



Phase II Condo Shell Pre-sales.

Buildings can be demised. (Shell Price \$425SF)

12647 – 12711 W Smokey Dr, Surprise, AZ 85378

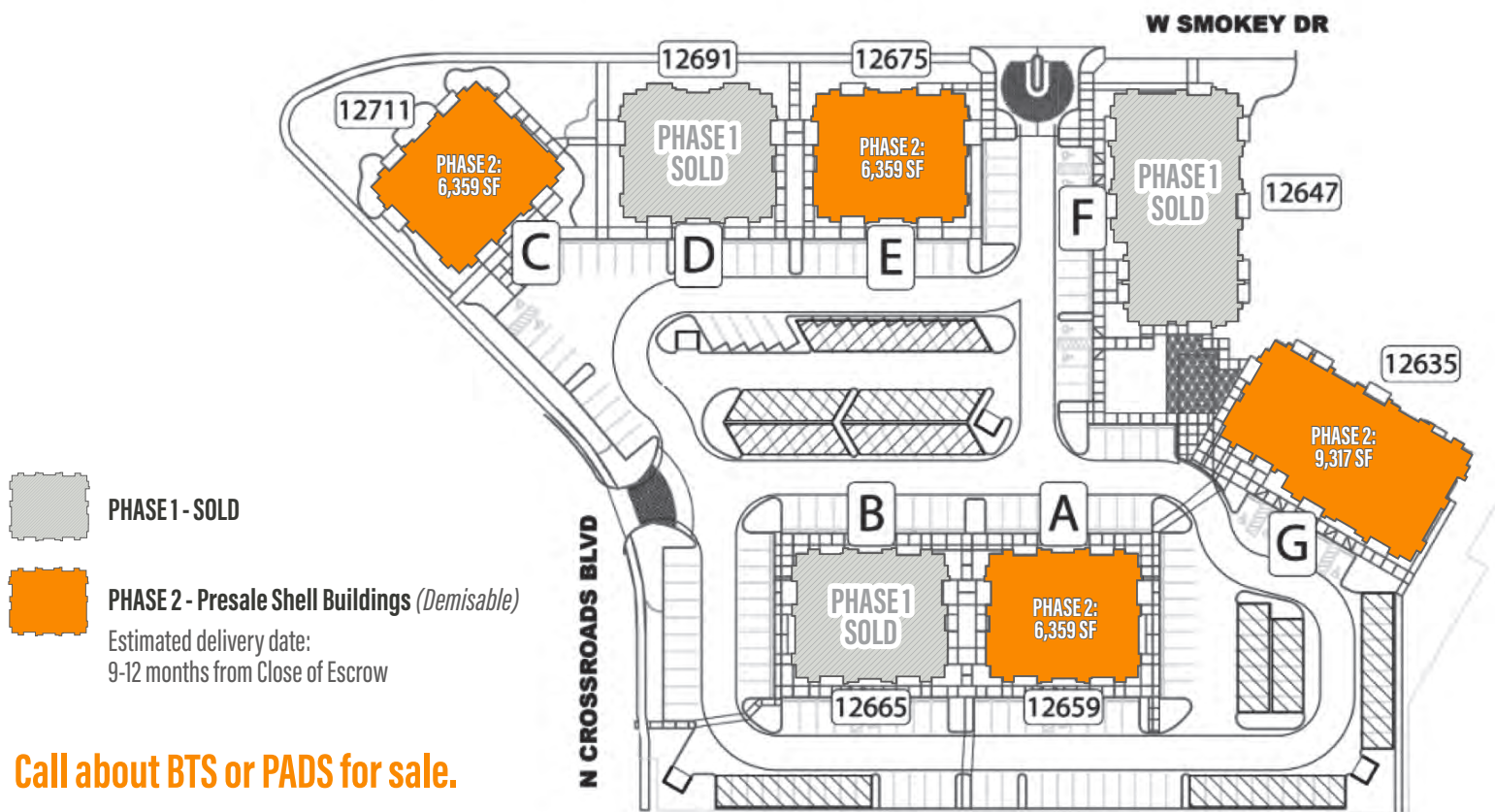
Building A: +/- 6,359 SF

Building C: +/- 6,359 SF

Building E: +/- 6,359 SF

Building G: +/- 9,317 SF

User can opt to purchase a PAD or have a BTS. Call for pricing.



Building Lot A: +/- 6,359SF



Building Lot C: +/- 6,359SF



Building Lot E: +/- 6,359SF



Building Lot G: +/- 9,317SF



Mature landscaping, covered parking structures, uncovered parking, outside common area lighting and ingress and egress already in place, sidewalks roadways and all utilities, property is adjacent to a Lake, backs onto a greenbelt and provides walkable access to restaurants and retail amenities.

Build your custom office!

Shell building can be demised and built within 12 months.

Property Highlights

- Zoned C-2
- Parking 5/1000
- Covered parking structures
- Monument Signage Available
- Mature landscaping
- Property adjacent to existing retail, greenbelt park, and coffee shops/restaurants
- HOA fees 2024 (owner/user) +/- \$750 SF
- Estimated Property Tax \$2.75 SF



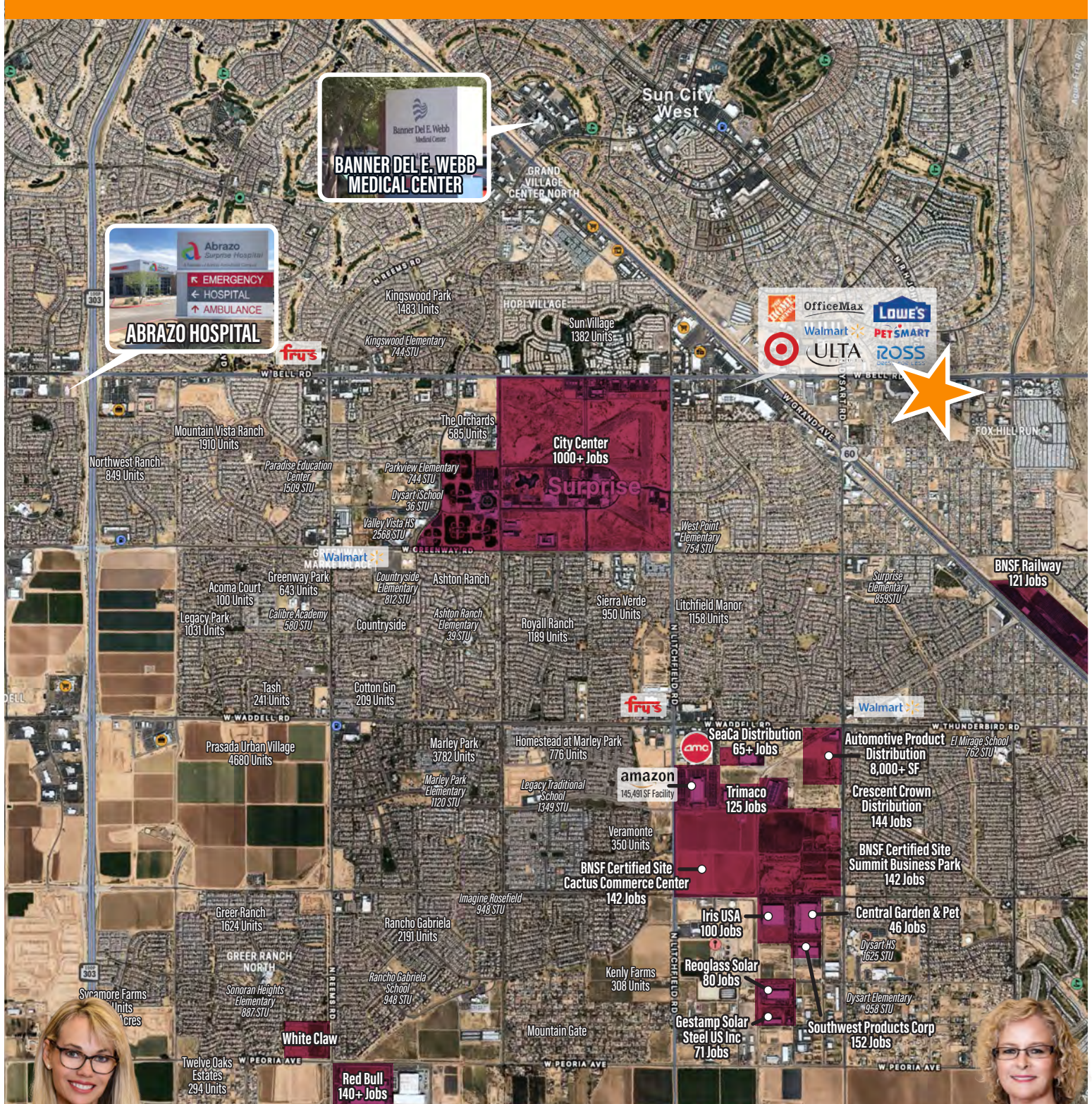
Andrea Davis, CCIM

480.225.0838
 Andrea@DavisCREAZ.com
 www.DavisCREAZ.com

Christine Juby

480.239.3645
 CJ@daviscreaz.com
 www.DavisCREAZ.com

Surrounding Area



Andrea Davis, CCIM

480.225.0838

Andrea@DavisCREAZ.com



Christine Juby

480.239.3645

CJ@DavisCREAZ.com

AREA DETAILS



141,664

Population



51,125

Households



110,738

Daytime Population



\$84,672

**Average Household
Income**



41.2

Median Age



7,000+

Businesses



20,440

Jobs



819

Employers



40 Min
to Sky Harbor



200,000+
Spring Training

*source City of Surprise



480.435.9777 www.DavisCREAZ.com 8160 E. Butherus Dr., Suite 2, Scottsdale, AZ 85260

Davis Commercial AZ is dedicated to helping you realize your commercial real estate vision. Founded in the Scottsdale Airpark and contributing to the communities of the greater Metropolitan Phoenix area for decades, our local roots have run deep. This expertise, combined with over 70 years of accumulated experience, allows us to personalize each transaction. We assure that every client receives our undivided support and achieves maximum value by capturing all possible incentives in their deal. Choose Davis Commercial AZ for a partner committed to your success and the growth of our local market.

Davis Commercial AZ was founded by Andrea Davis, an innovative and respected industry leader. She is acknowledged in Commercial AZ's prestigious Office Brokerage top ten list and recognized by commercial influencers for her thought leadership. Andrea's commitment to education helps clients feel secure in moving forward with real estate endeavors. She writes monthly blogs, shoots educational videos, is a respected speaker on numerous industry panels, and will be launching her new educational podcast in 2026.

Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. *SimpleLEASEity™* neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. *Simply Own It, the American Dream* provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

Sign up for news and updates at www.daviscreeaz.com.



Proud
supporter of  Orphanages
Worldwide
www.200orphanagesworldwide.org



Dana McDonald — 480.387.0106
Business Development Officer / Residential & Commercial Services
Stewart Title - Arizona
dana.mcdonald@stewart.com
www.stewart.com/phoenix

Although the information furnished regarding property for sale, lease, or financing is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of the information contained herein. It is submitted subject to errors, omissions, change of price, rental, or other conditions prior to sale, lease, or financing, or withdrawal without notice.