



CITY OF SURPRISE, ARIZONA

# CACTUS ROAD AND LOOP 303



Toll Brothers

taylor morrison  
Homes Inspired By You

SYCAMORE FARMS

PRASADA

ARIZONA  
303

SYCAMORE FARMS

taylor morrison  
Homes Inspired By You

CACTUS ROAD

**SUBJECT SITE**

SARIVAL AVENUE

PEORIA AVENUE

N  
Cactus/303  
Looking North



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## 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

22.3254 Acres (972,493 SF)

*Current Target = 350 Units, up to 400 may be achieved*

### ASSESSOR PARCEL NUMBERS

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

### ZONING

Zoned [PAD](#) (Sycamore Farms) | City of Surprise

*\*Seller will sell subject to rezoning the entire property. Zoning is expected to be Complete in January/February 2023.*

### PRICE

Submit

### TERMS

Cash

### COMMENTS

Located right off the Loop 303 in the fastest growing employment corridor in Metro Phoenix, this site offers an outstanding residential opportunity. Buyer shall cooperate with the Seller and retail users to arrive at the agreed upon site plan.

### DUE DILIGENCE

[Please click to view](#)

- ALTA Survey (7/2022)
- ALTA Survey (11/2013)
- Site 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](http://surprise.gov)



### GROWTH

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

Source: [surprise.gov](http://surprise.gov)



### RANKING

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

Source: [surprise.gov](http://surprise.gov)



### SPORTS

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

Spring Training brings **200,000+** visitors annually.



### SURPRISE LARGE EMPLOYERS

Walmart Distribution Center **1,300**  
City of Buckeye **515**  
Cardinal IG **400**  
Clayton Homes **300**  
CanAm Steel **120**  
Parker Fasteners **110**  
Duncan and Sons Freight **100**

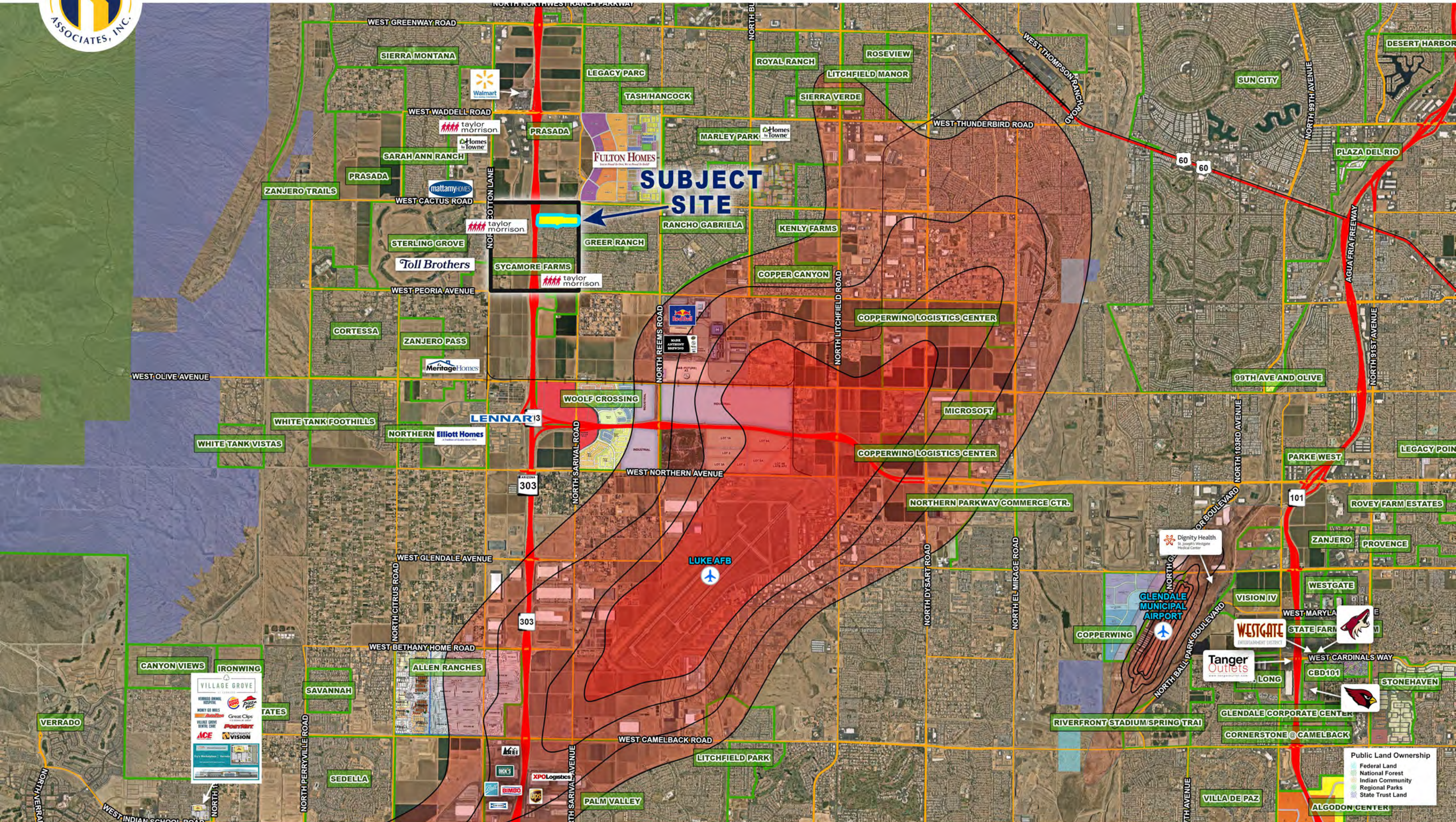
Source: [eloyaz.gov](http://eloyaz.gov)

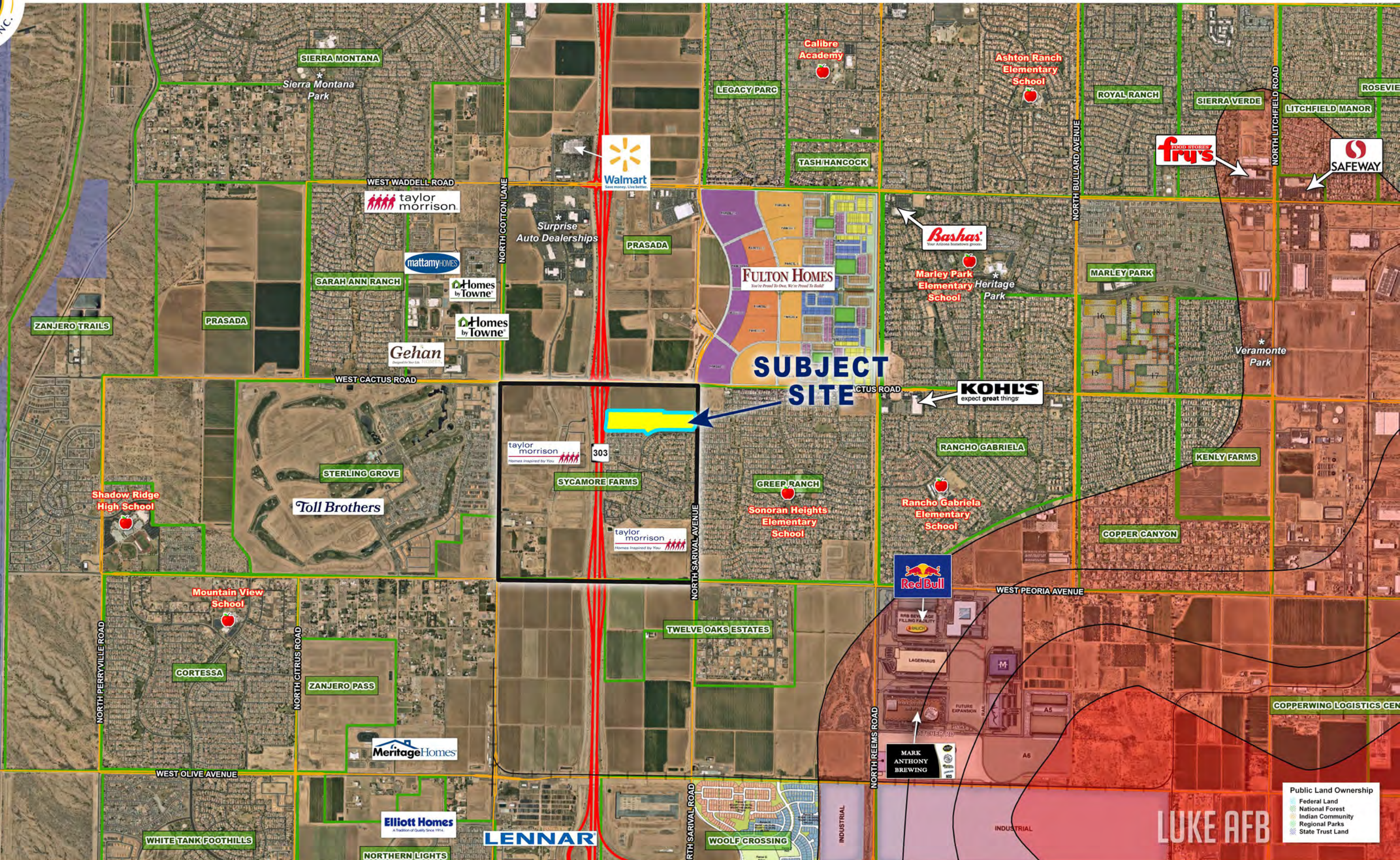


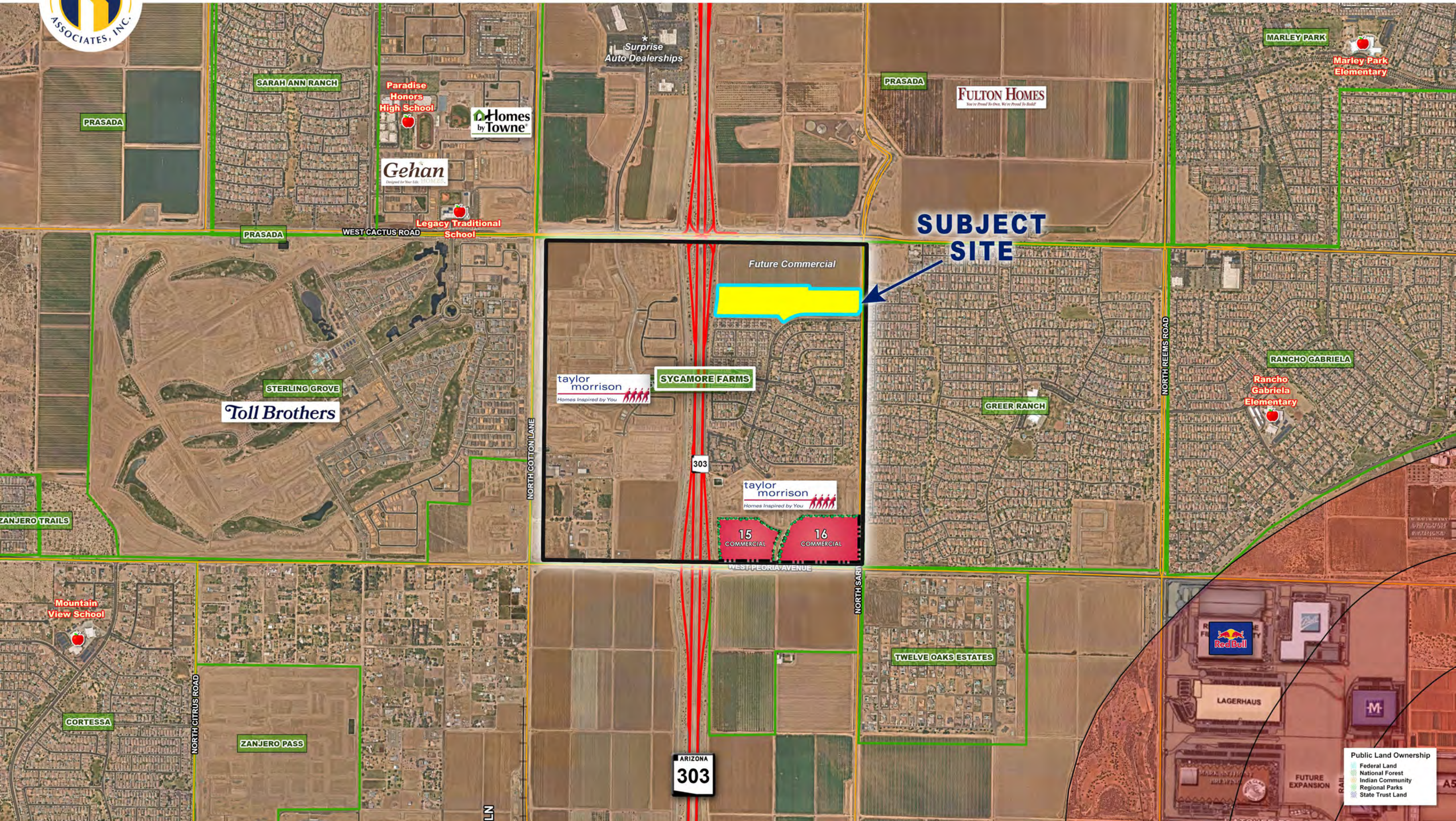
### EDUCATION

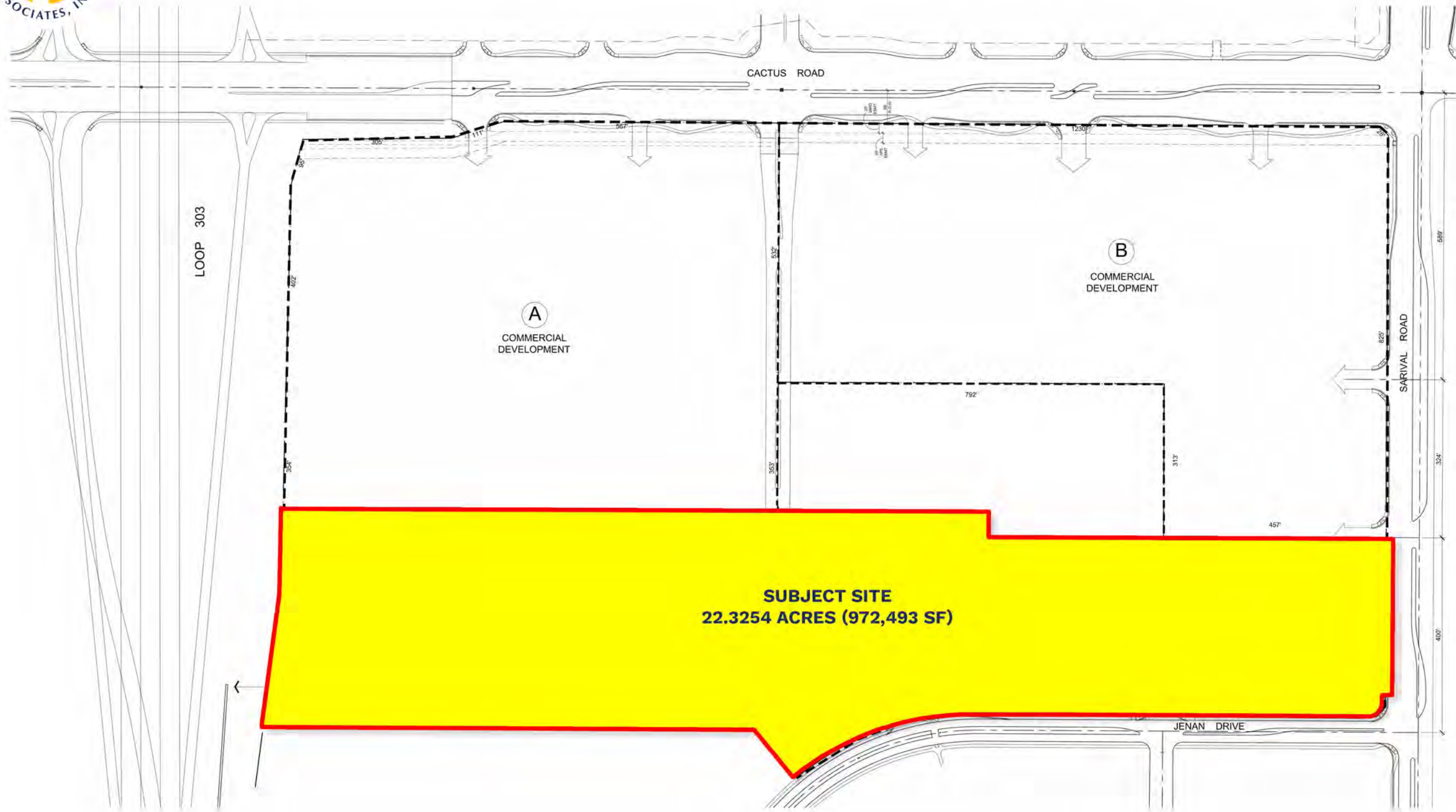
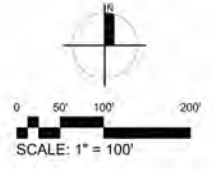
Grand Canyon University **20,500**  
Estrella Mountain Community College **15,000**  
Ottawa University **1,000**  
West-MEC Career & Tech Education Center **1,678**  
The SouthWest Skill Center **100**











**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.)

**SUBJECT SITE**  
**22.3254 ACRES (972,493 SF)**

**Cactus 303**  
 Proposed Mixed-Use Development  
 Surprise, Arizona





**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



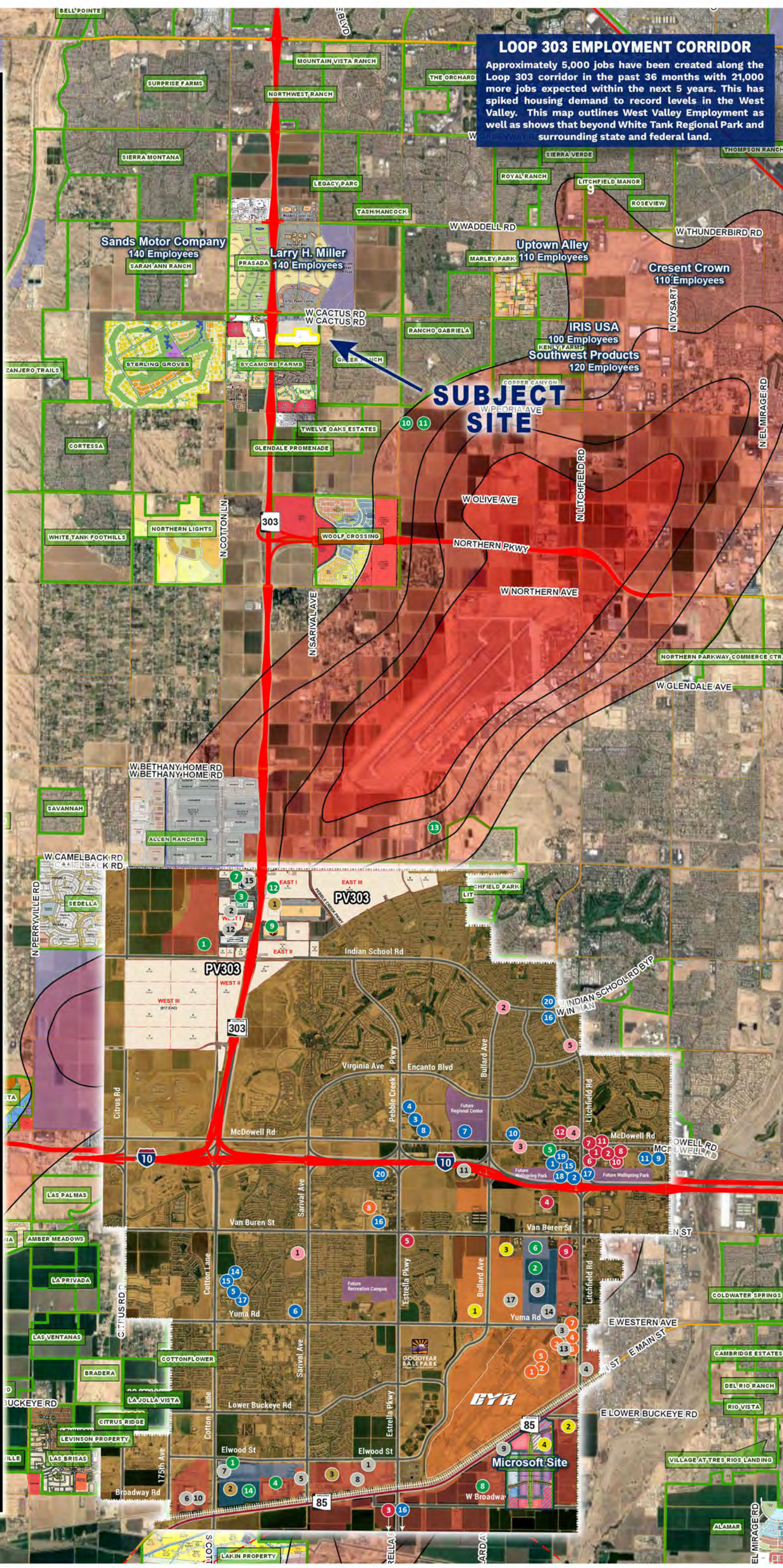
Photography Date 03/24/2019





**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