

±1.48 AC PAD AVAILABLE FOR BTS OR GL

Hilton Garden Inn

Holiday Inn Express

**T SURPRISE ARIZONA KC**  
SURPRISE STADIUM

Voted as West Valley favorite in 2023, this stadium brought 203,000+ fans in 2024!

**SUBJECT PROPERTY**

**SURPRISE ARIZONA**

City of Surprise  
±1,200 Employees

**SURPRISE ARIZONA T**

Ranger Housing of Surprise Center

**Ottawa University**

938 Students  
2023-2024 Year

Mera City Center

Ranger's Village

The Statler  
±240 Units

GREENWAY RD (±20,175 VPD)

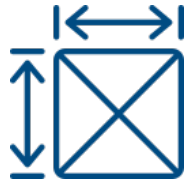
BULLARD AVE (±8,589 VPD)

# BULLARD AVE & GREENWAY RD

SURPRISE, AZ



# PROPERTY SUMMARY



±1.48 AC  
**LOT SIZE**



CC: City of Buckeye  
**ZONING**



Contact Broker  
**PRICE**

## PROPERTY HIGHLIGHTS

- Close proximity for Surprise Stadium, Spring Training facility for the Texas Rangers and Kansas City Royals
- Perfect location for service retail and restaurants
- Average Household Income of \$90K+ in a 2, 5 and 10 mile radius
- Heavily trafficked intersection with over 27,000 cpd
- Explosive housing and retail growth in the City of Surprise
- Endcaps, strip and pads available

## LOOP 303 HIGHLIGHTS

- High Visibility
- Executive Housing
- Hospital & Future MOB
- Tech/Business Park

## TRAFFIC COUNTS

### BULLARD AVE

**N:** ±8,589 VPD  
**S:** ±8,014 VPD

### GREENWAY RD

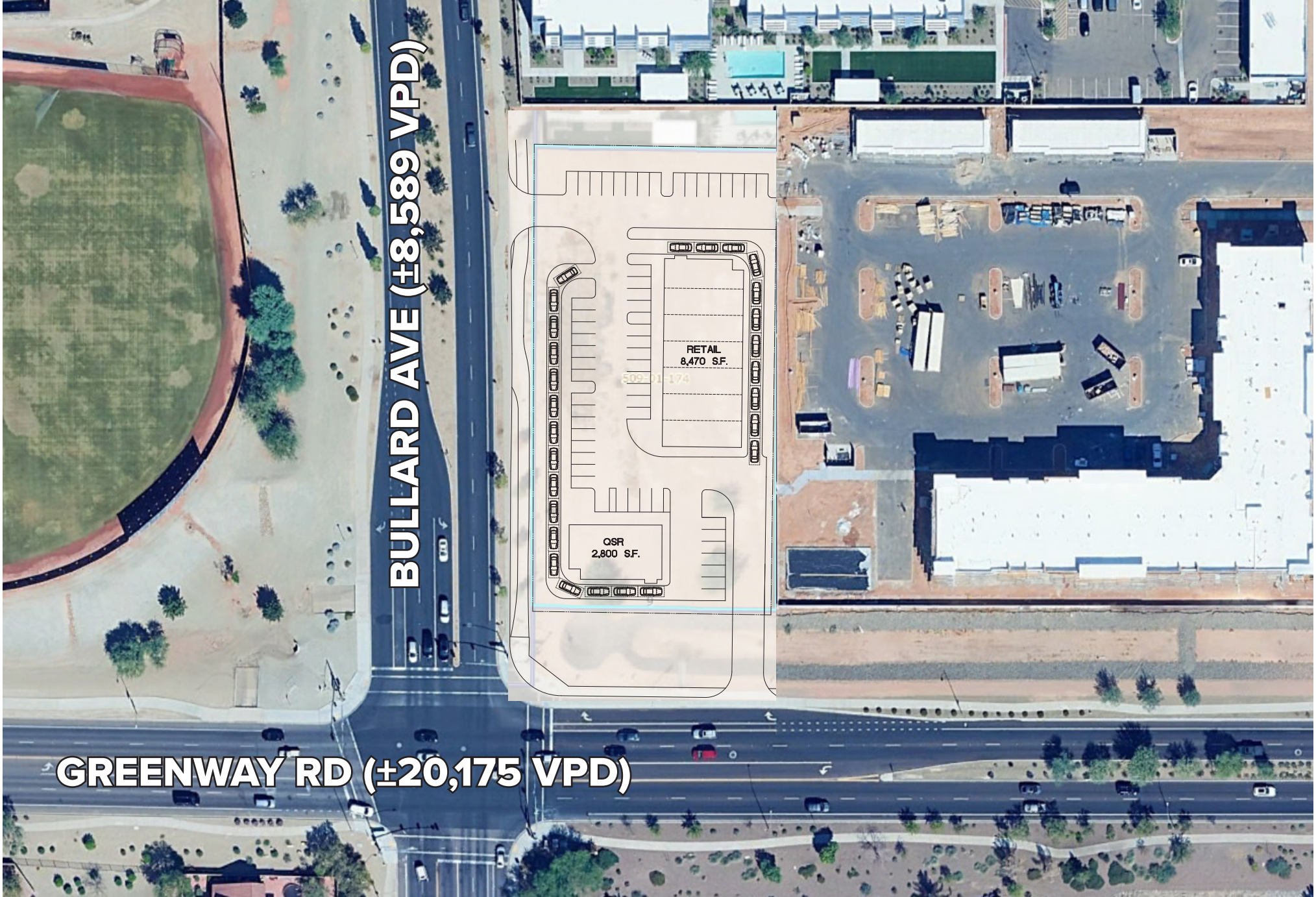
**E:** ±20,175 VPD  
**W:** ±19,008 VPD



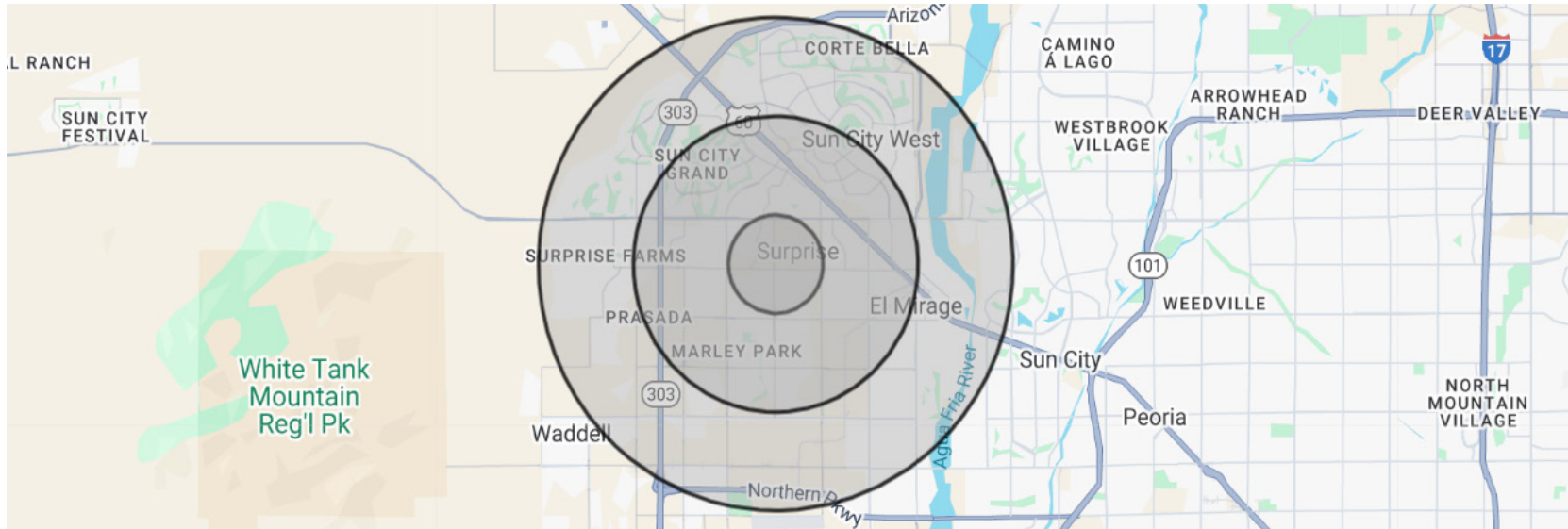
# NEARBY RETAIL MAP



# SITE PLAN



# DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	14,502	121,570	237,620
Current Year	13,363	111,852	218,319
2020 Population	12,827	106,473	206,029
Growth Current Year - 2029	1.7%	1.7%	1.8%
Growth 2020 - Current Year	1.0%	1.3%	1.5%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	4,813	45,383	94,108
Current Year	4,428	41,640	86,204
2020 Population	4,265	39,459	80,847
Growth Current Year - 2029	1.7%	1.8%	1.8%
Growth 2020-Current Year	1.2%	1.1%	1.3%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$98,265	\$88,863	\$86,528
Median Household Income	\$78,837	\$75,242	\$72,181



## **CONFIDENTIALITY STATEMENT**

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# BULLARD AVE & GREENWAY RD

SURPRISE, AZ

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## CONTACT BROKER FOR MORE INFORMATION



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