



CITY OF SURPRISE, ARIZONA

CACTUS ROAD AND LOOP 303



*
Surprise Auto
Dealerships

ARIZONA
303

HIGH DENSITY
RESIDENTIAL OPPORTUNITY

SUBJECT
SITE

1 COMMERCIAL 20.1 AC
2 MIDR 45' x 120'
3 MIDR 50' x 120'
4 MIDR 45' x 120'
5 MIDR 45' x 120'
6 MIDR 45' x 120'
7 MIDR 45' x 120'
8 MIDR 45' x 120'
9 MIDR 45' x 120'
10 MIDR 45' x 120'
11 MIDR 45' x 120'
12 MIDR 45' x 120'
13 MIDR 45' x 120'
14 MIDR 45' x 120'
15 COMMERCIAL 15.0 AC
16 COMMERCIAL 22.5 AC

*
Sterling Grove
by Toll Brothers

Property
Looking Northeast

Peoria Ave.



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



CITY OF SURPRISE, ARIZONA

CACTUS ROAD AND LOOP 303

LOCATION

Property is located within the master planned community Sycamore Farms at the southeast corner of Cactus Road and Loop 303 in the city of Surprise.

SIZE

±25.11 Acres

ASSESSOR PARCEL NUMBERS

501-09-002A (part), 501-09-003A (part), and 501-09-004B (part)

ZONING

Zoned [PAD](#) | City of Surprise

PRICE

\$12.00 per SF (or \$13,125,499)

TERMS

Cash

COMMENTS

Located right off the Loop 303 in the fastest growing employment corridor in Metro Phoenix, this site offers an outstanding high density residential opportunity. Seller will consider selling subject to rezoning.

DUE DILIGENCE

[Cactus 303 ALTA Survey \(11/2013\)](#)

[Demographics](#)

[Sycamore Farms Approved PAD Amendment \(1/2019\)](#) pertaining to the surrounding master planned community Sycamore Farms



SURPRISE QUICK FACTS



POPULATION

2020 population: **141,674**
Population growth 2010 - 2020: **2.1%**
Median age of **41.2**

Source: surprise.gov



GROWTH

Population estimate 2030: **216,700**
Number of households: **48,095**

Source: surprise.gov



RANKING

7th fastest growing city in Arizona.
#1 for "Global City of the Year".

Source: surprise.gov



SPORTS

Surprise is the **Spring Training** home of the Kansas City Royals and Texas Rangers.



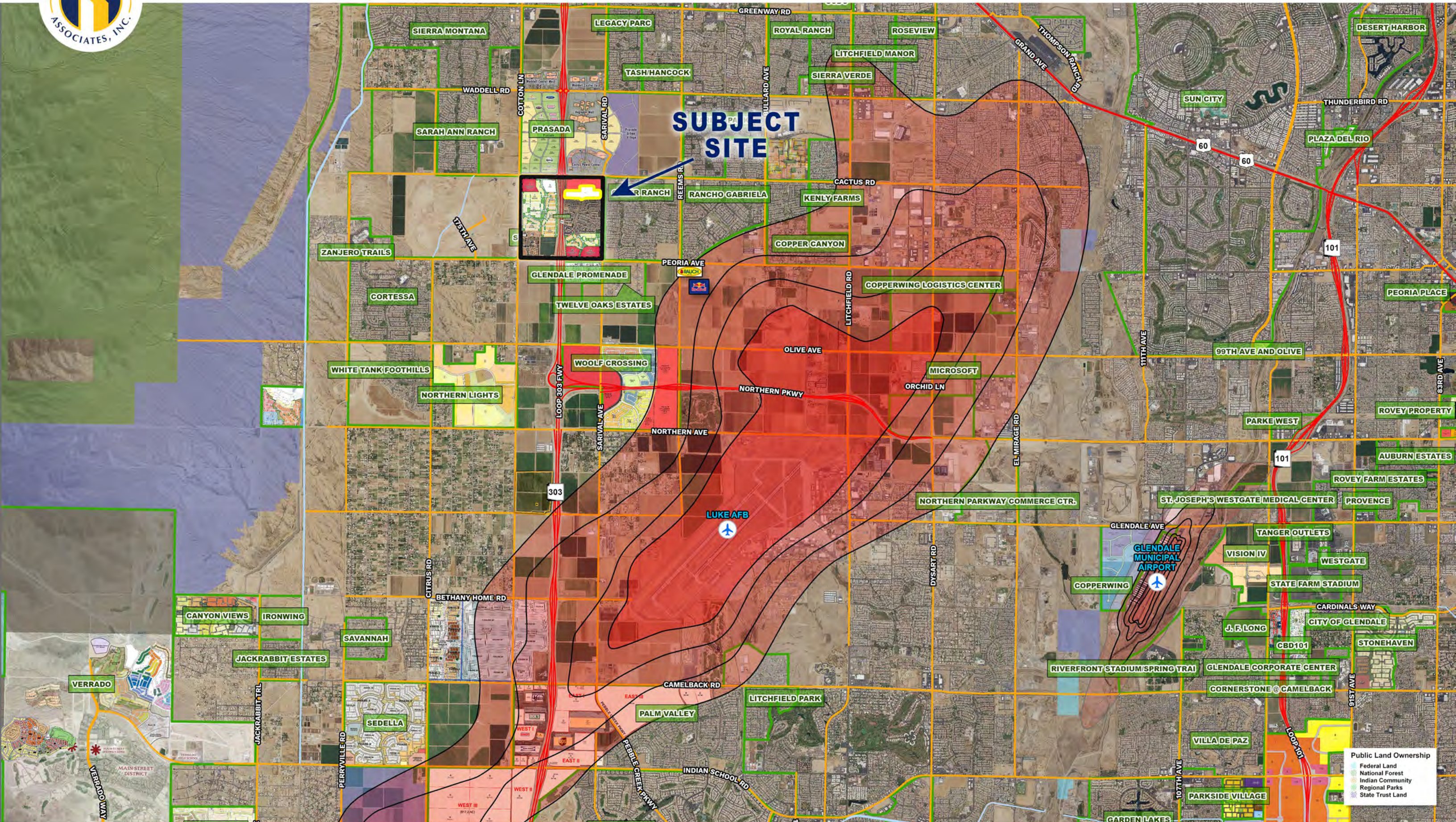
TOP EMPLOYERS

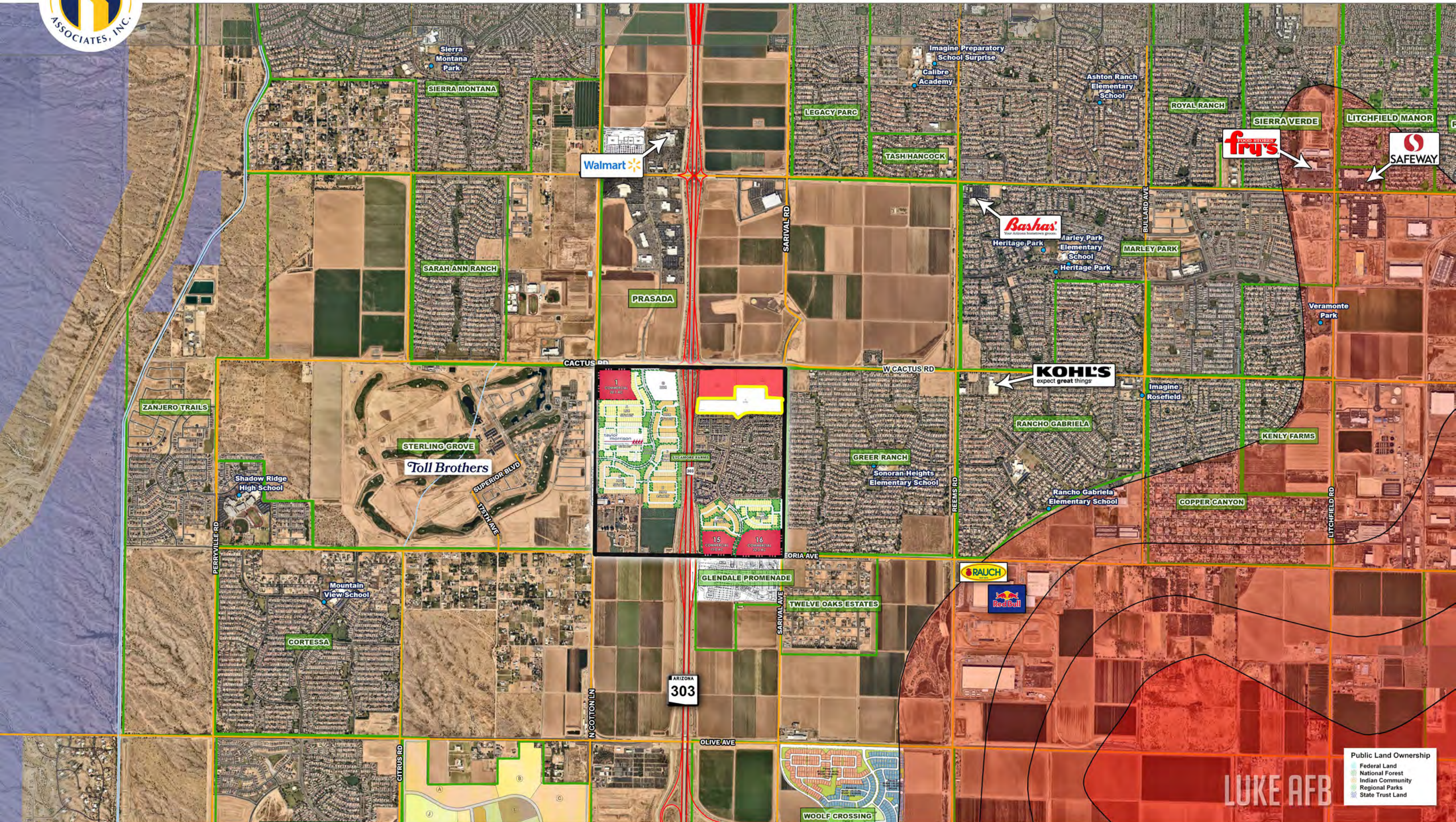
Dysart Unified School District **1,753**
Walmart **988**
City of Surprise **631**
Fry's Food and Drug Stores **537**
Kohl's **224**
Crescent Crown Distributing **200**
Safeway **182**
Home Depot **176**



ANTICIPATED COMMUNITY DEVELOPMETS

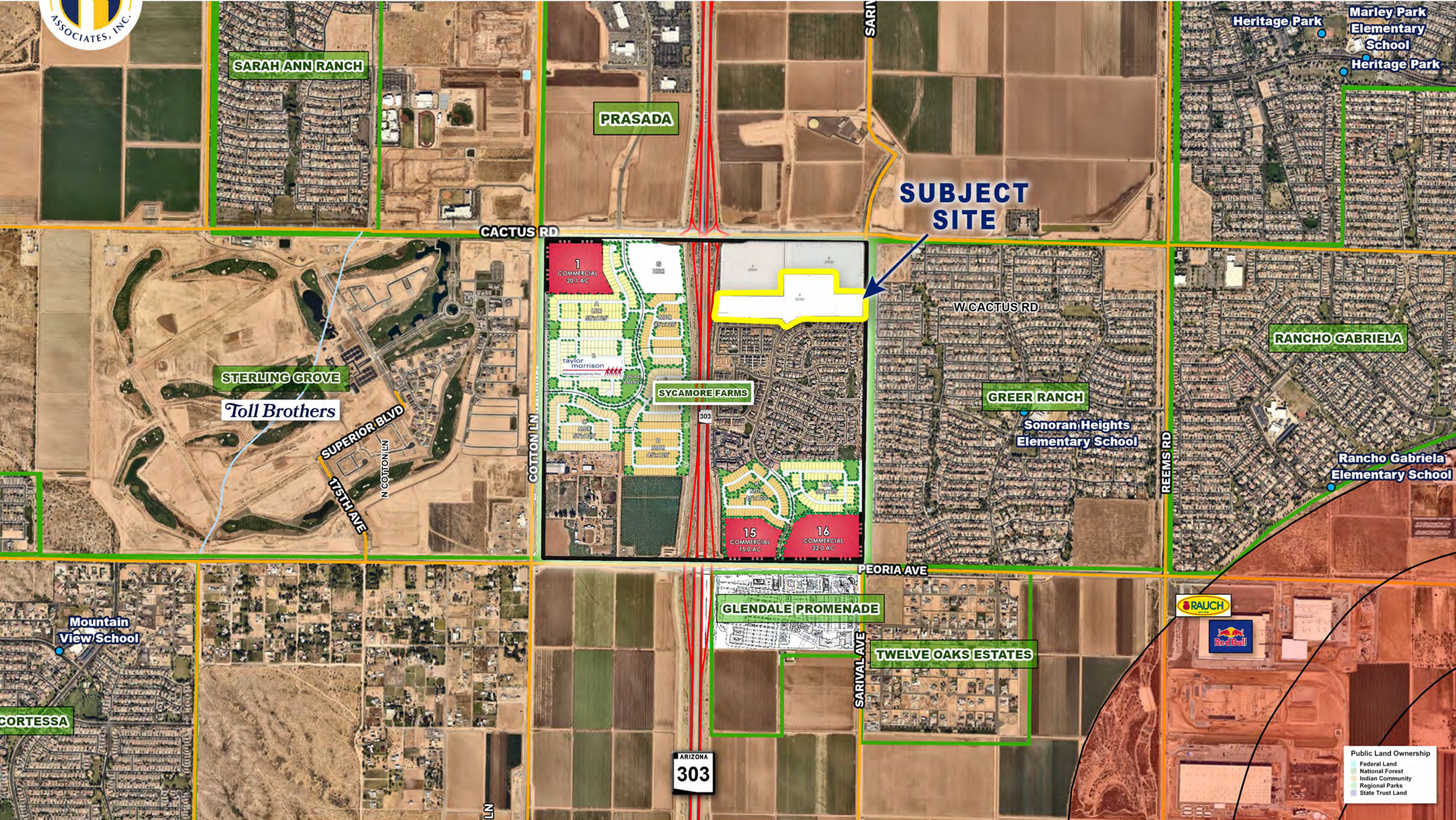
Auviana Medical Office Complex
Desert Mirage Medical Plaza
Prasada Shops
Bola Drive Plaza
Surprise Center
Christian Brothers Automotive
Parkview Townhomes
Horizon Aviation Machining
Moezzi Veterinary Urgent Care





LUKE AFB

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



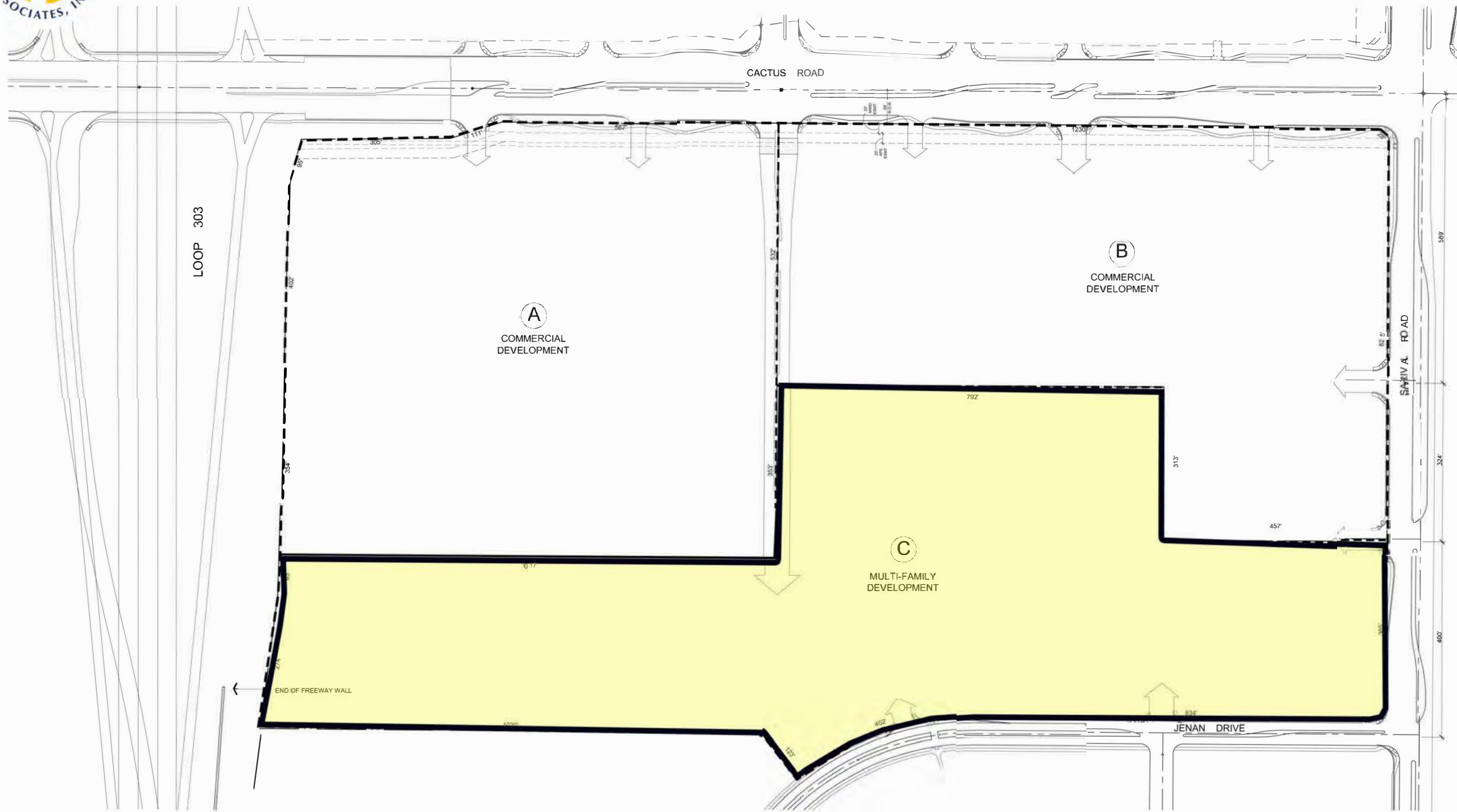
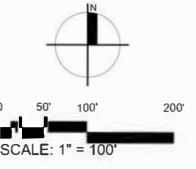


**LOOP 303 TRANSPORTATION CORRIDOR
TRAFFIC COUNTS - BY THE NUMBERS**

Numbers shown are average weekday volume in thousands per 24-hour period. Source: Surprise.gov
*Updated December 2019



Photography Date 03/24/2019



Site Areas

(A)	877,725 S.F. (20.15 AC.)
(B)	807,925 S.F. (18.55 AC.)
(C)	1,093,979 S.F. (25.11 AC.)

Cactus 303

Proposed Mixed-Use Development

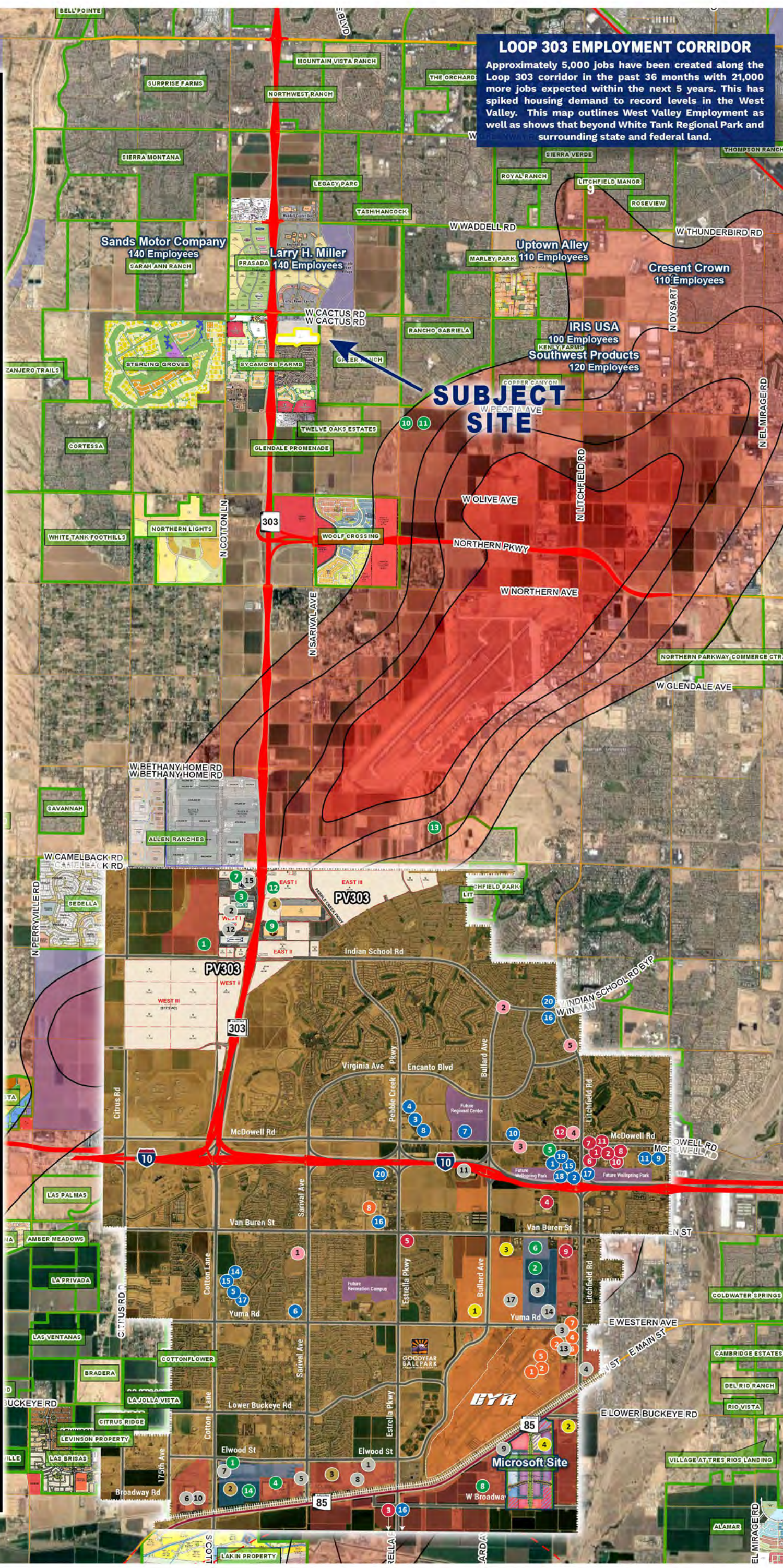
Surprise, Arizona





LOOP 303 EMPLOYMENT CORRIDOR
 Approximately 5,000 jobs have been created along the Loop 303 corridor in the past 36 months with 21,000 more jobs expected within the next 5 years. This has spiked housing demand to record levels in the West Valley. This map outlines West Valley Employment as well as shows that beyond White Tank Regional Park and surrounding state and federal land.

- Retail and Entertainment**
 1. Barnes & Noble
 2. Best Buy
 3. Burlington
 4. C-A-L Ranch
 5. Cost Plus World Market
 6. Fry's Marketplace (231 Employees)
 7. Harkins Theatres
 8. Home Goods / TJ Maxx
 9. JC Penny
 10. Life Time
 11. Lowe's
 12. Michaels
 13. Pier 1 Imports
 14. Pottery Barn Outlet
 15. Ross
 16. Safeway
 17. Target & Super Target
 18. Total Wine
 19. Ulta
 20. Walmart Supercenter & Marketplace (260 Employees)
- Medical and Healthcare**
 1. Abrazo West Campus (1,726 Employees)
 2. Arizona Cardiology Group
 3. Banner Health (6,683 Employees)
 4. Cancer Treatment Centers of America (768 Employees)
 5. Dignity Health (700 Employees)
 6. Fresenius Kidney Care
 7. Goodyear Eye Specialists
 8. Integrated Medical Services (989 Employees)
 9. Mountain Park Health Center
 10. Palm Valley Rehabilitation (225 Employees)
 11. SimonMed Imaging (650 Employees)
 12. Spooner Physical Therapy
- Office**
 1. Canyon Trails Professional Center
 2. Indian Palms Professional Plaza
 3. Palm Place Plaza
 4. Palm Valley Office Park I, II & III
 5. Palm Valley Professional Plaza
- Manufacturing and Industrial**
 1. AZZ Galvanizing (100 Employees)
 2. Ball Corp. (120 Employees)
 3. Cavco Industries (325 Employees)
 4. CornellCookson (265 Employees)
 5. Global Organics (63 Employees)
 6. Huhtamaki (330 Employees)
 7. KPS Global (130 Employees)
 8. Lorts Manufacturing (175 Employees)
 9. Inventure Foods / Poore Brothers (250 Employees)
 10. Schoeller Allibert (65 Employees)
 11. Snyder's of Hanover (215 Employees)
 12. Sub-Zero Inc. (590 Employees)
 13. Gorbet (75 Employees)
 14. Quetico (300 Employees)
 15. HD Supply
 16. Andersen Corporation (415 Employees)
 17. Amazon Robotics Facility (1,000 Employees)
- SPEC Buildings**
 1. First Industrial at PV303 (40,000 SF to 2M SF)
 2. OPUS Goodyear Crossing (540,000 SF)
 3. Elwood Logistics (1.3 Million SF)
- Aerospace and Aviation**
 1. AerSale (273 Employees)
 2. ATCA, a Lufthansa Flight Training Subsidiary
 3. Galaxy International (112 Employees)
 4. Lockheed Martin (750 Employees)
 5. LuxAir Jet Centers
 6. PolyOne
 7. Prime Solutions Group
 8. Sonoran Technology (153 Employees)
- Fulfillment and Distribution**
 1. Amazon.com (4,538 Employees)
 2. Chewy.com (700 Employees)
 3. Dick's Sporting Goods (259 Employees)
 4. Macy's/Bloomingdale's (1,008 Employees)
 5. McLane Sunwest (345 Employees)
 6. Michael Lewis Company (120 Employees)
 7. REI (312 Employees)
 8. Simpson Norton Corporation (61 Employees)
 9. UPS (1,852 Employees)
 10. Red Bull (140 Employees)
 11. Rauch Fruit Juices (140 Employees)
 12. White Claw (250 Employees)
 13. FedEx (1,308 Employees)
 14. Blue Buffalo
- Data Centers**
 1. Compass Datacenters
 2. Stream Data Centers
 3. Vantage Data Centers
 4. Microsoft Data Centers



Map Legend

GYR
 Phoenix-Goodyear Airport

Union Pacific Railroad
 City of Goodyear Boundary
 Military Reserve Zone

Employment Development Areas

Airport Corridor
 Industrial Corridor
 Magnet FTZ Sites