

Fully Improved High Density Site

Surprise City Center /Baseball Stadium submarket



Location: Southwest of Bell Road and Bullard avenue

Surprise Impact Fees:
[Development Services Fee Schedule](#)

Utilities: All to site.

Improvements:
Mature landscaping and public seating on perimeter streets, sidewalks, street lights, culverts and retention basins

Zoning: R-5 city of Surprise

Prior Approval: Site had P&Z approval for a 4 story 172 unit assisted and independent living building in 2008

Size: 4.1 acres

Price: Submit

Surprise Overview:

Our city is in the unique position of resting between the explosive employment growth created by the convergence of the 303 freeway and the northern Parkway freeway and the centerpoint of such natural beauty as Lake Pleasant Regional Park and the White Tank Mountain range. Surprise is well positioned to continue to grow economically and still keep an eye towards the abundant natural beauty and outdoor lifestyle that makes all of the recent transplants never want to leave.

Consider the exciting real estate, academic and municipal developments that have all emerged since 2018-

- **17,300 NET jobs** have been created along the 303 and Northern Parkway corridor close to the subject all within 12 minutes of the subject Annual salaries fall predominantly within the \$35,000-\$75,000 range
- **Surprise City Center** continues to expand and only a 5 minute walk from the subject bounded by Greenway Road on the south, Bell Road on the north, Litchfield Road on the east, and Bullard Avenue on the west. It includes City Hall, the Surprise Tennis and Racquet Complex, the Northwest Regional Library, the Surprise Aquatic Center, as well as the Ottawa University-Arizona campus. There are a number of residential projects planned on the remaining approximate 500 acres which are a series of three- and four-story multi-family projects, at this point ownership wants to push densities higher and focusing on developers interested in building five, six-, and seven-story buildings.
- **Toll Brothers Sterling Grove** is well underway in there 780 acre Nicklaus designed private golf course masterplan community actively building 2500 luxury single family homes in 7 active subdivisions ranging in price from \$460,000 to \$1.9 million

- **SimonCRE** has is building the first major outdoor shopping mall in the western US to in a decade. **Village at Prasada**, the 700,000-square-foot project will be built just off the Loop 303 and Waddell Road in Surprise, will house major retailers including TJ Maxx, HomeGoods, Marshalls, Five Below, PetSmart,Ulta and feature a restaurant row and entertainment options next to a planned multifamily project with more than 500 units. At full buildout, the project, including the retail and multifamily components, will cost about \$500 million to develop. Secondly in 2021 SimonCRE announced their partnership with (SCDC) to market SCDC's mixed use retail project **The Quarter at Surprise** on 78 acres at the southeast corner of Bell and Bullard to accommodate 311,000 square feet of commercial, theater, grocer, entertainment and office.
- **Ottawa University** founded in 1865 in Kansas expanded to Surprise in 2017 some 151 years later and in these 5 years their student enrollment at 920 has already surpassed that of their founding campus in Ottawa. Offering bachelors degrees in more than 25 disciplines and 6 masters programs the 162,000-sf campus contains 4 buildings and a football field, administration's goal is 3000 on-campus students by 2030.
- **Surprise Stadium** home to the Kansas City Royals and Texas Rangers spring training games busy for just over a month and hosting 4000 fans per game. The venue was the winner of the USA Today award for best ballpark out of all 23 in the nation .Review Trackers examined how fans felt about four aspects of their visits: the facility; family friendliness; food; and the fan experience.

Street View facing Northeast

S U B J E C T

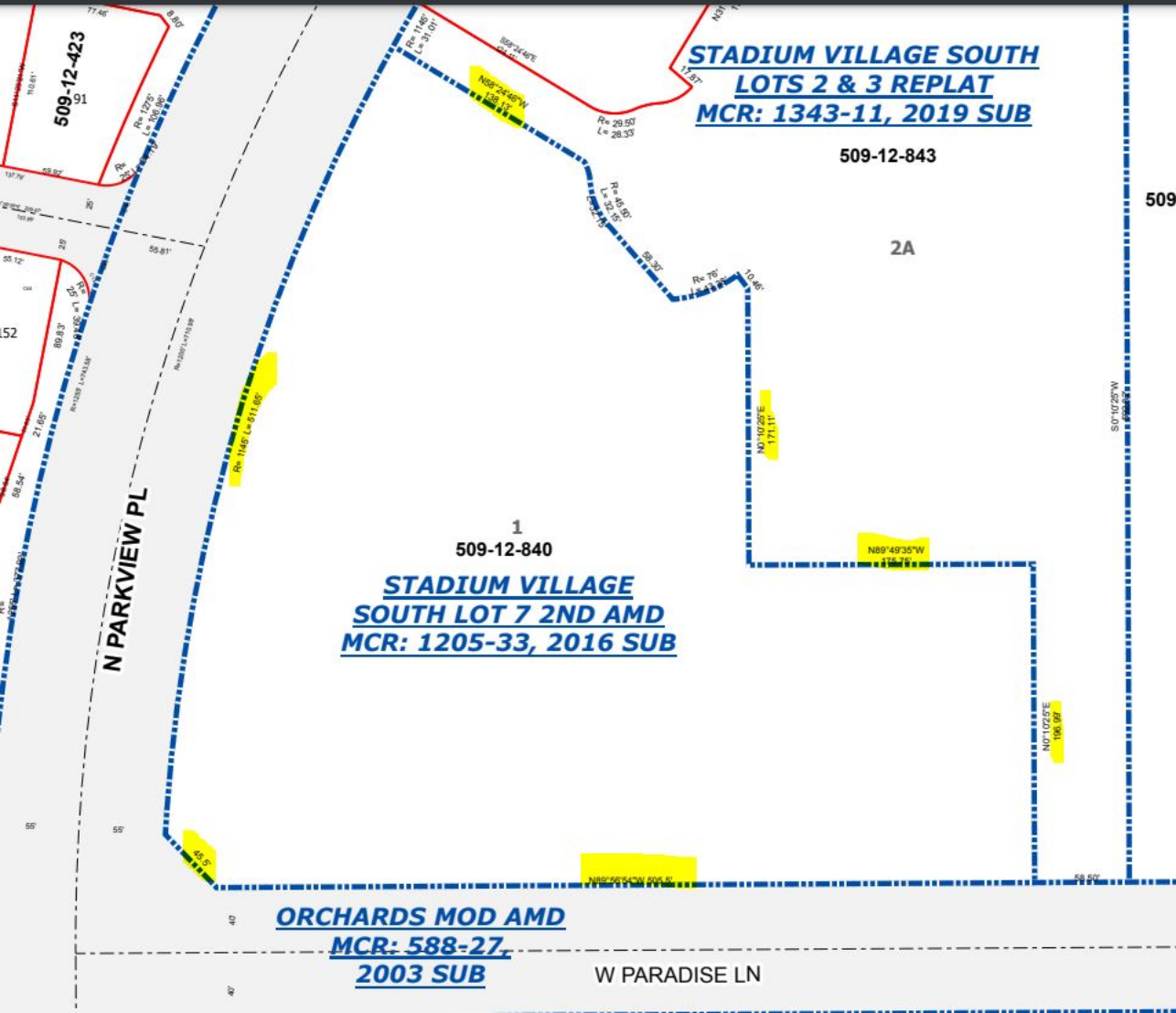
Paradise Ln
Parkview Pt 14900 W

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Google Earth

[Report a problem](#)





STADIUM VILLAGE SOUTH
LOTS 2 & 3 REPLAT
MCR: 1343-11, 2019 SUB

509-12-843

2A

1
509-12-840
STADIUM VILLAGE
SOUTH LOT 7 2ND AMD
MCR: 1205-33, 2016 SUB

ORCHARDS MOD AMD
MCR: 588-27,
2003 SUB

W PARADISE LN

509-12-423

N PARKVIEW PL

509-12-841

509-12-842

509-12-843

509-12-844

509-12-845

509-12-846

509-12-847

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Canyon Springs Dental

W Young St

N Parkview Pl

W Young St

Mariposa Point of Surprise

Two Story Townhomes

N Stadium Way

Springs at Surprise Apartments

W Young St

Hilton Garden Inn Surprise Phoenix

N Post Dr

Avenir Behavioral Health Center

I'll Do It Handyman Services

Holiday Inn Express & Suites Surprise, an IHG

ber

Avenir Memory Care at Surprise

The Residences at Stadium Village...

e Rana West USA
y, Realtor, Real...

Residence Inn by Marriott Phoenix NW/...

Subject

W Paradise Ln W Paradise Ln

W Paradise Ln

N Bullard Ave

N Bullard Ave

Mark Coronado Park

CITY CENTER



CITY CENTER HIGHLIGHTS

- 400+ Acres of Available Land
- 250 Acre Recreational Campus
 - Northwest Regional Library
 - Tennis & Racquet Complex
 - Pickleball Courts
 - Aquatic Center
 - Surprise Stadium
 - Community Park
 - Fishing Lake
 - Dog Park
- Walkable/Bikeable Campus Design

ELM STREET RETAIL CORRIDOR

- Restaurants
- Retail
- Commercial Service Providers
- Healthcare Services

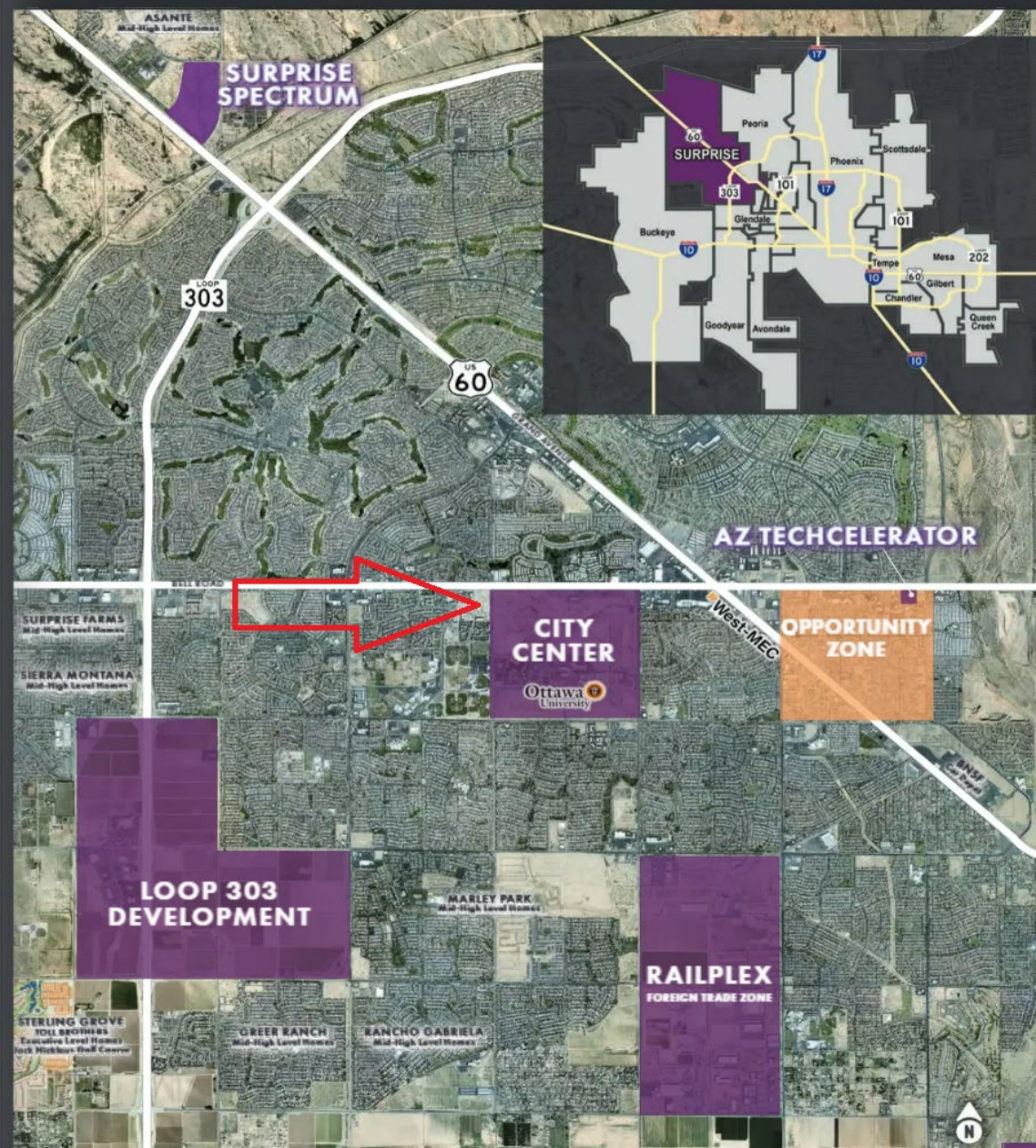
BULLARD AVENUE ENTERTAINMENT & RETAIL DISTRICT

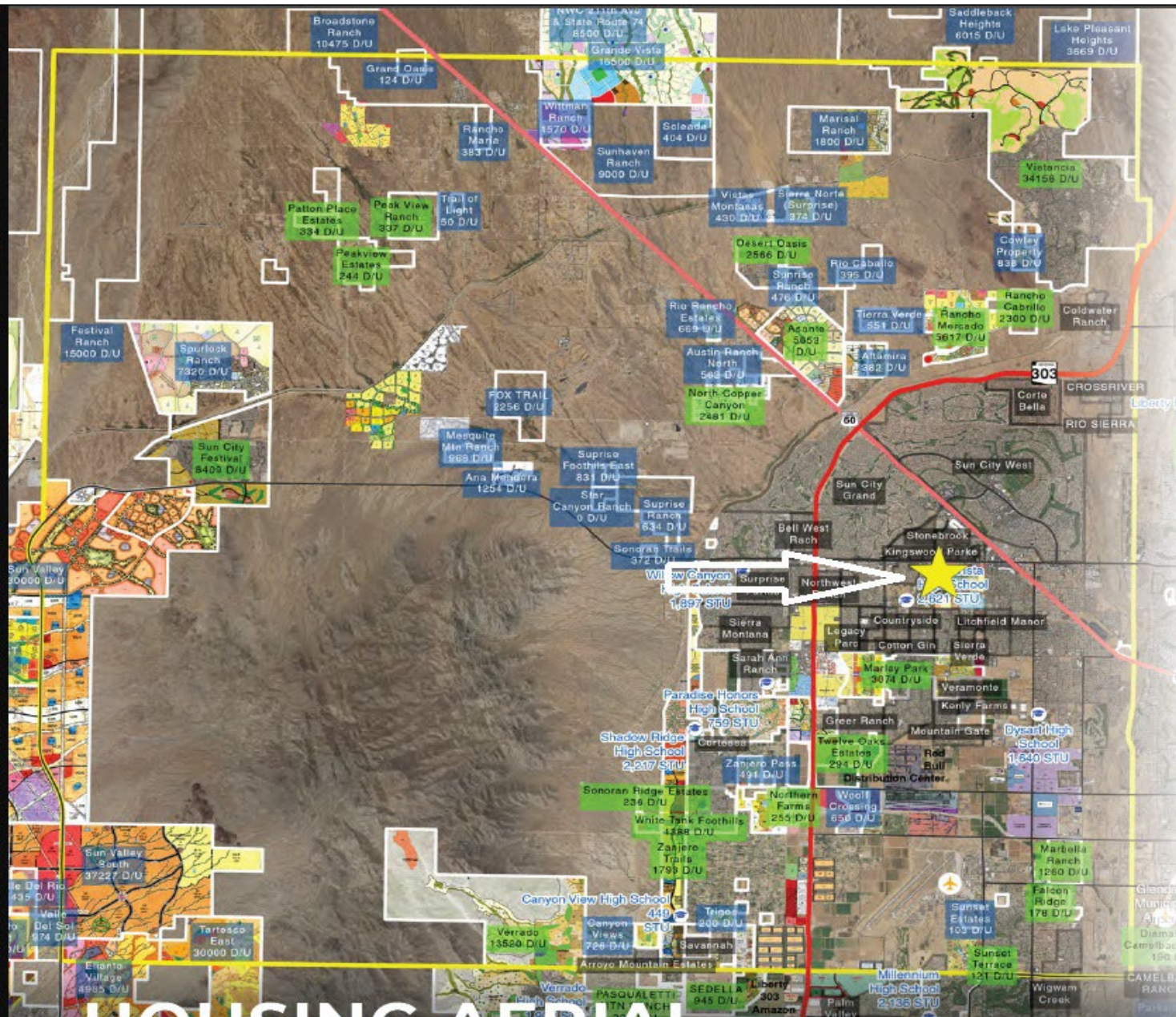
- Hotels
- Urban, walkable amenities
- Destination Corner

OTTAWA UNIVERSITY

- New Residential Campus
- Open Campus Design
- Integration w/ Civic Amenities
- O'Dell Athletic Center
- Student Union & Housing
- 20 Acres Expansion Land

DEVELOPMENT AREAS





Housing Overview
 Q1 2020
 Within Trade Area



Quarterly Overview

Quarterly Starts	966
Quarterly Closings	874
Annual Starts	3,468
Annual Closings	2,886

Project(s) Overview - Lifetime

In-Cont./Planned Homes	1,880
Available/Permitted Lots	4,208
Proposed/Future Homes	90,568

Demographic Profile

**2020 Estimates - ESRI*

Total Population	285,211
Annual Growth Rate	2.16%
Average Household Size	2.71
Median HH Income	\$69,853
Median Age	40.3
Daytime Population (Residents)	175,185
Daytime Population (Employees)	80,779

Projected Growth Analysis

**Calculated using Metrostudy Q1 2020 Data, Project(s) Overview - Lifetime x 2020 Estimates - ESRI, Average Household Size*

In-Cont./Planned Homes, Population Estimate at Build Out - (Timeline 8-12 months)	5,094
Available/Permitted Lots, Population Estimate at Build Out - (Timeline 12-24 months)	4,210
Proposed/Future Homes, Population Estimate at Build Out - (Timeline TBD)	245,439
Total Population Growth Estimate	254,743

- Active Communities
- Future Communities
- Complete Communities

HOUSING AERIAL



REPLAT OF FINAL PLAT AMENDMENT OF LOT 7, STADIUM VILLAGE SOUTH

AS RECORDED IN BOOK 1009, PAGE 17, MARICOPA COUNTY RECORDER
 LOCATED WITHIN THE NORTHEAST QUARTER OF
 SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST
 OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
 MARICOPA COUNTY, ARIZONA

OFFICIAL RECORDS OF
 MARICOPA COUNTY RECORDER
 HELEN PURCELL
 20140712023 10/28/2014 11:10
 BOOK 1205 PAGE 33
 ELECTRONIC RECORDING

LEGEND

- PROPERTY LINE
- - - CENTER LINE
- - - EASEMENT LINE
- M.C.R. MARICOPA COUNTY RECORDER
- R/W RIGHT OF WAY
- FND FOUND
- N. NORTH
- S. SOUTH
- E. EAST
- W. WEST
- A.P.S. ARIZONA PUBLIC SERVICE
- P.U.E. PUBLIC UTILITY EASEMENT
- A.P.N. ASSESSOR PARCEL NUMBER
- FND BRASS CAP FLUSH (AS NOTED)
- FND MARICOPA COUNTY BRASS CAP IN HANDHOLE
- FND 1/2" REBAR WITH CAP LS #31034
- FND 1/2" REBAR WITH CAP LS #19857
- SET 1/2" REBAR WITH CAP LS #40937

SIGHT VISIBILITY TRIANGLE LINE TABLE

LINE	LENGTH	BEARING
SL5	7.94	N89°56'54"W
SL6	22.76	N64°10'10"E
SL7	46.64	S80°13'12"E
SL8	10.60	N43°32'04"W
SL9	72.10	S01°02'05"E
SL10	196.30	N23°29'05"E

SIDEWALK LINE TABLE

LINE	LENGTH	BEARING
SWL11	8.67	N15°55'04"W
SWL12	38.84	N29°48'27"E
SWL13	9.13	N75°31'57"E
SWL48	27.83	S44°14'25"E
SWL49	39.95	S89°57'56"E
SWL50	27.80	N44°18'33"E
SWL51	78.78	N89°56'54"W

LINE TABLE

LINE	LENGTH	BEARING
L1	45.50	N43°32'04"W
L2	58.50	N89°56'54"W
L3	40.00	S00°10'25"W
L4	10.46	N36°33'45"W
L56	17.87	S49°03'21"E
L57	18.19	S66°38'28"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.01'	1145.00'	1°33'07"	S30°05'02"W	31.01'
C2	62.74'	1145.00'	3°08'22"	S32°25'46"W	62.73'
C3	105.05'	1610.00'	3°44'18"	N32°07'48"E	105.03'
C4	54.70'	53.50'	58°34'44"	S60°52'36"W	52.35'
C5	23.38'	29.50'	45°24'09"	N63°54'10"E	22.77'
C6	15.91'	45.50'	20°02'02"	S76°35'13"W	15.83'
C7	28.33'	29.50'	55°01'01"	S85°55'17"E	27.25'
C8	43.38'	76.00'	32°42'08"	N89°47'19"E	42.79'
C9	32.15'	45.50'	40°29'03"	S23°38'17"E	31.48'
C10	12.79'	29.50'	24°49'55"	N15°48'43"W	12.69'
C13	511.65'	1145.00'	25°36'10"	S16°30'23"W	507.40'

SIGHT VISIBILITY TRIANGLE EASEMENT CURVE TABLE

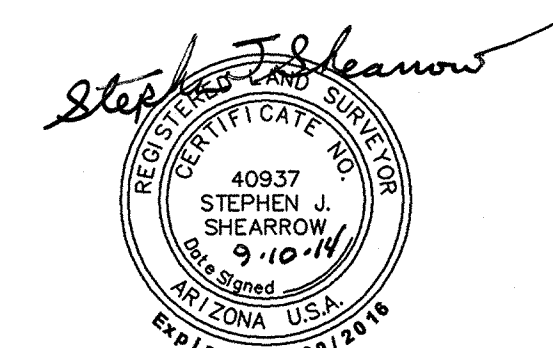
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
SC11	18.10'	1145.00'	0°54'21"	S28°51'18"W	18.10'

SIDEWALK EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
SWC12	11.82'	1145.00'	0°35'29"	S31°09'19"W	11.82'

AREA

LOT 1: 178,715 SQ. FT. OR 4.103 ACRES
 LOT 2: 125,972 SQ. FT. OR 2.833 ACRES
 LOT 3: 80,277 SQ. FT. OR 1.860 ACRES
 TOTAL: 384,964 SQ. FT. OR 8.838 ACRES



REPLAT OF FINAL PLAT AMENDMENT OF LOT 7, STADIUM VILLAGE SOUTH

AS RECORDED IN BOOK 1009, PAGE 17, M.C.R.
 LOCATED WITHIN THE NORTHEAST QUARTER OF
 SEC. 5, T. 3 N., R. 1 W., OF THE G. & S.R.B. & M.,
 MARICOPA COUNTY, ARIZONA

FIELD: SJS	SCALE	JOB NO.	DATE	SHEET
DRAWN: CMS	1" = 50'	14014A	8/21/14	2 OF 2
CHECKED: SJS				

Starlink
 Surveying, Inc.

17505 N. 79th Avenue, Suite 311A
 Glendale, AZ 85308
 Ph. 623-322-1116 Fax 623-322-4637

WATER & SEWER LINE TABLE

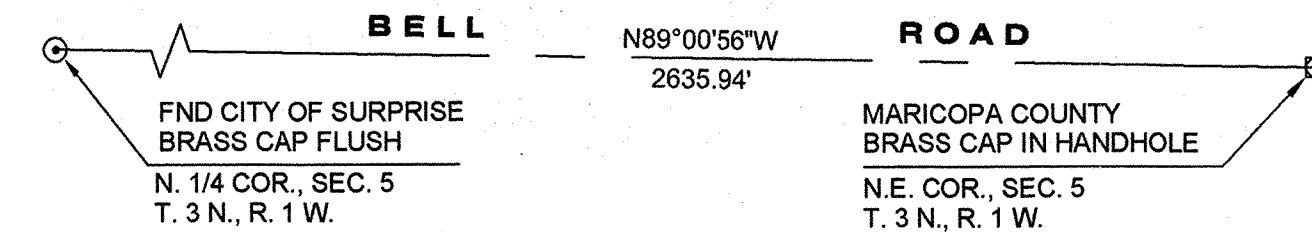
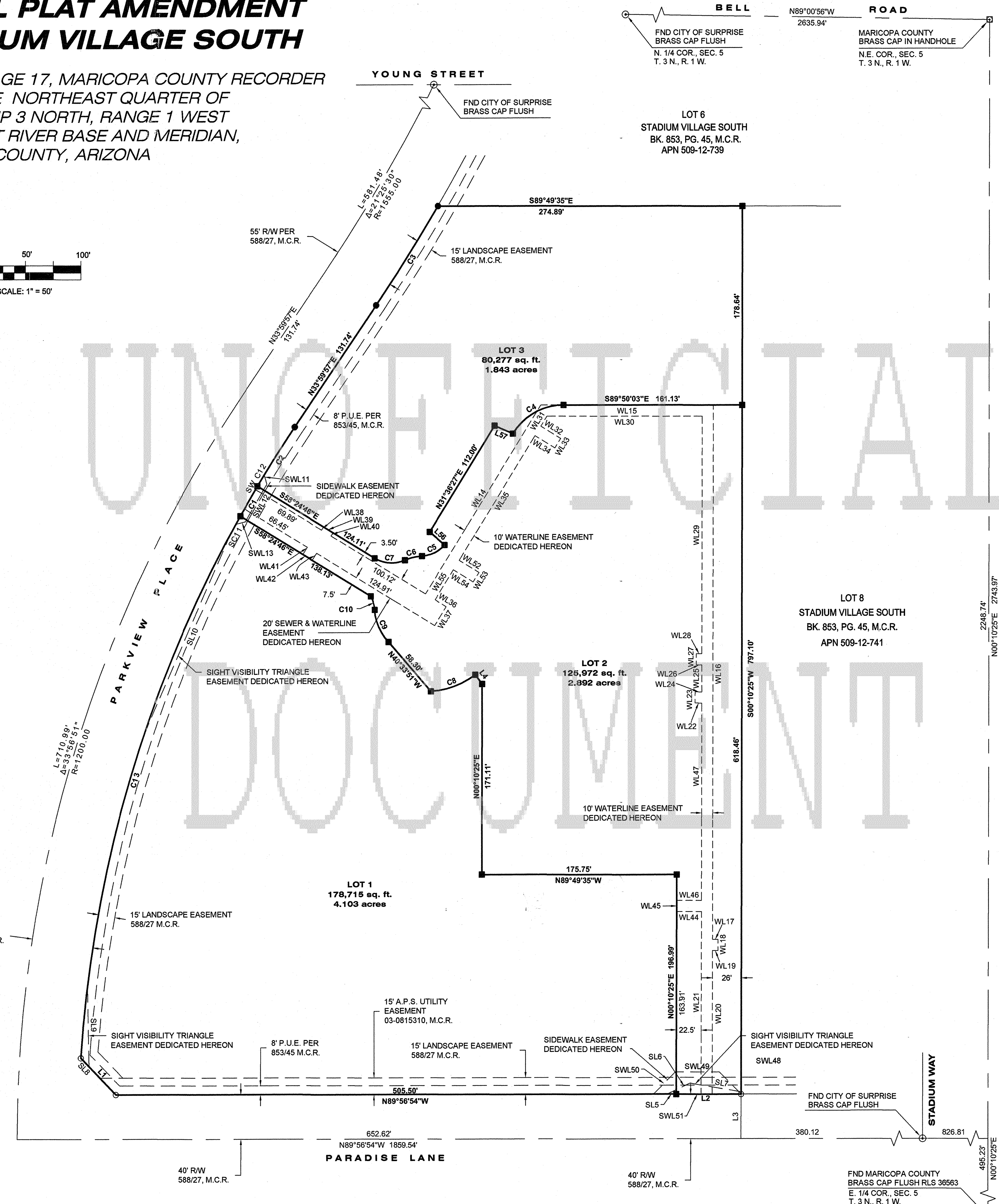
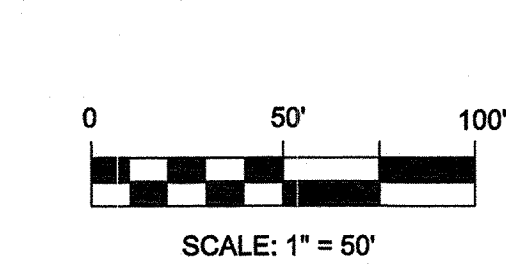
LINE	LENGTH	BEARING
WL14	198.92	S31°35'14"W
WL15	155.76	N89°50'03"W
WL16	479.68	N00°10'25"E
WL17	5.00	N89°49'35"W
WL18	10.00	N00°10'25"E
WL19	5.00	S89°49'35"E
WL20	128.82	N00°10'25"E
WL21	163.86	N00°10'25"E
WL22	6.00	N89°49'35"W
WL23	10.00	N00°10'25"E
WL24	6.00	S89°49'35"E
WL25	24.23	N00°10'25"E
WL26	5.00	N89°49'35"W
WL27	10.00	N00°10'25"E
WL28	5.00	S89°49'35"E
WL29	213.16	N00°10'25"E
WL30	140.15	N89°50'03"W
WL31	10.59	S31°35'14"W
WL32	20.98	S58°24'46"E
WL33	10.00	S31°35'14"W
WL34	20.98	N58°24'46"W
WL35	131.01	S31°35'14"W
WL36	11.85	S58°24'46"E
WL37	20.00	S31°35'14"W
WL38	3.49	S31°35'14"W
WL39	10.00	S58°24'46"E
WL40	3.49	S31°35'14"W
WL41	7.51	N31°35'14"E
WL42	10.00	S58°24'46"E
WL43	7.51	N31°35'14"E
WL44	22.50	S89°49'35"E
WL45	10.00	N00°10'25"E
WL46	22.50	S89°49'35"E
WL47	177.28	N00°10'25"E
WL52	20.98	S58°24'46"E
WL53	10.00	S31°35'14"W
WL54	20.98	N58°24'46"W
WL55	31.71	S31°35'14"W

LOT WIDTHS

LOT 1 MINIMUM: 197.03'
 AVERAGE: 356.48'

LOT 2 MINIMUM: 31.00'
 AVERAGE: 324.73'

LOT 3 MINIMUM: 178.65'
 AVERAGE: 245.07'



Elevation of AL/IL project approved in 2008



Elevation of AL/IL project approved in 2008



