

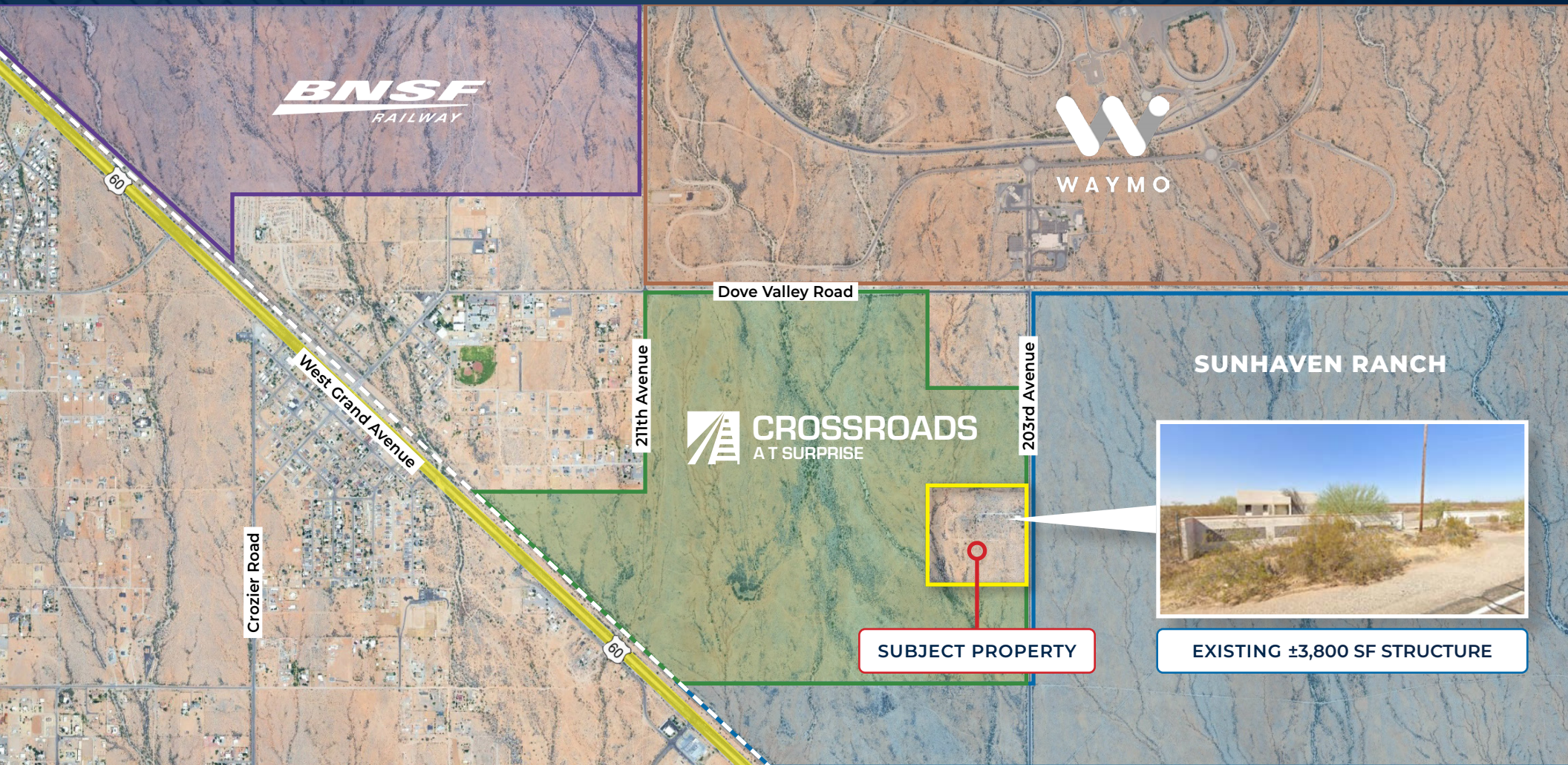
FOR SALE:

ZONED COMMERCIAL / INDUSTRIAL LAND WITH EXISTING UTILITIES

±40.0 GROSS ACRES

AVAILABLE

31818 North 203rd Avenue | Surprise, Arizona 85387



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NORTH SURPRISE DEVELOPMENT OPPORTUNITY

Located at **31818 North 203rd Avenue**, this strategically positioned land parcel offers a compelling development opportunity in one of the fastest-growing areas of the West Valley. Situated within the path of continued expansion in northern Surprise, the property benefits from increasing residential growth, expanding infrastructure, and strong regional economic activity. Its location provides convenient access to major transportation corridors serving the greater Phoenix market, making it well-suited for future commercial, industrial, or employment-oriented development.

As demand for industrial space, logistics facilities, contractor yards, service businesses, and supporting commercial uses continues to grow throughout the northwest Valley, this property presents an attractive opportunity for investors and developers seeking to capitalize on the area's long-term growth trajectory. The combination of available land, regional connectivity, and proximity to expanding population centers positions the site as a strong candidate for future commercial or industrial investment.



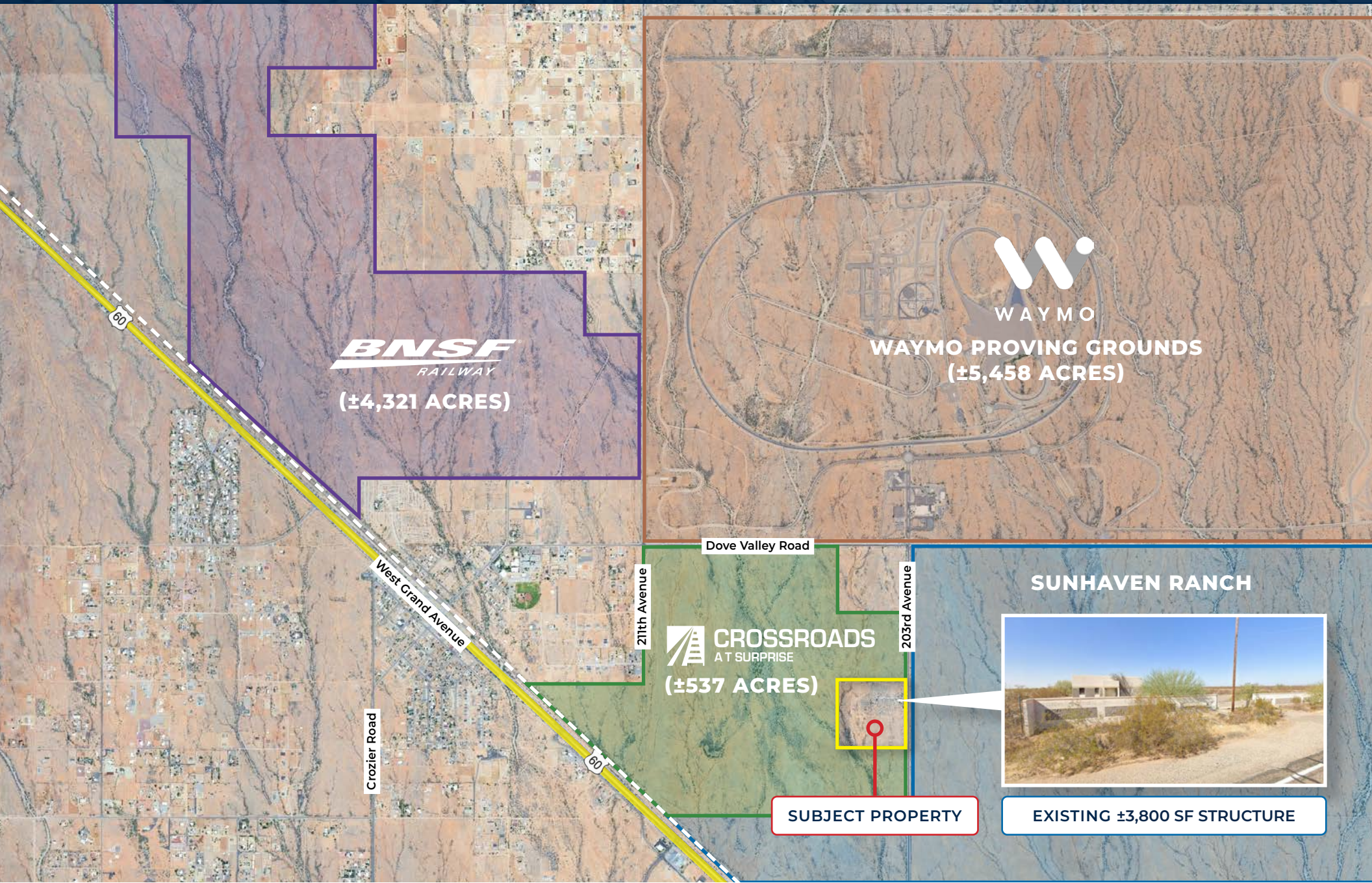
**COMMERCIAL
OPPORTUNITY**



**INDUSTRIAL
OPPORTUNITY**



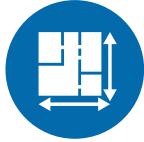
SURROUNDING AREA



PROPERTY HIGHLIGHTS



SALE PRICE
\$9,853,272



PRICE /SF
\$6 /SF

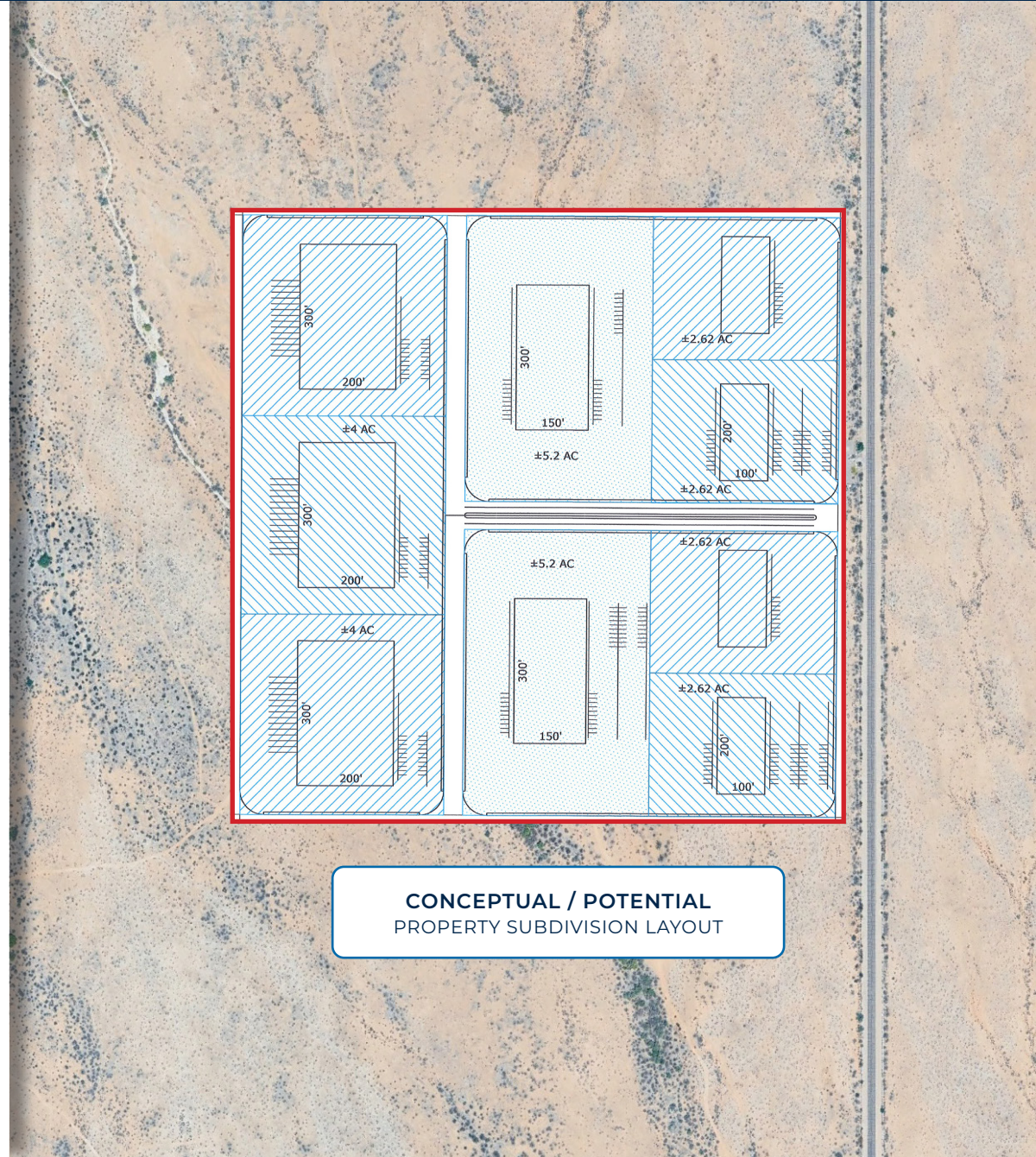


LAND AREA
±40 Acres Gross

- 1,284' of Frontage on 203rd Ave
- **BUILDING:** Existing ±3,800 SF Industrial Building
- **UTILITIES:** On Site
 - Private Well / Septic (Water & Sewer)
- **ZONING:** PAD Permitted uses:
 - Commercial
 - Retail
 - Office
 - Warehouse
 - Distribution
 - Equipment Rental
 - Storage Yard
- **ACCESS:** US 60 & Loop 303
- Within 25 minutes to TSMC's chip fab plant
- 20 minutes to Amkor Distribution Facility

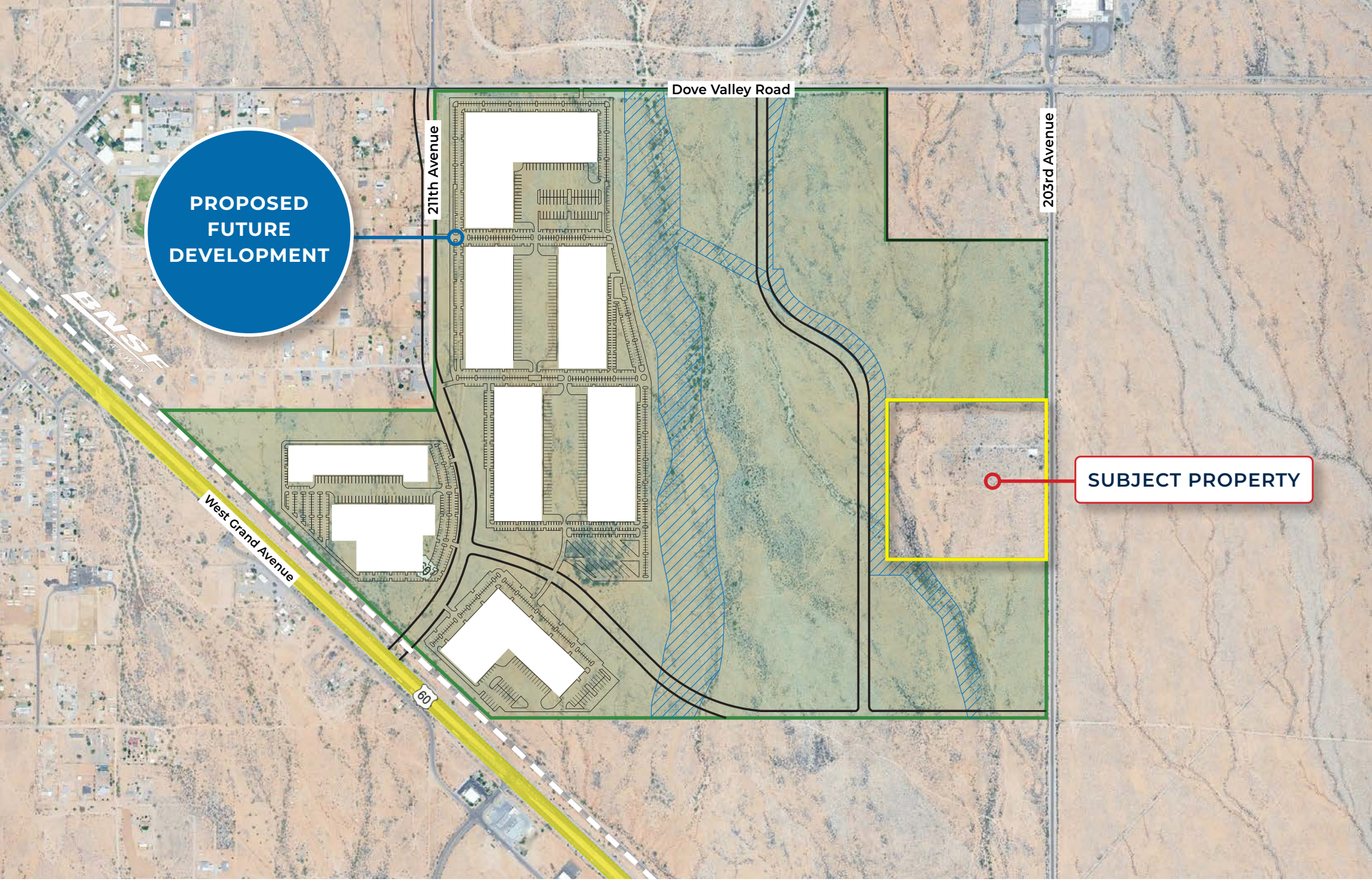
PARCEL NUMBER: 503-49-023C

TAXES 2026: \$1,266



CONCEPTUAL / POTENTIAL
PROPERTY SUBDIVISION LAYOUT

SURROUNDING PROPERTY





BNSF Railway is grading 350 acres at the southwest corner of the site to expand freight capacity, enhancing goods movement for Arizona residents and businesses and strengthening the strategic value of the Crossroads at Surprise location.

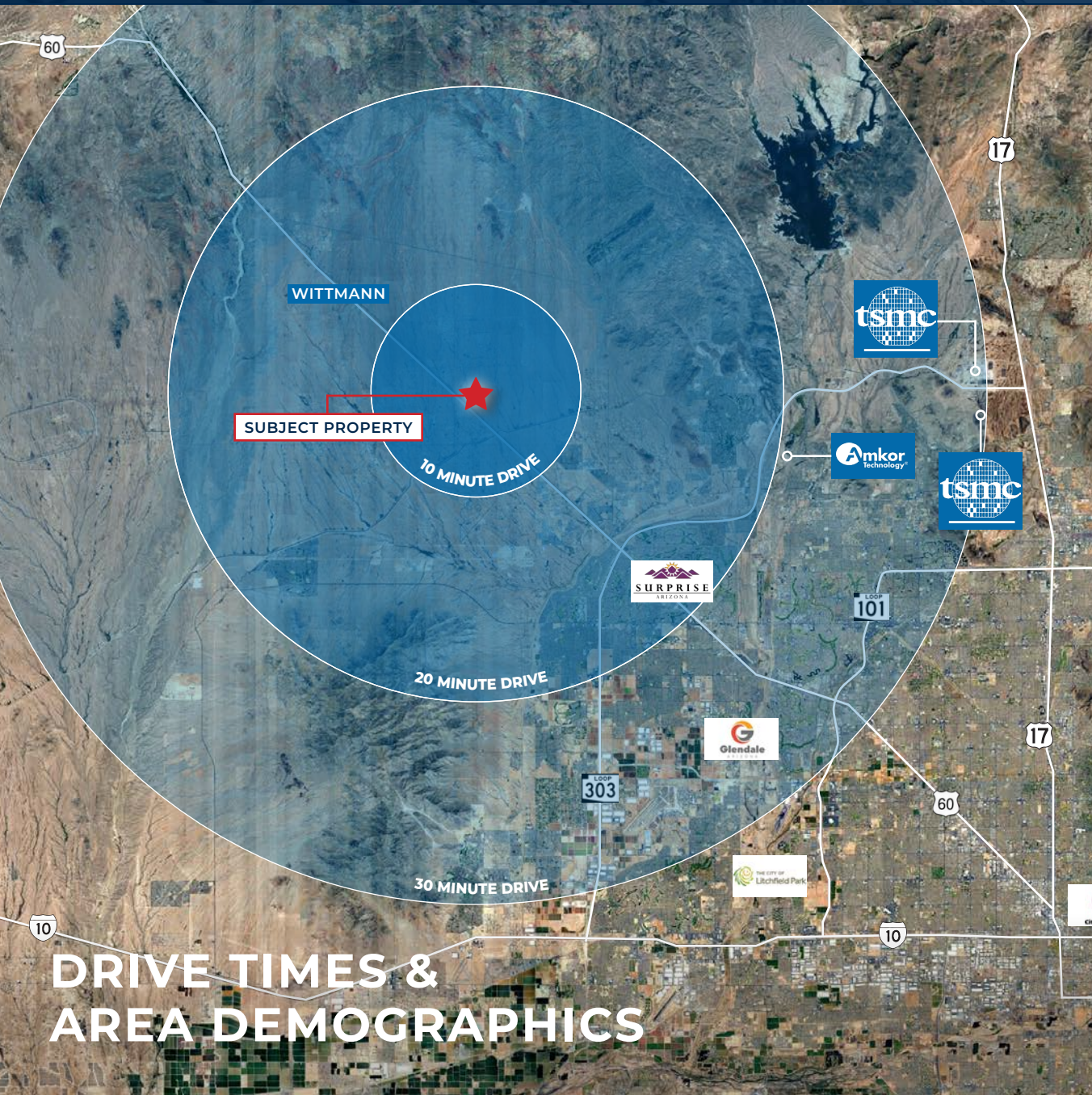
BNSF LOGISTICS HUB

- 4,321 Acre Hub
- Transportation, storage and distribution of goods throughout Phoenix
- 1,770 Acre Intermodal Terminal
- 1,420 Acre Logistics Park
- Warehouses & Distribution Facilities
- 1,131 Acre Logistics Center featuring direct rail served sites

PLANNED SURROUNDING COMMERCIAL / MIXED USE AREAS

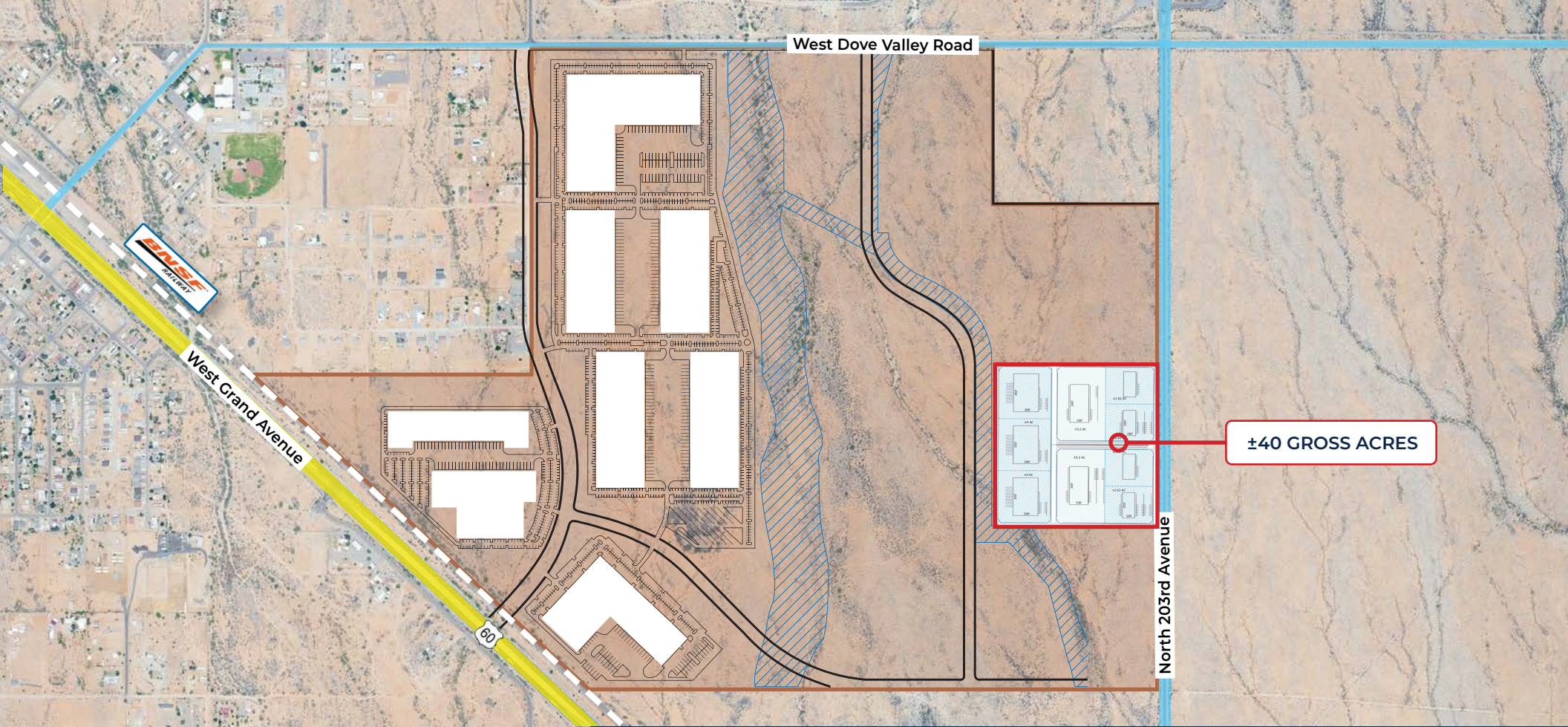


PLANNED SURROUNDING RESIDENTIAL COMMUNITIES



	10 MILE RADIUS	20 MILE RADIUS
2025 TOTAL POPULATION	68,814	596,710
2025-2030 FORECASTED POPULATION GROWTH	7.03%	5.13%
2025 EDUCATIONAL ATTAINMENT (BACHELOR'S DEGREE+)	19.08%	15.83%
2025 TOTAL HOUSEHOLDS	28,299	234,346
2025 MEDIAN AGE	54.6	46.1
2025-2030 AVERAGE HOUSEHOLD INCOME	\$125,109	\$124,102
2025 MEDIAN HOME VALUE	\$497,464	\$474,024
2025 EMPLOYED CIVILIAN POPULATION (PLACE OF RESIDENCE)	26,516	266,300
2025 TOTAL EMPLOYEES (PLACE OF WORK)	7,325	183,276
2025 TOTAL DAYTIME POPULATION	49,829	513,370

DRIVE TIMES & AREA DEMOGRAPHICS



ORION Investment Real Estate
7150 East Camelback Road, Suite 425
Scottsdale, Arizona 85251

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ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.