

FOR SALE: ±10.275 ACRES INDUSTRIAL LAND

NWC Litchfield & Sweetwater Ave • Surprise, Arizona

Improvements: Water | Sewer | Electric

PERK•PROP
REAL ESTATE

Danny Perkinson
480.588.4805
danny@perkprop.com

Alex Quarnberg
623.512.9440
alex@perkprop.com



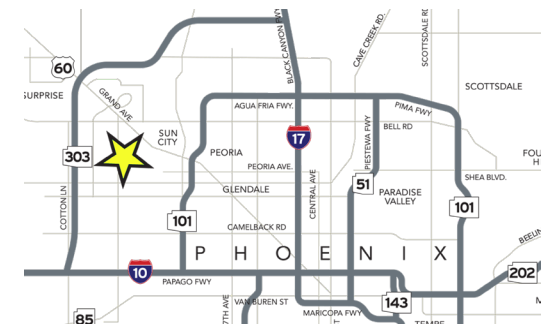
PROPERTY OVERVIEW

SHOVEL READY SITE • ENTITLEMENTS APPROVED

- Parcel: #501-44-985
- Parcel Size: 10.2
- Zoning: C-1, BP
- Water: 16" water line on Litchfield Rd
- Sewer: 30" sewer line on Litchfield Rd
- Fiber: Several providers are active in the area (Verizon, Cox, Zone Wyyerd)

INVESTMENT HIGHLIGHTS

- One of the last remaining parcels in the Southwest Railplex corridor
- Access to multiple infrastructure options including 303, 60, BNSF
- Blue chip corporate neighbors including Amazon, Carvana, TSMC suppliers
- Site suitable for industrial, commercial, retail, and logistics



PERK•PROP COMMERCIAL | 1733 N Greenfield Rd, Suite 104 • Mesa, AZ 85205 | 480.588.4805 • commercial@perkprop.com | www.perkprop.com

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LITCHFIELD RD & SWEETWATER AVE

Surprise, AZ • FOR SALE

SURPRISE, ARIZONA

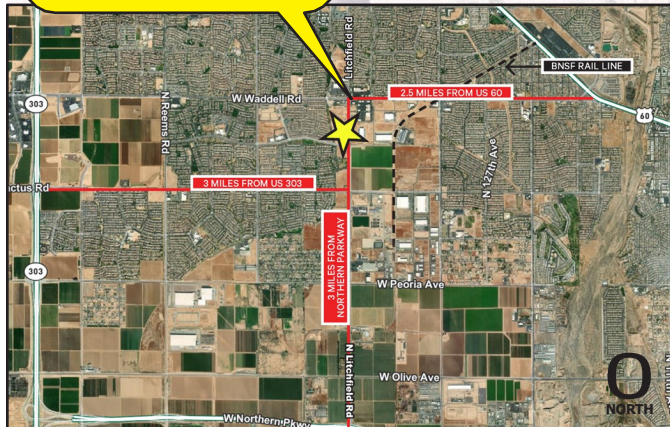
Located in Greater Phoenix's Northwest Valley, Surprise is one of Arizona's fastest growing cities and is full of growing, innovative companies with a population of nearly 150,000. Surprise offers an accessible location with easy transportation along the Loop 303, US 60, and I-10.



Traffic Count

17.2K vpd

Litchfield Rd & Waddell Rd





LITCHFIELD RD & SWEETWATER AVE

Surprise, AZ • FOR SALE

DEMOGRAPHICS | 30-MINUTE DRIVE TIME

Population:	1,432,050
Households:	493,973
Families:	348,495
Average Household Size:	2.87
Median Age:	34.0
Median Household Income:	\$50,062
Average Household Income:	\$64,127

393%

Job Growth Since 2000
(Top in the nation)

150K

Population of Surprise

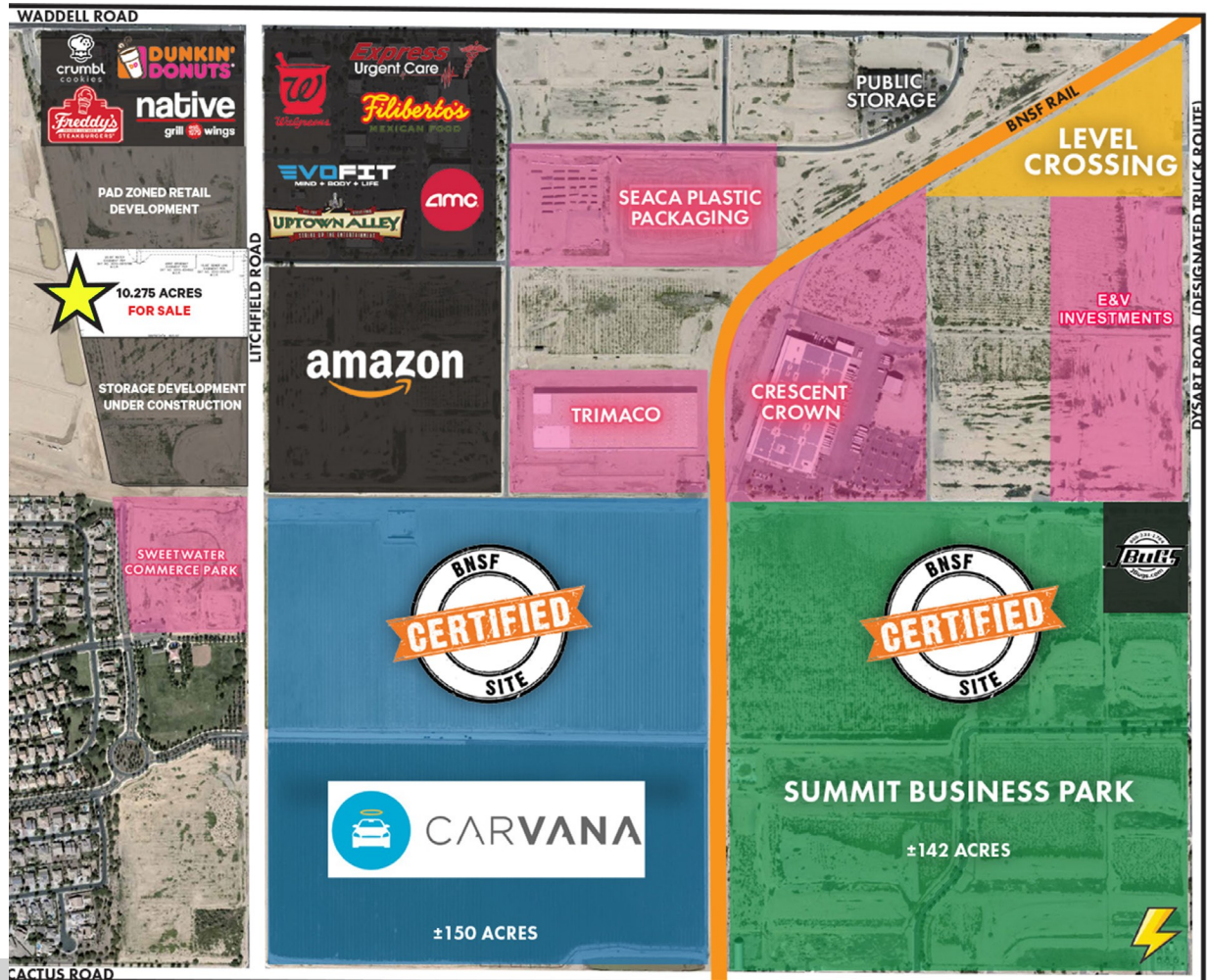
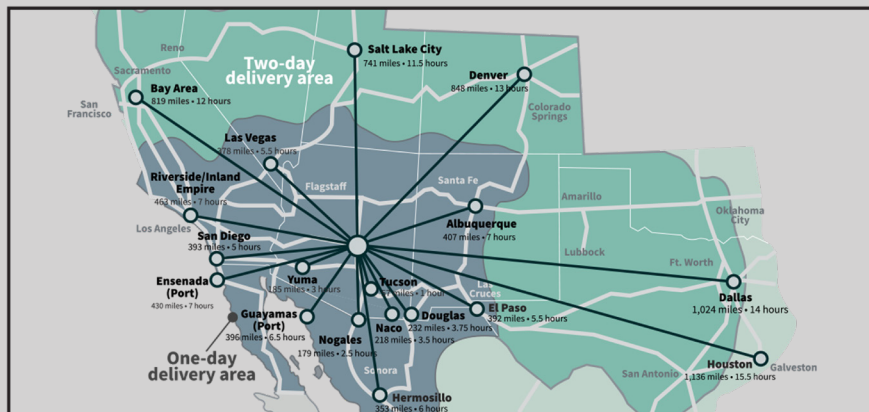
58%

Estimated Population
Growth in the Next
Five Years

650K

Surprise Population
Capacity

DRIVE TIME MAP



Southwest Railplex Corridor

The available ±10.275 Acre site is adjacent to the site is the Southwest Railplex, Surprise's premier suburban industrial park. The two-square mile industrial park will be home to 4 corporate HQ's, +1,500 jobs, 25 restaurants and anchor entertainment.

Other adjacent neighbor's include:

Amazon, Level Crossing, Carvana and E&V Investments

FOUNDER



DANNY PERKINSON
480.588.4805
danny@perkprop.com

CONNECTING THE DOTS

THE POWER OF PERK PROP

Connecting the dots, simplifying the process, and keeping it real allows for our vision to be endorsed. We are humbled to have the carrying, compassionate and hard-working professional team that embraces to execute and excel together in both the residential and commercial side of real estate. We believe in keeping the process of buying and selling real estate as real and as simple as possible.



ALEX QUARNBERG
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Office 480.588.4805

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