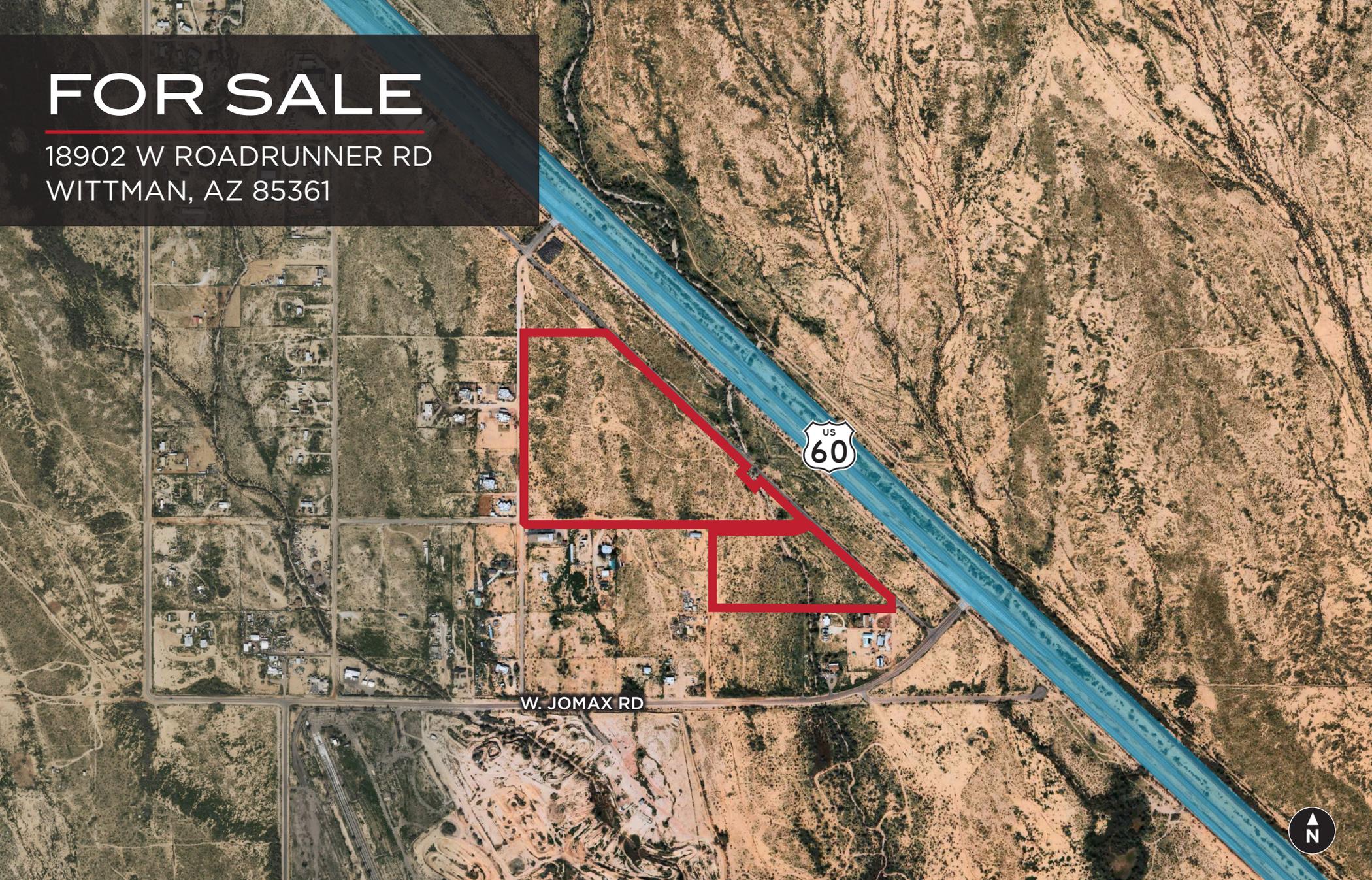


FOR SALE

18902 W ROADRUNNER RD
WITTMAN, AZ 85361



ANNA SEPIC
Vice President
602.832.4472
asepic@levrose.com

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

PROPERTY DETAILS



SALE PRICE:
\$5,000,000



TOTAL LOT SF:
±50 AC



Click to View JOMAX
Environmental
Site Assessment



PROPERTY TYPE:
Land



ZONING:
[CC] COMMERCIAL,
COMMUNITY



Click to View Well
Registry



PARCELS:
503-51-081-A;
503-51-077-C



Click to View ALTA
Survey

PROPERTY HIGHLIGHTS

- US 60 frontage visibility
- Easy access of Jomax Rd
- Great spec land purchase
- Investment
- Future growth corridor of Surprise

AERIAL OVERVIEW

 BNSF
Rail
Park

 APPLE
TESTING
GROUNDS

 US
60

 SITE

 ASANTE
COMMUNITY
PLANNED
DEVELOPMENT

 LUKE AIR
FORCE
AUXILLARY
FIELD 1

 DR HORTON,
COURTLAND
COMMUNITY



PROPERTY PHOTOS



PHOENIX EMPLOYERS

SITE



LOOP 303 EMPLOYERS

- BALL
- CHEWY
- REI
- XPOLOGISTICS
- WIGWAM
- UPS
- DICK'S
- MICROSOFT
- ALDI

LOOP 101 EMPLOYERS - WEST

- TANGER OUTLETS
- GILA RIVER ARENA
- WESTGATE
- GLENDALE COMMUNITY COLLEGE
- BANNER HEALTH
- STATE FARM STADIUM
- CAMELBACK RANCH
- DESERT DIAMOND CASINO

LOOP 101 EMPLOYERS- EAST

- AUTOPLEX
- ODYSSEA AQUARIUM
- GREAT WOLF LODGE
- TALKING STICK CASINO
- TOP GOLF
- MEDIAVAL TIMES

I-10 EMPLOYERS

- AMAZON
- SANMAR
- GOODYEAR
- NIKE
- MCLANE
- CONN'S

DT PHOENIX EMPLOYERS

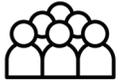
- DIGNITY HEALTH
- WELLS FARGO
- AZ PUBLIC SERVICE CO
- JP MORGAN CHASE & CO
- CENTURY LINK
- CITY OF PHOENIX



I-17 EMPLOYERS

USAA	COX COMMUNICATIONS
DISCOVER CARD	AMERICAN EXPRESS
PBEST WESTERN HQ	HONEYWELL AEROSPACE
WELLS FARGO	CIGNA
WASTE MANAGEMENT	PROGRESSIVE INSURANCE
PING	AAA
PAYMENT SYSTEMS CREDIT UNION	SAFeway REGIONAL HQ
JOHN C. LINCOLN DEER VALLEY HOSPITAL	WALMART
	WL GORE & ASSOCIATES CAMPUS

SURPRISE CITY OVERVIEW



155K +
TOTAL POPULATION



\$80K +
AVG HH INCOME

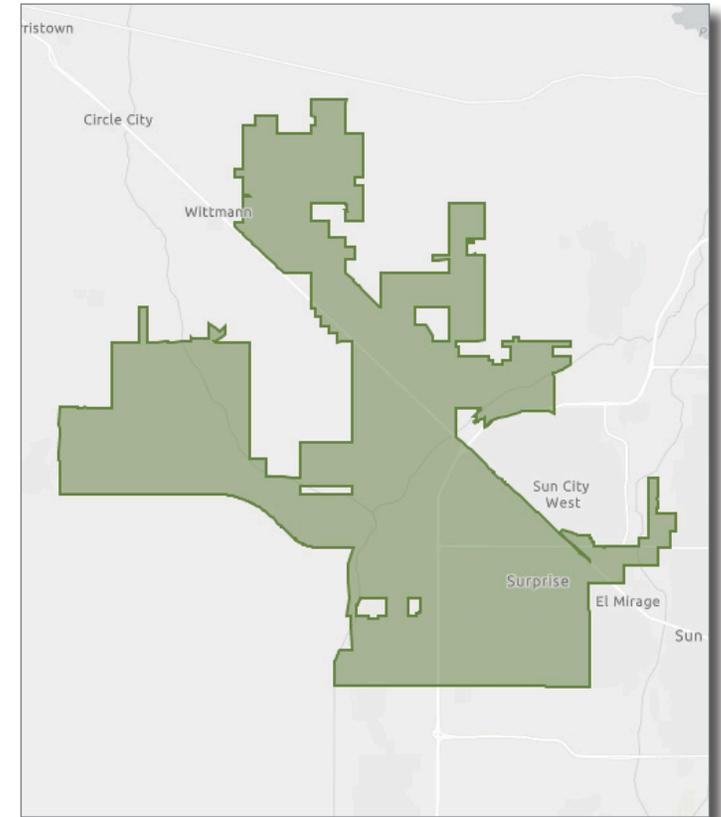
MULTIGENERATIONAL CITY, FULL OF SUPRISSES

The residents and visitors of the City of Surprise enjoy the small-town feel with big-city amenities that only Surprise can offer. The suburban city is located in the northwest Phoenix Metropolitan area, just 45 minutes from Downtown Phoenix and the Sky Harbor International Airport. Surprise is home to the southwest's largest tennis and racquet complex and was voted 2018's #1 Spring Training Stadium in Arizona by USA Today.

ATTRACTIONS & ECONOMIC DEVELOPMENT

Surprise is bounded by the White Tank Mountain range, Sonoran Desert, and Lake Pleasant Regional Park. Outdoor enthusiasts have the ability to immerse themselves in various hikes, fishing, and camping all within a 20-minute drive. Additionally, the city offers world-renowned shopping, dining, concert and sports venues, theatres, etc. In 2022, Surprise was awarded two Golden Prosepector Awards of Merit by the Arizona Association for Economic Development for their economic prosperity and continuous innovation.

Sources: Surpriseaz.gov





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