



White Tank Mountain Regional Park

CITY OF SUPRRISE, ARIZONA

254TH AVENUE AND PATTON ROAD

ASTL

**SUBJECT
SITE**

*Subject Site
Looking Southeast*

Public Land Ownership
Federal Land
National Forest
Indian Community
Regional Parks
State Trust Land



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CITY OF SURPRISE, ARIZONA

254TH AVENUE AND PATTON ROAD

LOCATION

Located at 254th Avenue, south of Patton Road in the City of Surprise, Arizona.

SIZE

126.44 Acres

ASSESSOR PARCEL NUMBER

503-32-014K

PRICE

Submit

TERMS

Submit

COMMENTS

Property lies just south of the major thoroughfare of Patton Road. It lies west of Surprise and north of Festival Ranch.

ZONING

R-43 | Maricopa County

PROPERTY TAXES

2023 Assessment: \$70.32



SURPRISE QUICK FACTS



POPULATION

2022 population: **155,384**
Population growth 2021 - 2022: **3.8%**
Median age of **39**

Source: surprise.gov



HOUSEHOLDS

Median household income: **216,700**
Number of households: **52,205**

Source: surprise.gov



RANKING

2023 - Surprise named 6th safest city in Arizona by **Safewise.com**
#1 for "Global City of the Year".

Source: surprise.gov



TRANSPORTATION

- Phoenix Sky Harbor International Airport **40 Mins**
- Robust Highway Transportation Systems (**I-10, I-17, Loop 101, Loop 303, US-60**)
- Access to more than **2M Residence** in the West Valley



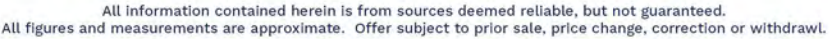
LOOP 303 IN SURPRISE

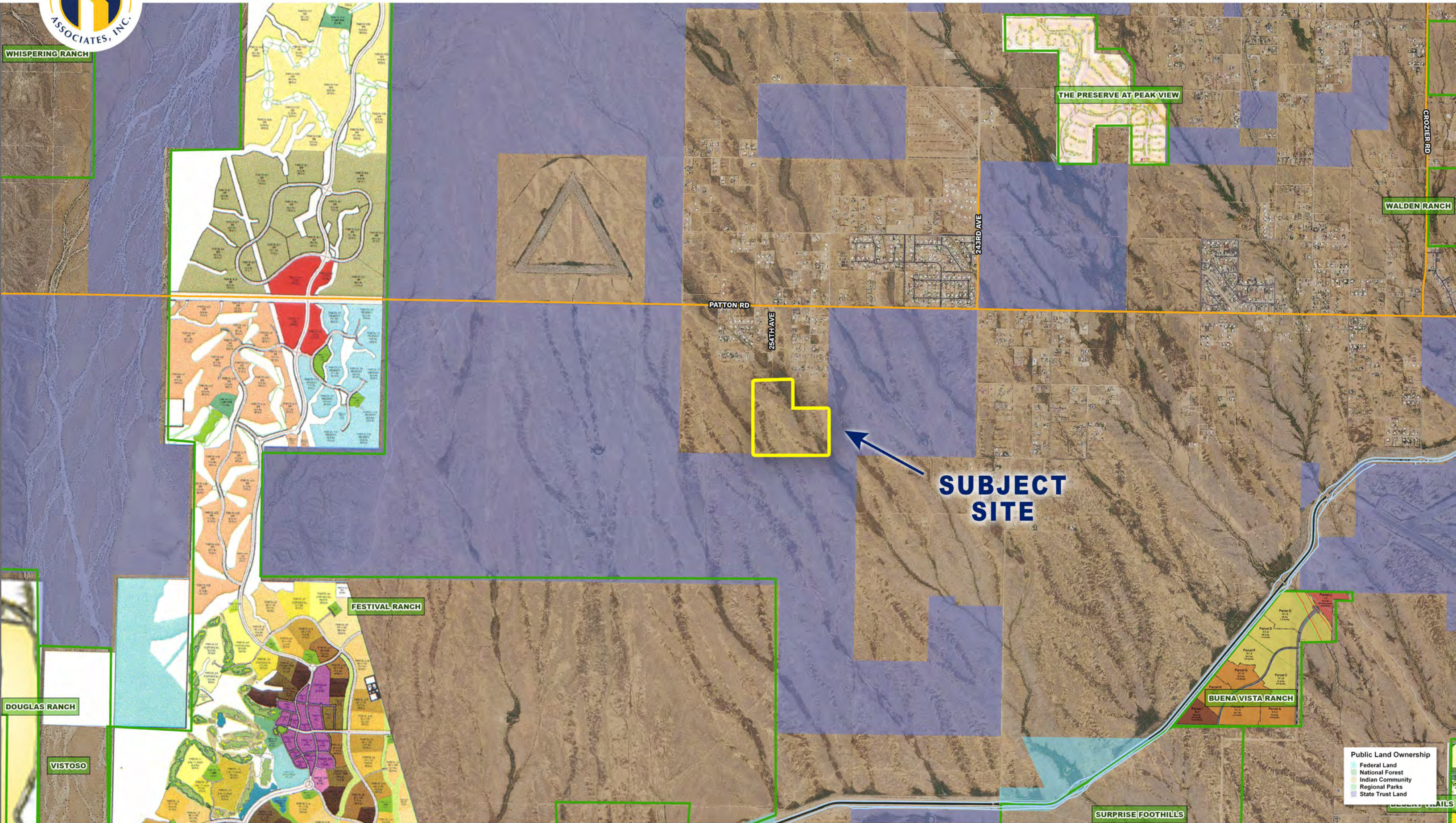
- Runs **7 miles** through Surprise City Limits
- Efficient **Transportation Routes**
- New Micro-Hospital, **Abrazo Surprise**
- Connectivity to **California**
- Connects to **I-17 and I-10**
- Many new surrounding developments in **industrial, retail, manufacturing, home building, distribution, data centers, etc.**

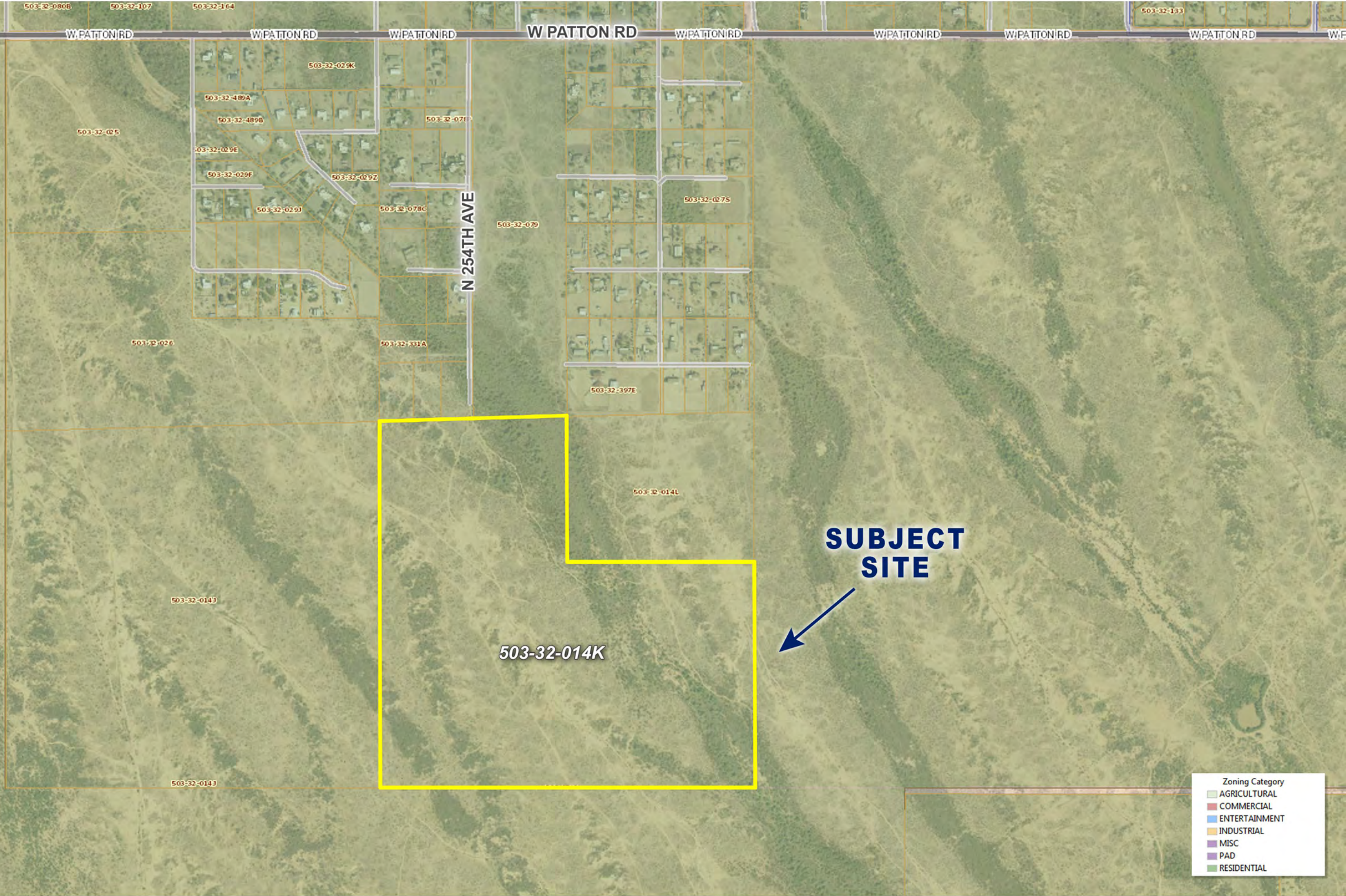


EDUCATION

Grand Canyon University **20,500**
Estrella Mountain Community College **15,000**
Ottawa University **1,000**
West-MEC Career & Tech Education Center **1,678**
The SouthWest Skill Center **100**







Zoning Category	
■	AGRICULTURAL
■	COMMERCIAL
■	ENTERTAINMENT
■	INDUSTRIAL
■	MISC
■	PAD
■	RESIDENTIAL