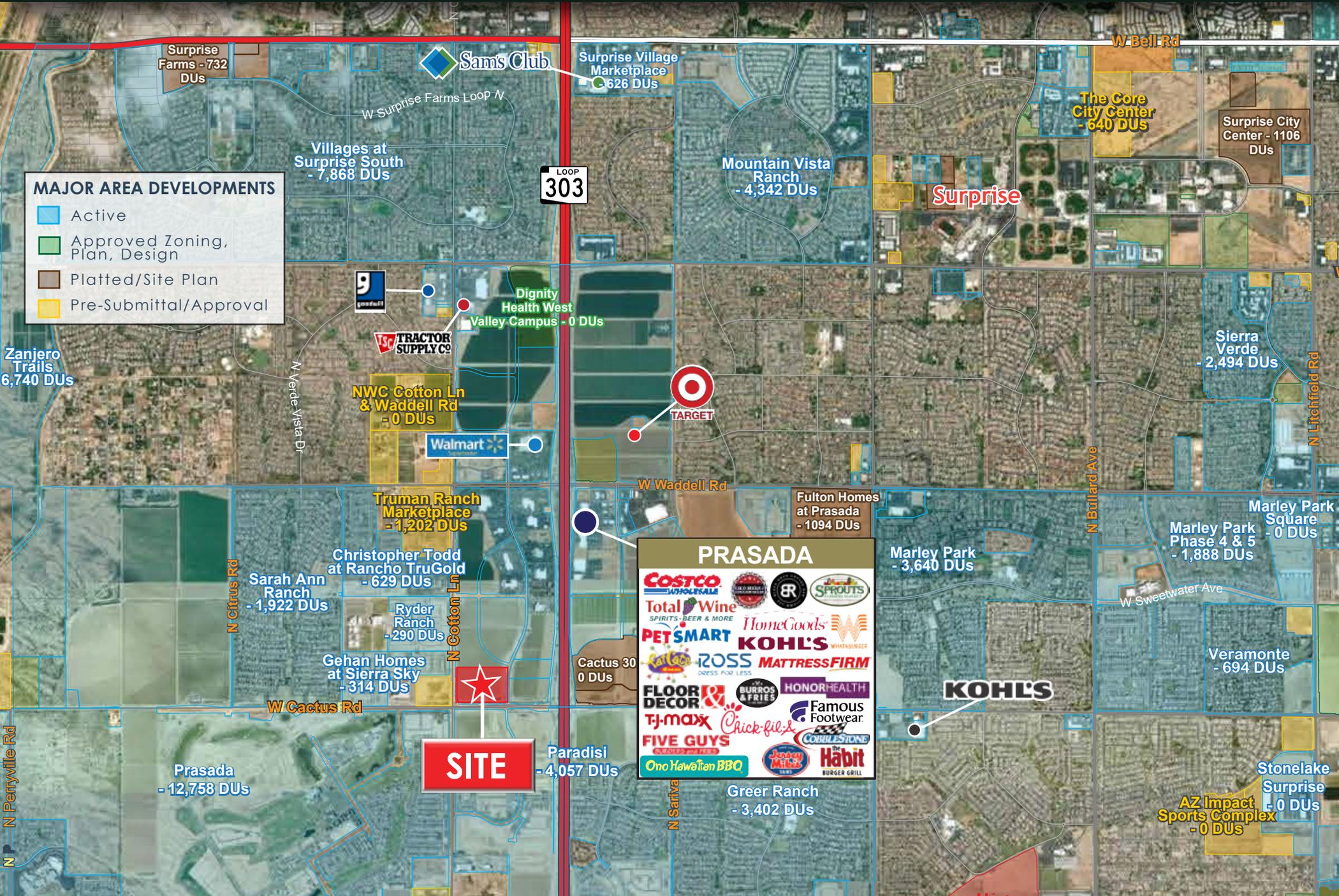
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MAJOR AREA DEVELOPMENTS

- Active
- Approved Zoning, Plan, Design
- Platted/Site Plan
- Pre-Submittal/Approval

- Surprise Farms - 732 DUs
- Sam's Club
- Surprise Village Marketplace - 626 DUs
- W Bell Rd
- The Core City Center - 640 DUs
- Surprise City Center - 1106 DUs
- Villages at Surprise South - 7,868 DUs
- Mountain Vista Ranch - 4,342 DUs
- Walmart
- Dignity Health West Valley Campus - 0 DUs
- TRACTOR SUPPLY CO
- Target
- NWC Cotton Ln & Waddell Rd - 0 DUs
- Sierra Verde - 2,494 DUs
- Zanjero Trails - 6,740 DUs
- Waddell Rd
- Fulton Homes at Prasada - 1094 DUs
- Marley Park Square - 0 DUs
- Truman Ranch Marketplace - 1,202 DUs
- Marley Park Phase 4 & 5 - 1,888 DUs
- Christopher Todd at Rancho TruGold - 629 DUs
- Veramonte - 694 DUs
- Sarah Ann Ranch - 1,922 DUs
- Ryder Ranch - 290 DUs
- W Sweetwater Ave
- Gehan Homes at Sierra Sky - 314 DUs
- W Cactus Rd
- Prasada - 12,758 DUs
- SITE** - 4,057 DUs
- Paradisi - 4,057 DUs
- PRASADA
- Costco
- Total Wine
- PETSMART
- HomeGoods
- KOHL'S
- ROSS
- MATTRESS FIRM
- FLOOR DECOR
- TJ-maxx
- Chick-fil-e
- FIVE GUYS
- Ono Hawaiian BBQ
- HonorHealth
- Famous Footwear
- Comblestone
- Habit Burger Grill
- Greer Ranch - 3,402 DUs
- Stonelake Surprise - 0 DUs
- AZ Impact Sports Complex - 0 DUs

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demographics 2025

Source: *Sites USA*

	1 MILE	3 MILE	5 MILE
POPULATION (2025)	7,687	79,419	146,856
PROJECTED POPULATION (2030)	9,544	82,592	151,628
AVERAGE HOUSEHOLD INCOME	\$158,361	\$139,686	\$124,747
DAYTIME POPULATION	2,711	26,509	65,686
MEDIAN AGE	34.5	35.9	41.1
TOTAL BUSINESSES	64	1,303	3,170



traffic counts: Cactus Rd | 12,552 VPD • Cotton Ln | 6,930 VPD • Loop 303 | 70,506 VPD

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property highlights

- New 16 Acre Retail Development
- PADs, Shops Space & Storage available for Sale, GL or BTS
- In close proximity to Loop 303
- Thousands of new residential units planned/ under construction in the surrounding area
- Seeking Coffee, Daycares, Automotive, and other retail users