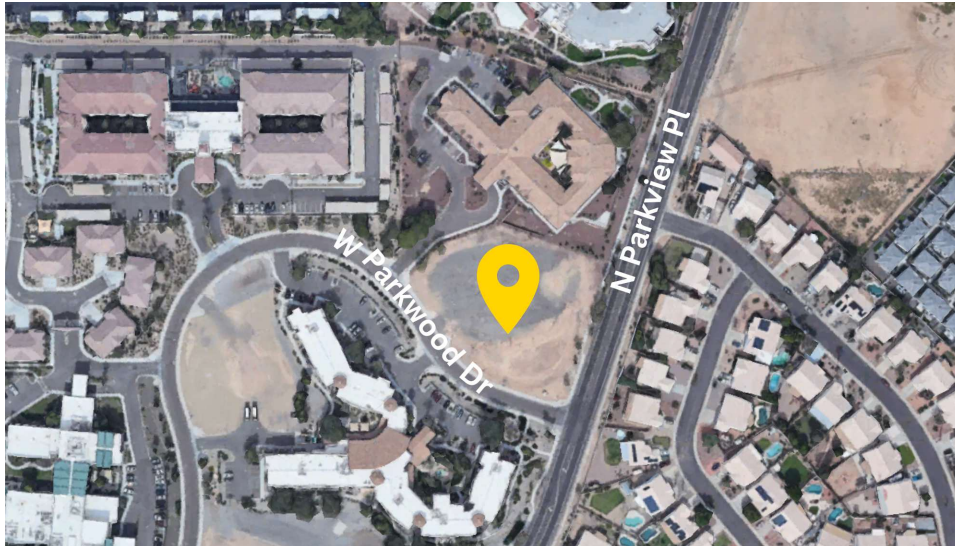


Land for Sale | 14548 W Parkwood Dr

14548 W Parkwood Dr, Surprise, AZ 85374

Property Summary

Page 1



PROPERTY HIGHLIGHTS

- +/- 1.46 Acres (+/- 63,831 SF)
- Zoning PAD (MU-20)
- APN: 503-98-964
- Land for Sale with Approved Childcare Plans for a +/- 11,200 SF Bldg
- Fully Improved with curb, gutter, sidewalk, fire hydrants, utilities, and retention areas
- Close Proximity to the US 60 and SR 303 Freeways
- Near Business and Retail Amenities

PROPERTY DESCRIPTION

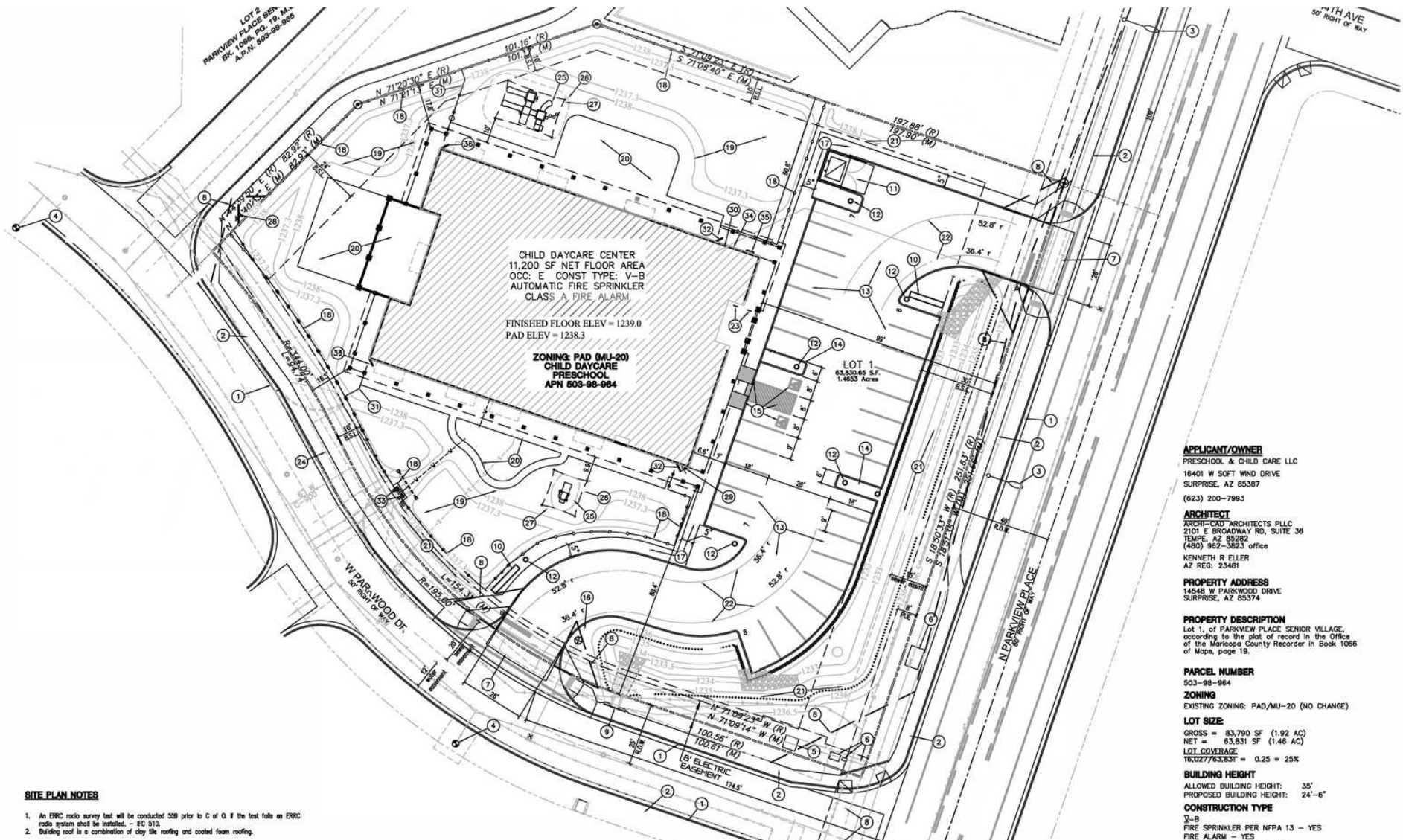
Approximately 1.46 acres of land located right off the 60 freeway on N Parkview Pl and W Parkwood Dr in Surprise, Arizona. The perfect opportunity for a childcare/preschool operator looking to open in the West Valley - Approved childcare plans with the City for a 11,200 SF center with ample parking and over 20,000 SF of play areas.

OFFERING SUMMARY

Sale Price:	\$1,400,000
Price PSF	\$21.93
Lot Size:	63,831 SF

14548 W Parkwood Dr, Surprise, AZ 85374

Page 2

**APPLICANT/OWNER**

PRESCHOOL & CHILD CARE LLC
16401 W SOFT WIND DRIVE
SURPRISE, AZ 85387
(623) 200-7993

ARCHITECT
ARCHI-CAD ARCHITECTS PLLC
2101 E BROADWAY RD, SUITE 36
TEMPE, AZ 85282
(480) 962-3823 office
KENNETH R ELLER
AZ REG: 23481

PROPERTY ADDRESS
14548 W PARKWOOD DRIVE
SURPRISE, AZ 85374

PROPERTY DESCRIPTION
Lot 1, of PARKVIEW PLACE SENIOR VILLAGE,
according to the plat of record in the Office
of the Maricopa County Recorder in Book 1066
of Maps, page 19.

PARCEL NUMBER

503-98-964

ZONING

EXISTING ZONING: PAD/MU-20 (NO CHANGE)

LOT SIZE

GROSS = 83,790 SF (1.92 AC)

NET = 63,831 SF (1.46 AC)

$$\frac{\text{LOT COVERAGE}}{16.077/63.831} = 0.25 = 25\%$$

BUILDING HEIGHT

BUILDING HEIGHT
ALLOWED BUILDING HEIGHT: 75'

ALLOWED BUILDING HEIGHT: 35'
PROPOSED BUILDING HEIGHT: 24'-6"

CONSTRUCTION TYPE

7-8

FIRE SPRINKLER PER NFPA 13 - YES

FIRE ALARM – YES

MENLO GROUP
480.659.1777
1809 S Holbrook Ln, Tempe, AZ 85281
menlocre.com

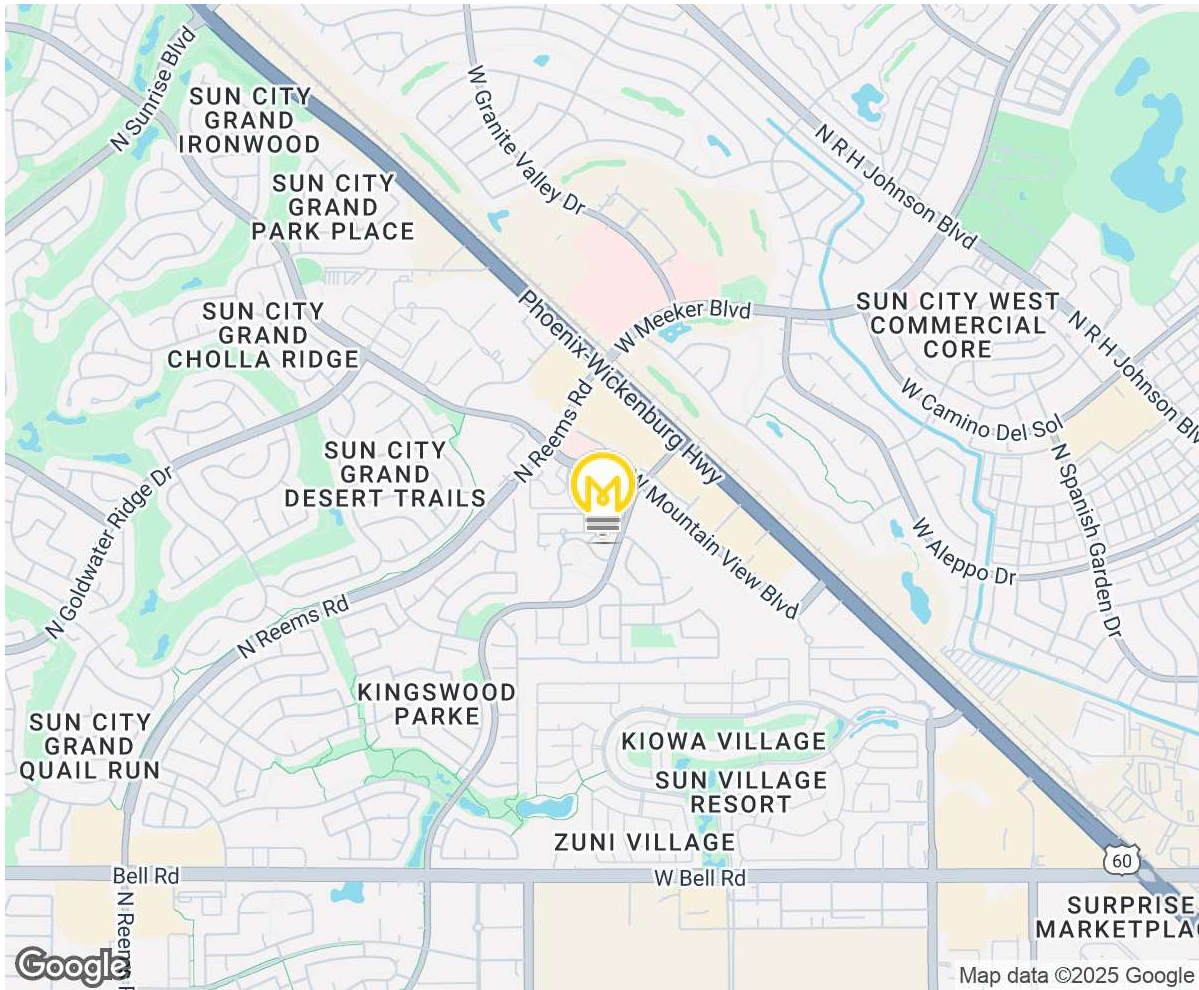
GRAFTON MILNE, SIOR, CCIM
480.659.1777
grifton@menlocre.com



Land for Sale | 14548 W Parkwood Dr

14548 W Parkwood Dr, Surprise, AZ 85374

Site Details



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	5,302	42,160	85,796
Total Population:	10,206	94,480	212,744
Average HH Income:	\$79,470	\$93,961	\$99,265