



# ±20 Acres for Sale

Surprise, Arizona

 **JLL** SEE A BRIGHTER WAY

Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000

Approximately 20 acres offered for sale on the northwest corner of Peoria Avenue and Bullard Avenue in Surprise, Arizona.

### Location Highlights

- Located in the heart of the Loop 303 Industrial corridor
- 2.5 miles from Loop 303
- 2.5 miles from Northern Parkway
- Full diamond interchange at Loop 303 and Peoria Avenue
- Close proximity to countless amenities at the Westgate Entertainment District off the Loop 101 and the Prasada Shopping Center off the Loop 303
- Surrounded by corporate neighbors including Red Bull, White Claw, Williams Sonoma, Crescent Crown Distribution, Walmart, Ball Corporation, and many more



### Property Details

- 20.21 Acres for sale
- APN: 501-39-983G
- Zoning: PAD with Industrial overlay
- Power: APS
- Water & Sewer: City of Surprise
- Many potential commercial uses for the corner of Peoria Ave & Bullard Avenue
- Industrial PAD uses include:
  - Warehousing & distribution
  - Manufacturing & processing
  - Contractor’s storage yard
  - Automobile, boat or recreational vehicle sales, service, rental & storage
- [CLICK HERE](#) for the full list of PAD use
- Corner parcel with frontage on Peoria Avenue and Bullard Avenue
- Water and sewer utilities installed on the east side of the property
- Curb/gutter, drainage, sidewalk, street lights and partial driveway all completed

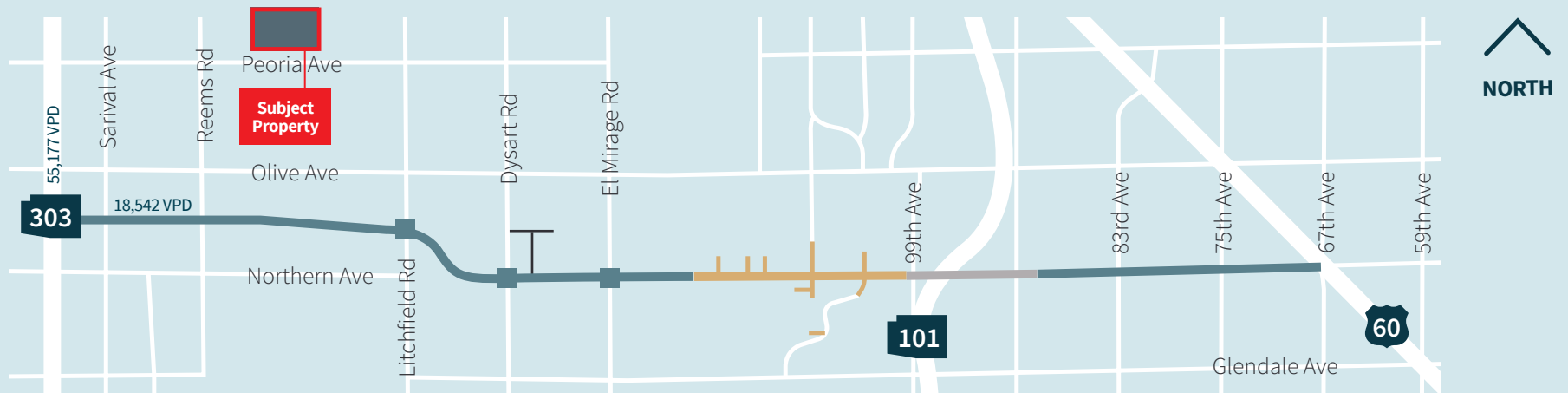
# Northern Parkway

The Northern Parkway Corridor projects are the combined efforts of the Arizona Department of Transportation (ADOT), Maricopa Association of Governments (MAG), Maricopa County Department of Transportation (MCDOT), City of El Mirage, City of Glendale, and City of Peoria.

The parkway will be an access controlled freeway for the six mile segment from the Loop 303 through the Agua Fria River, just west of Loop 101.

When complete, the corridor will extend a total of 12.5 miles east and west between Loop 303, Loop 101, and US 60.

Estimated total project completion date is 2026.



Reems Road Overpass  
Litchfield Road Overpass  
Completed

El Mirage Road  
Alternative Access  
Construction: Underway

Dysart Road Overpass  
El Mirage Road Overpass  
Construction: Complete

Agua Fria River to  
99th Avenue  
Design: Underway

Northern Parkway  
at Loop 101  
Design: Underway

Loop 101 to  
Grand Avenue  
Scoping: Complete

Sarival Avenue to  
Dysart Road  
Completed

Dysart Road to 111th Ave  
Agua Fria River Bridge  
Construction: Complete

**Project Questions?** Contact the MCDOT Communications Team | Phone: (602) 506-3342 | Email: MCDOTProjects@maricopa.gov

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## 30-Minute Demographics

2023 total population  
**1,796,795**

2023 average HH income  
**\$72,665**

2028 projected population  
**1,845,227**

## Education

Graduation/Professional Degree  
**9.3%**

Bachelor's Degree  
**16.9%**

Associate Degree  
**10.9%**

Some College, no degree  
**22.2%**

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