

FOR SALE

12838 W PARADISE LN
SURPRISE, AZ 85378



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LEVROSE
COMMERCIAL REAL ESTATE

TCN
COMMERCIAL
REAL ESTATE SERVICES

EXECUTIVE SUMMARY

LevRose Commercial Real Estate is pleased to exclusively present this opportunity to acquire a 52-Unit Townhome Site located in the Surprise Heritage District. The property is located in a Qualified Opportunity Zone and enjoys excellent proximity to three major highways.



PROPERTY DETAILS



ASKING PRICE:
\$2,080,000



PRICE/UNIT:
\$40,000



PRICE/SF:
\$14.19



TOTAL LOT SF:
±146,552 SF



TOTAL LOT AC:
±3.364 AC



BUILDING SIZE:
52-Units,
67,600 SF (Planned)



ZONING:
[SHD-RO] (Surprise)



PARCEL:
501-18-068-P



PROPERTY TYPE:
Land / Development

PROPERTY HIGHLIGHTS

- 52-Unit Townhome Site with full approvals
- Located in a Qualified Opportunity Zone
- Located in a DDA and QCT
- Located in the Surprise Heritage District
- Proximity to the US-60, Loop 101, and Loop 303

SITE PLAN

SITE PLAN FOR PARADISE GARDENS A PORTION OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 FROM WHENCE THE WEST QUARTER CORNER LIES NORTH 89 DEGREES 22 MINUTES 54 SECONDS WEST, A DISTANCE OF 2,832.01 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, NORTH 89 DEGREES 22 MINUTES 54 SECONDS WEST, A DISTANCE OF 684.1 FEET TO A POINT CONSIDERED TO BE THE SOUTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED ON FILE IN THE OFFICE OF THE MARICOPA COUNTY ARIZONA RECORDER IN DOCUMENT NUMBER 2012048986;

THENCE ALONG THE EAST LINE OF SAID PARCEL, NORTH 0 DEGREES 4 MINUTES 36 SECONDS EAST, A DISTANCE OF 462.0 FEET TO THE POINT OF BEGINNING;

THENCE PARALLEL WITH AND ALSO FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, NORTH 89 DEGREES 22 MINUTES 54 SECONDS WEST, A DISTANCE OF 319.0 FEET;

THENCE DEPARTING SAID LINE, NORTH 8 DEGREES 16 MINUTES 4 SECONDS EAST, A DISTANCE OF 927.0 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADII POINT LIES SOUTH 98 DEGREES 9 MINUTES 48 SECONDS EAST, A RADII DISTANCE OF 1,420.01 FEET;

THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 2 DEGREES 51 MINUTES 3 SECONDS, A DISTANCE OF 73.01 FEET;

THENCE ALONG A LINE NON TANGENT TO SAID CURVE, NORTH 4 DEGREES 34 MINUTES 39 SECONDS EAST, A DISTANCE OF 162.0 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,620.0 FEET AND A CENTRAL ANGLE OF 4 DEGREES 30 MINUTES 47 SECONDS;

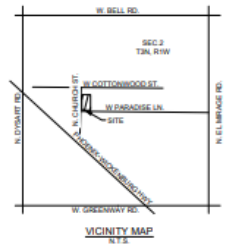
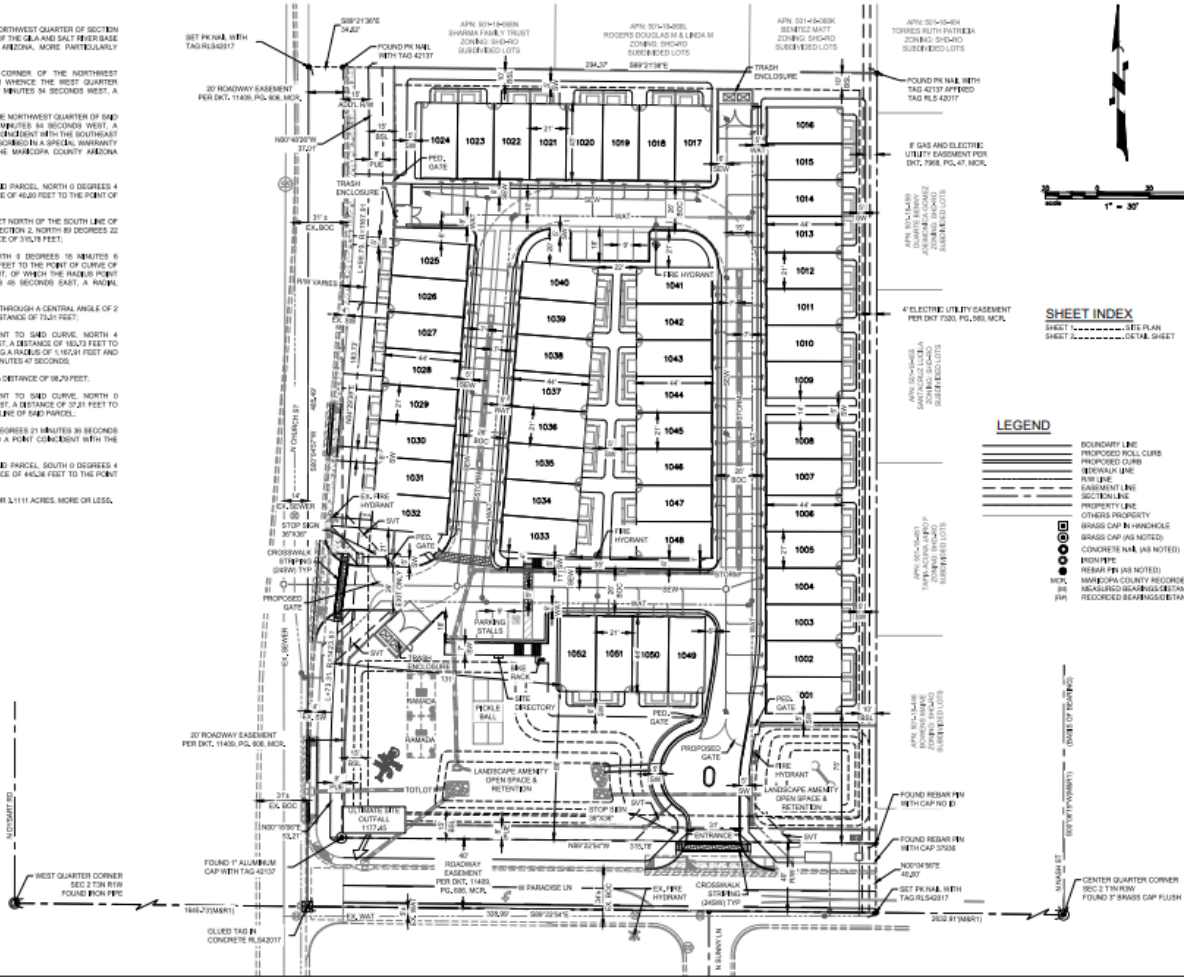
THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 98.29 FEET;

THENCE ALONG A LINE NON TANGENT TO SAID CURVE, NORTH 0 DEGREES 48 MINUTES 38 SECONDS WEST, A DISTANCE OF 57.01 FEET TO A POINT CONSIDERED WITH THE NORTH LINE OF SAID PARCEL;

THENCE ALONG SAID LINE, SOUTH 89 DEGREES 21 MINUTES 36 SECONDS EAST, A DISTANCE OF 264.0 FEET TO A POINT CONSIDERED WITH THE NORTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE EAST LINE OF SAID PARCEL, SOUTH 0 DEGREES 4 MINUTES 36 SECONDS WEST, A DISTANCE OF 462.0 FEET TO THE POINT OF BEGINNING;

CONTAINING 135,076.25 SQUARE FEET OR 3.111 ACRES, MORE OR LESS, END OF DESCRIPTION.



APPLICANT/ENGINEER
BFH GROUP
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA, 85206
PHONE: 480.734.1448
CONTACT: DAVID M. BOHN

OWNER
PARADISE CHURCH BUSINESS, LLC
340 E. HOOT TRACK TRAIL
GILBERT, ARIZONA 85296
PHONE: 480.734.1448
CONTACT: DAVID M. BOHN

SITE SUMMARY

GROSS SITE AREA	159869 SQ. (3.67 ACRES)
NET SITE AREA	149971 SQ. (3.39 ACRES)
APNs	80-00480*
EXISTING ZONING	SH-CARD
PROPOSED NO. UNITS	32
PROPOSED DENSITY	= 92 DU/1307 AC
	= 14.17 DU/AC
ALLOWABLE LOT COVERAGE	= 55%
PROPOSED BUILD COVERAGE	= 58423 SF = 42.8%
BUILDING TYPE	1.5-2 STORES
REQUIRED OPEN SPACE	= 7889 SF = 5%
PROPOSED OPEN SPACE	= 48,807 SF = 32.2%
PARKING REQUIRED:	3 SPACES PER UNIT = 9.6 PER UNIT
	= 2.1' X 11' X 14'
	= 115 TOTAL
PARKING PROVIDED:	2 GARAGE STALLS X 60' X 11' OPEN STALLS
	= 115 TOTAL STALLS
BIKE/PEDICULATION:	2 BICYCLE 15' X 105' BIKESHOV
	= 64 X 3 BICYCLES

PROJECT DESCRIPTION
A PROPOSED MULTIFAMILY RESIDENTIAL DEVELOPMENT
CONSISTING OF 32 TOWNHOUSE UNITS.
TOTAL GROSS ACREAGE = 3.67 AC
TOTAL NET ACREAGE = 3.39 AC

SERVICE PROVIDERS

WATER	CITY OF GILBERT
SEWER	CITY OF GILBERT
POLICE	CITY OF GILBERT
FIRE	CITY OF GILBERT
ELECTRIC	ARIZONA PUBLIC SERVICE

NOTE
AN ERDC RADIUS SURVEY TEST SHALL BE CONDUCTED PRIOR TO C.O. OF FORTH FOR THE ERDC OVER 1000 SQ. FT. OR BAY BRIDGE DECKS OF THREE STORES. IF THE TEST FAILS AN ERDC RADIUS SYSTEM SHALL BE INSTALLED - PG 510

SHEET INDEX
SHEET 1 - SITE PLAN
SHEET 2 - DETAIL SHEET

LEGEND

- BOUNDARY LINE
- PROPOSED ROLL CURB
- PROPOSED CURB
- WALKWAY LINE
- R/W LINE
- EASEMENT LINE
- SECTION LINE
- PROPERTY LINE
- OTHERS PROPERTY
- BRASS CAP IN HANDS
- BRASS CAP (AS NOTED)
- CONCRETE NAIL (AS NOTED)
- BROWN TYPE
- REBAR (AS NOTED)
- MARICOPA COUNTY RECORDER
- MEASURED BEARINGS/DISTANCES
- RECORDED BEARINGS/DISTANCES

BFH Group
3707 EAST SOUTHERN AVENUE
MESA, ARIZONA 85206
PHONE: 480.734.1448

SITE PLAN
PARADISE GARDENS
1248 W PARADISE LN, SUITE 100, GILBERT, ARIZONA 85235

PROJECT

NO.	DATE	DESCRIPTION
1	02/11/2024	ISSUED FOR PERMIT

JOB NO.
202110240

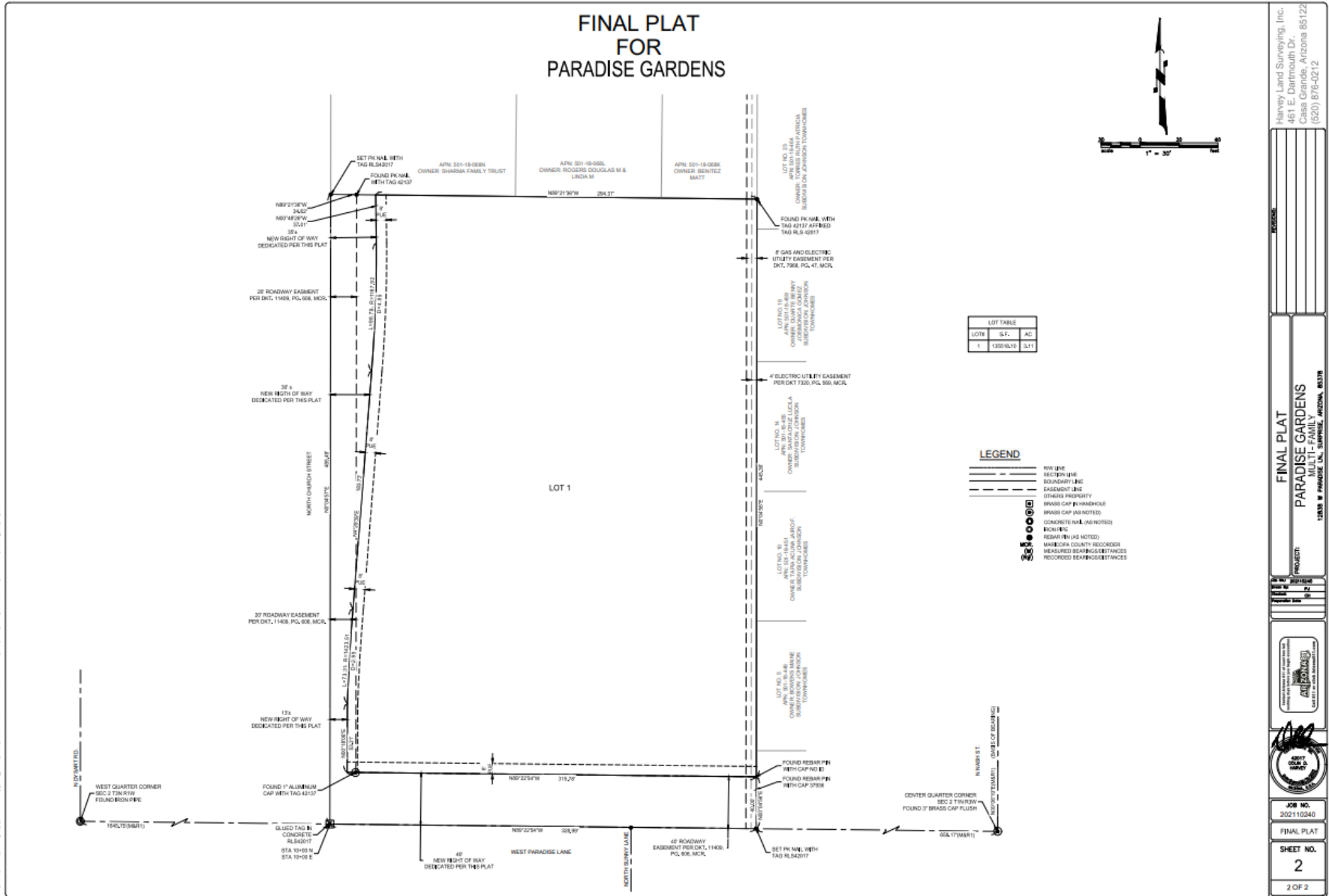
SHEET NO.
1

1 OF 2

FS22-1248

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

FINAL PLAT



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LANDSCAPE COLOR RENDERING



J:\2024_Arizona\Paradise Gardens\LS-COLOR_RENDERING.dwg, 03/05/2024 1:26:08 PM



 222 N. STAPLEY DRIVE
 MESA, ARIZONA 85003
 PHONE: 480.734.1446

REVISIONS:

LANDSCAPE COLOR RENDER
PARADISE GARDENS
 MULTI-FAMILY
 12838 W. PARADISE LN., SURPRISE, ARIZONA, 85378

JOB NO.	202110240
DATE	03/05/2024
PROJECT	PARADISE GARDENS



JOB NO.	202110240
LANDSCAPE COLOR RENDER	
SHEET NO.	1
1 OF 1	

FS22-1248

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DEMOGRAPHICS

12838 W PARADISE LN



POPULATION

	1 MILE	2 MILES	3 MILES	25 MIN
2023	13,750	46,890	98,876	780,127
2028	14,848	49,144	103,498	853,009



HOUSEHOLDS

	1 MILE	2 MILES	3 MILES	25 MIN
2023	4,998	18,049	39,292	297,617
2028	5,364	18,883	41,133	323,941



MEDIAN HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	25 MIN
2023	\$65,461	\$69,733	\$71,912	\$86,772
2028	\$67,427	\$72,479	\$74,592	\$88,590



AVERAGE HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	25 MIN
2023	\$84,946	\$90,813	\$94,209	\$112,063
2028	\$85,163	\$93,366	\$96,859	\$111,094



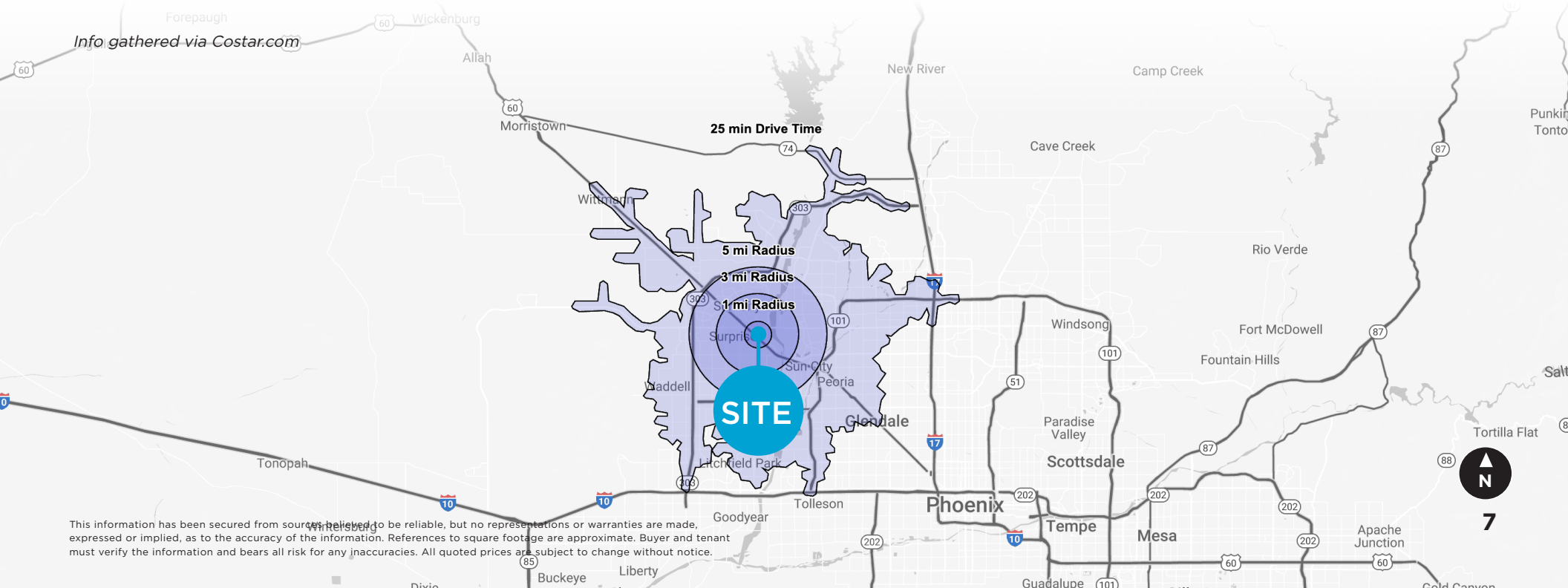
EMPLOYEES

	1 MILE	2 MILES	3 MILES	25 MIN
2023	2,430	9,566	16,151	166,021



BUSINESSES

	1 MILE	2 MILES	3 MILES	25 MIN
2023	387	1,418	2,431	22,876



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