

- **Location:** South of the Southeast corner of Bell Road and Reems Road in Surprise, Arizona
- **Size:** +/- 7.2 acres
- **Zoning:** PAD (Up to 210 units)
- **Price:** Submit offers
- **Comments:** This site is fully entitled for 210 units with site plan approval and complete construction documents already approved. These approvals allow a buyer to move straight to permits and construction, saving time, cost, and development risk. The property sits in a high-growth area near major employers like TSMC, with quick access to the Loop 303 and convenient retail and services along Bell Road and at Prasada.
- **Trade Area and Site Features:**
 - Minutes away from the City of Surprise's municipal complex.
 - Just north of Surprise Community Park and Surprise Stadium (MLB Spring Training for the Texas Rangers and Kansas City Royals) with over 200,000 attendees annually.
 - Less than 2 miles from Valley Vista High School.
 - Located near Ottaway University's Surprise Campus with a student population of 820 students.
 - Located just 45 minutes from Downtown Phoenix and Sky Harbor International Airport.
 - Nearby attractions include White Tank Mountain Regional Park, Lake Pleasant, Wildlife World Zoo, Phoenix Raceway, Desert Diamond Casino, and Arizona Broadway Theatre.
 - Proximity to Prasada with nearly 1M square feet of retail, restaurants, and other amenities.

Fully Approved Multifamily Site | Exclusively Available

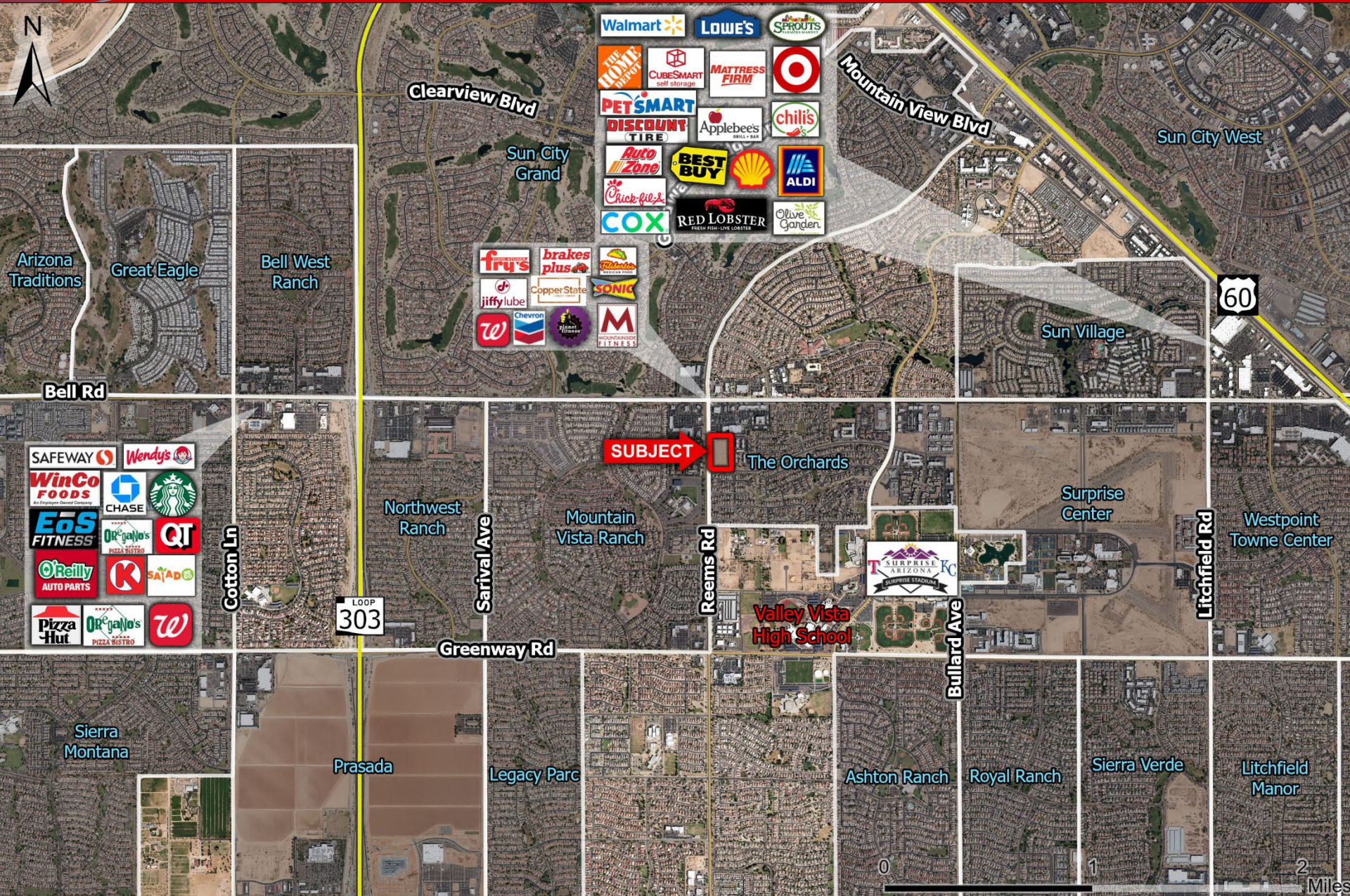
Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
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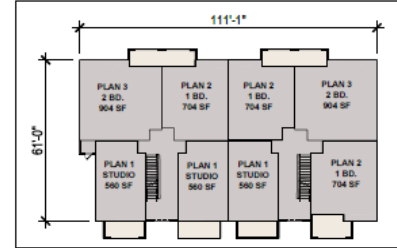
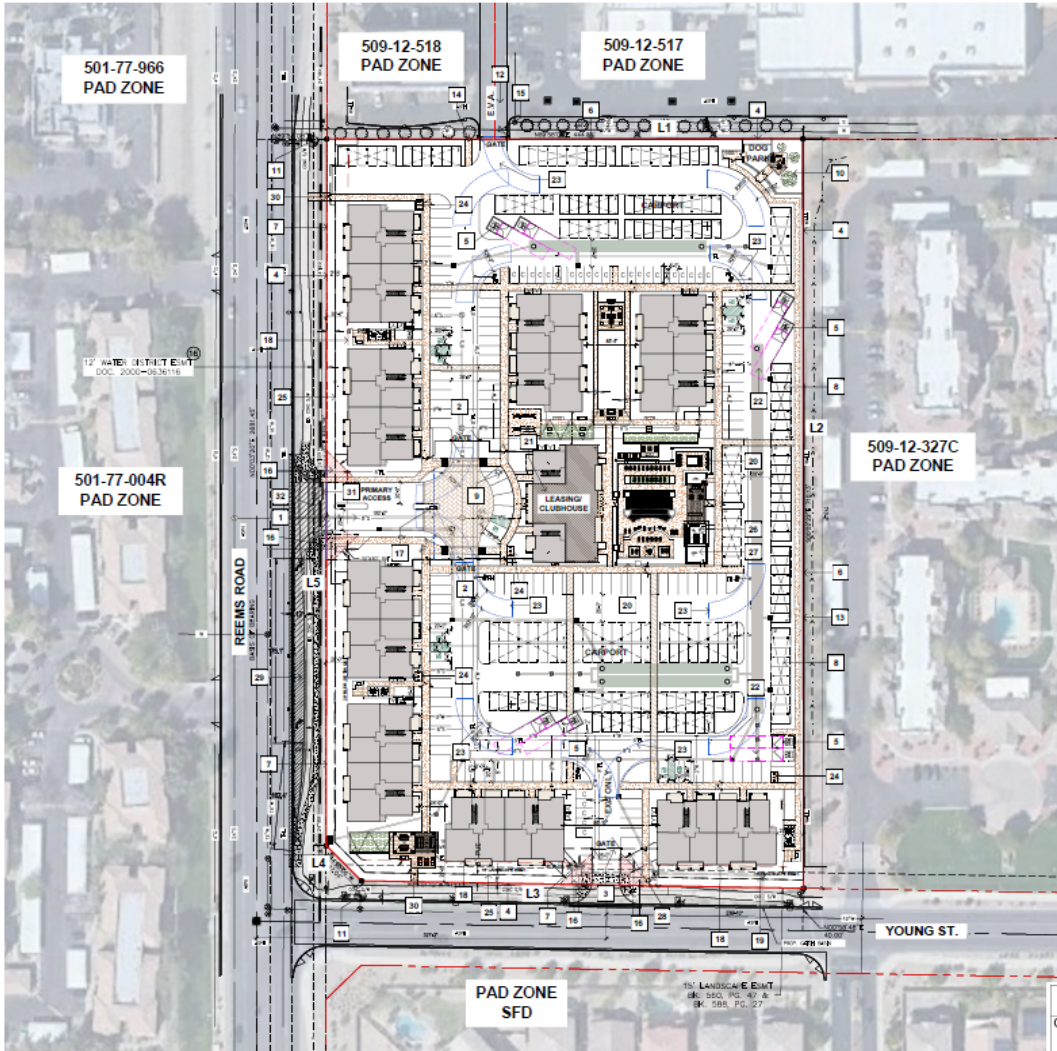


Reems Rd

Young St

0 0.05 0.1 Miles





TYPICAL BUILDING



VICINITY MAP

KEYNOTES:

1. MAIN INGRESS AND EGRESS DRIVE
2. VEHICULAR ARCHITECTURALLY ENHANCED INGRESS & EGRESS GATES WITH KNOX BOX, OPTICON AND KEY SWITCH.
3. EGRESS GATES ONLY/FIRE DEPT. ACCESS WITH KNOX BOX, OPTICON & KEY BOX.
4. PROPERTY LINE
5. 6 CY. CMU TRASH ENCLOSURE WITH GATE
6. PROPOSED 6' CMU FENCE
7. PROPOSED 6' ORNAMENTAL METAL VIEW FENCE.
8. PARKING CANOPY (TYPICAL).
9. DELIVERY PARKING
10. DOG PARK - TO BE SCREENED WITH LANDSCAPING AND WILL HAVE SIGNAGE INDICATING CLOSURE TIMES.
11. EXISTING FIRE HYDRANT
12. EXIT ONLY EGRESS DRIVE
13. EXISTING PERIMETER FENCE (TO BE REPLACED)
14. PEDESTRIAN GATE TO COMMERCIAL
15. FIRE TRUCK ACCESS GATE ONLY WITH KNOX BOX, OPTICON & KEY SWITCH.
16. SIGHT VISIBILITY TRIANGLE (30'x30')
17. ADDRESS DIRECTORY
18. 20' BUILDING SETBACK
19. 15' LANDSCAPE EASEMENT
20. POOL BARRIER (SEE LANDSCAPE PLANS).
21. LEASING OFFICE/CLUBHOUSE - 1ST FLOOR ONLY
22. TRASH TRUCK APPROACH
23. FIRE TRUCK RADIUS (36.4' INSIDE & 52.8' OUTSIDE)
24. BIKE RACKS
25. 8' PAVE EASEMENT
26. BIKE LOCKERS - 34 BIKES
27. PROPERTY MAINTENANCE
28. "DO NOT ENTER" SIGN
29. DEDICATED RIGHT-TURN LANE
30. PEDESTRIAN CONNECTIONS
31. STOP BAR
32. CROSSWALK AT ENTRY

LINE TABLE

LINE ID	DESCRIPTION	LENGTH
L1	S89° 58' 08" W	444.89'
L2	S00° 02' 22" E	710.13'
L3	S89° 01' 12" E	413.13'
L4	S44° 28' 56" W	47.04'
L5	S00° 03' 20" E	669.26'

BIKE PARKING

REQUIRED: 1 SP / 20 PARKING SPACES = 18 SPACES
 PROVIDED: 34 SPACES WITHIN BIKE STORAGE ROOM
 12 BIKE RACK SPACES

SUMMARY

TOTAL GROSS AREA	7.21 ACRES	314,048 SQ. FT.
TOTAL UNITS	210 UNITS	
DENSITY	29.1 DU/AC	

UNIT PLAN	SQ. FT.	BOBA	# UNITS	% MIX	TOTAL S.F.
PLAN 1	560	STUDIO	79	38%	44,240
PLAN 2	704	1 BD/1 BA	79	38%	55,616
PLAN 3	904	2 BD/2 BA	52	25%	47,008
TOTAL			210	100%	146,864

TOTAL PARKING	
REQUIRED	PROVIDED
1.5 sp / Studio	119
1.5 sp / 1 bdsm.	119
2.0 sp / 2 bdsm. unit	104
TOTAL	341

SITE COVERAGE			
USE	SQ. FT.	ACRES	% MIX
BUILDINGS	64,881	1.49	21%
ROADS & PARKING	146,637	3.37	47%
WALKWAYS	22,583	0.52	7%
OPEN SPACE & AMENITIES	79,947	1.84	25%
TOTAL	314,048	7.21	100%

Administrative Approval
 Community Development Director
Lloyd Abrams 5/22/2023
 City Engineer *Maria Lenka* 05/22/2023

employment area



Top Employers	
1. Luke Us Air Force Base	6900
2. Banner Boswell Med Ctr	2001
3. UPS Logistics (Expansion)	1858
4. City of Surprise	1230
5. Chewy, Inc. Distr.	1200
6. Abrazo West Campus	1009
7. Macy's Inc.	1008
8. Amazon Fulfillment	975
9. Arizona Dept. of Corrections	841
10. Albertsons Distr. Ctr	810
11. Western Regional Med Ctr	768
12. Atlas Retail Services	649
13. Sub-Zero	590
14. Mc Lane Sunwest	550
15. Nike/AIR MI	505
16. Walmart Supercenter	500
17. Conair Corp.	450
18. PepsiCo	444
19. Akos	400
20. Walmart Supercenter	360
21. Lockheed Martin	350
22. Walmart Supercenter	342
23. Rousseau Farming Co.	339
24. REI Distr. Ctr	325
25. Tyson Foods Inc.	322
26. Kroger Distr. Ctr	321
27. Cavco Ind.	321
28. Dick's Sporting Goods Distr. Ctr	308
29. NPL Construction Co	290
30. Aersale	273
31. Cornell Cookson	265

Legend
— Luke Air Force Base Noise Contours



demographics

2021 ESRI ESTIMATES



POPULATION

	1-Mile	3-Miles	5-Miles
2021 Total Population	10,455	102,911	208,708
2026 Total Population	11,576	109,124	224,035



HOUSING UNITS

	1-Mile	3-Miles	5-Miles
2021 Housing Units	5,822	48,091	95,357
Owner Occupied	54.8%	67.6%	69.7%
Renter Occupied	21.7%	17.8%	15.5%
Vacant	23.5%	14.6%	14.8%



HOUSEHOLDS

	1-Mile	3-Miles	5-Miles
2021 Households	4,455	41,090	81,254
2026 Households	4,882	43,262	86,455



DAYTIME POPULATION

	1-Mile	3-Miles	5-Miles
2021 Total Daytime Pop	10,499	97,982	185,913
Workers	4,435	34,078	56,507
Residents	6,064	63,904	129,406



2021 INCOMES

	1-Mile	3-Miles	5-Miles
Average HH Income	\$70,722	\$78,739	\$80,339
Median HH Income	\$56,446	\$63,531	\$64,952
Per Capita Income	\$29,965	\$31,461	\$31,254



BUSINESSES

	1-Mile	3-Miles	5-Miles
2021 Businesses	319	2,159	3,005

2021 ESRI ESTIMATES



SURPRISE CITY CENTER

Increasing growth in
Surprise, AZ



SURPRISE IS RAPIDLY GROWING

The City of Surprise, a suburb of Phoenix, is located 45 minutes from downtown Phoenix and is one of the fastest-growing cities in Maricopa County for both residential and business population. Since the beginning of 2019, the Surprise Economic Development has added 1.2M SF of construction with an investment of \$170M into the community, creating 834 jobs and opening 35 new businesses. At the close of FY2020, Surprise issued a total of 2,076 residential permits and 518 commercial permits. Over the past 17 plus years, the population of Surprise has grown nearly 350% where more than 140k people call home (the extended trade area has a population of nearly 250k people). Surprise is projected to continue its incredible growth, reaching 215,000 residents 60,000 local jobs by 2030.

SOURCE: City of Surprise Economic Development

