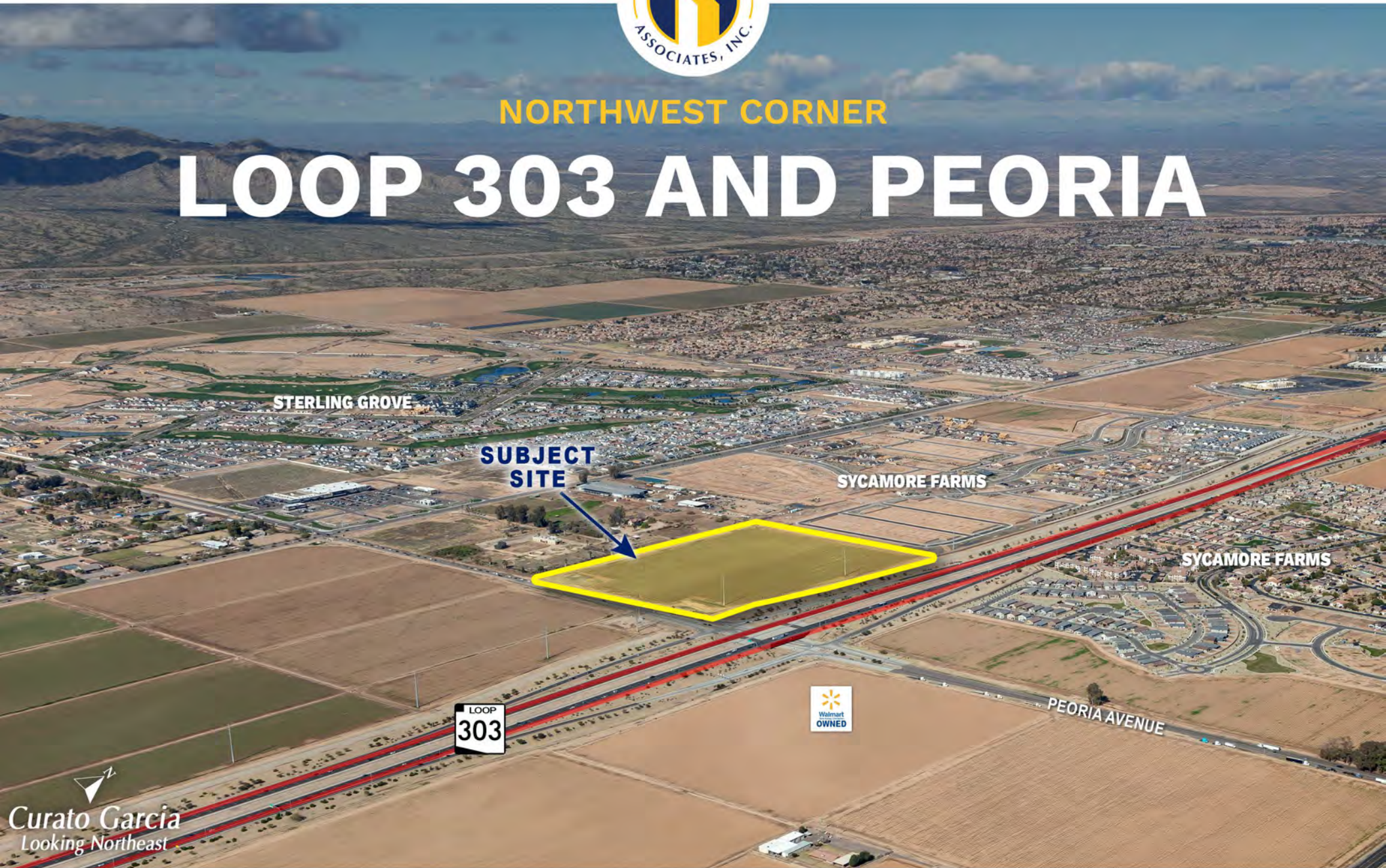




NORTHWEST CORNER

LOOP 303 AND PEORIA



Curato Garcia
Looking Northeast



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



NORTHWEST CORNER

LOOP 303 AND PEORIA

LOCATION

Located at the northeast corner of Loop 303 and Peoria Avenue in the City of Surprise, Arizona.

SIZE

±29.2 Total Net Acres (±1,124,339 SF)

- Parcel A: ±15.5 Net Acres (±561,980 SF)
- Parcel B: ±12.9 Net Acres (±562,359 SF)

ASSESSOR PARCEL NUMBERS

- Parcel A: 501-08-021, 022, 027A, 028A
- Parcel B: 501-08-023, 024D, 025D, 026A

ZONING

PAD | City of Surprise

- Parcel A: Institutional
- Parcel B: Mixed-Use

PRICE

\$13,492,068 (\$12/SF)

TERMS

Cash

PROPERTY TAXES

2023 Assessment: \$563.66

COMMENTS

Located right off the Loop 303, surrounded by master planned communities and near the fastest growing employment hub in West Phoenix Metro, this site offers tremendous development potential.



SYCAMORE FARMS PAD [Please click to view](#)

ALTA Surveys

Approved PAD

Sycamore Farms PAD, 4th Amendment

Mixed-Use Site, Gross Net Exhibit

City Council Item Report

Site Demographics

00 - FS19-787 - Sycamore Farms PADA - CC Staff Report - 050520

01 - FS19-787 - Sycamore Farms PADA - Case Map - 050520

02 - FS19-787 - Sycamore Farms PADA - Vicinity - 050520

03 - FS19-787 - Sycamore Farms PADA - Project Narrative - 050520

04 - FS19-787 - Sycamore Farms PADA - Citizen Participation (Redacted Info) - 050520

05 - FS19-787 - Sycamore Farms PADA - Luke Letter - 050520

06 - FS19-787 - Sycamore Farms PADA - School Letter - 050520

Ord. 2020-13 Sycamore Farms PADA-final

PP - FS19-787 - Sycamore Farms PADA - CC PowerPoint - 050520

INSTITUTIONAL PARCEL USES

- Public facilities for use by Governmental agencies excluding screened outdoor storage or other similar uses that are not located within enclosed buildings.
- Quasi-public facilities for use by civic or non-profit.
- Organizations Public or Private College, University, post-secondary Trade School Hospital, Out-Patient Care, Medical Offices
- Medical research, laboratories Public or private museums
- Public or Private Theatre or Concert Hall with live entertainment or other similar uses as approved by the City of Surprise.
- All uses shall be conducted indoors except for patios, balconies, plazas, recreation fields for schools, and parking and loading/unloading areas.
- Other public or quasi-public facilities as approved by the City of Surprise Public civic center, meeting rooms, or conference center.

* Assuming 80 percent net acreage at .25 FAR



SURPRISE QUICK FACTS



POPULATION

2023 population: **160,273**
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

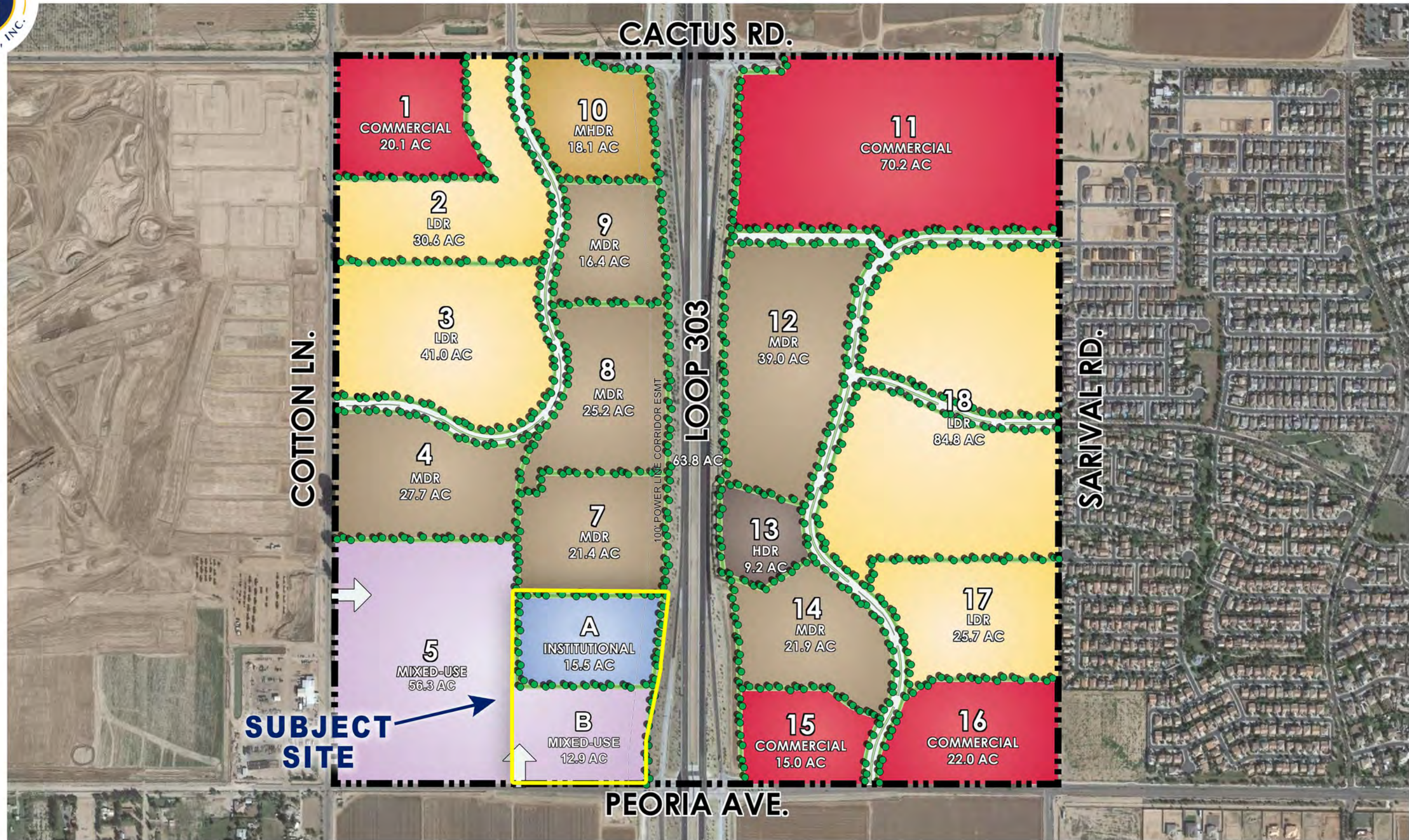
- Runs **7 miles** through Surprise City Limits
- Efficient **Transportation Routes**
- New Micro-Hospital, **Abrazo Surprise**
- Connectivity to **California**
- Connects to **I-17 and I-10**
- Many new surrounding developments in **industrial, retail, manufacturing, home building, distribution, data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



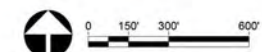


LOT 18002272 SYCAMORE FARMS SUB-PLANNING CADZ CONCEPTUAL DESIGN RW 2772 LOTTING PLAN CONCEPT 2019-10-09 RW

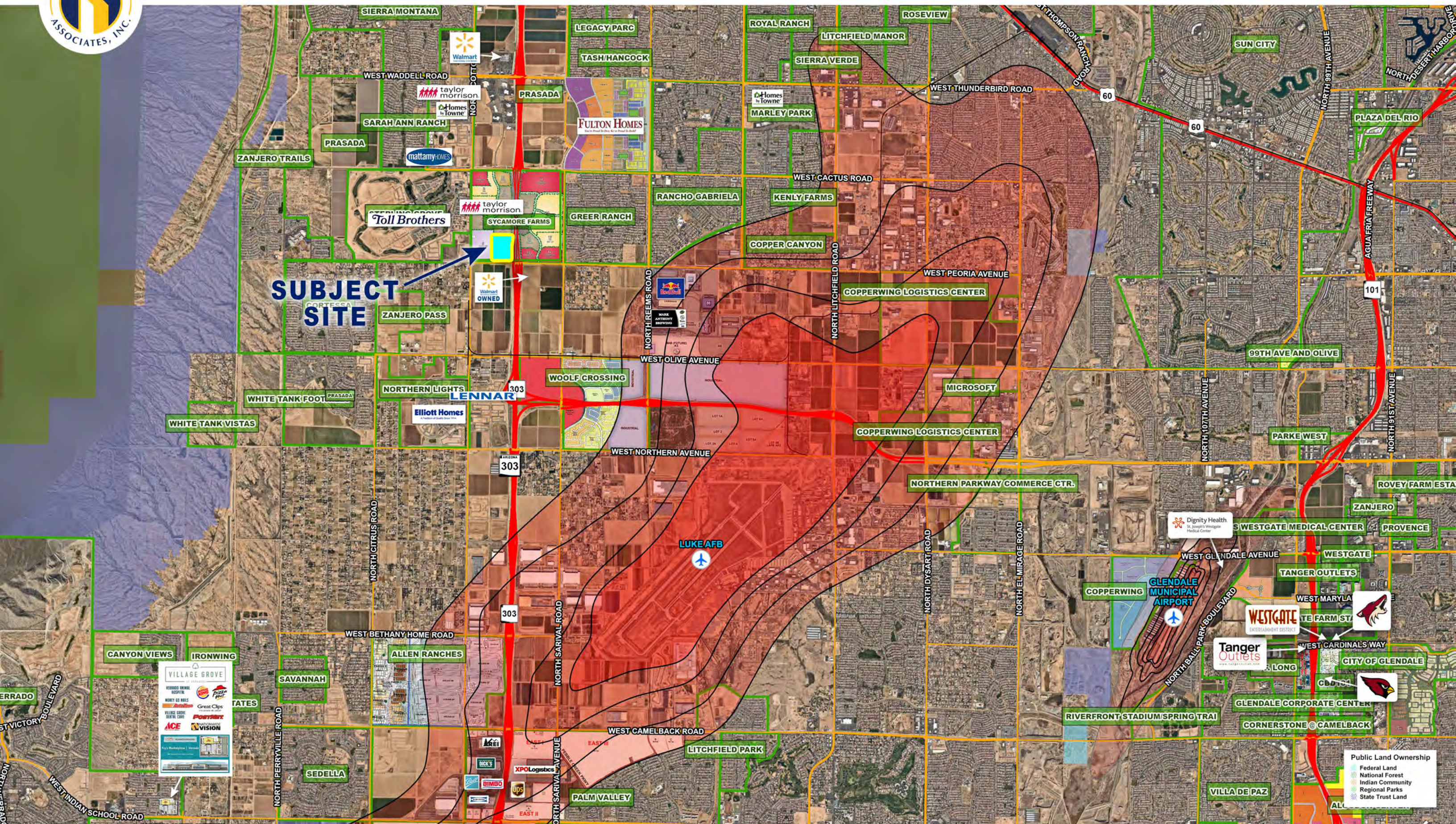


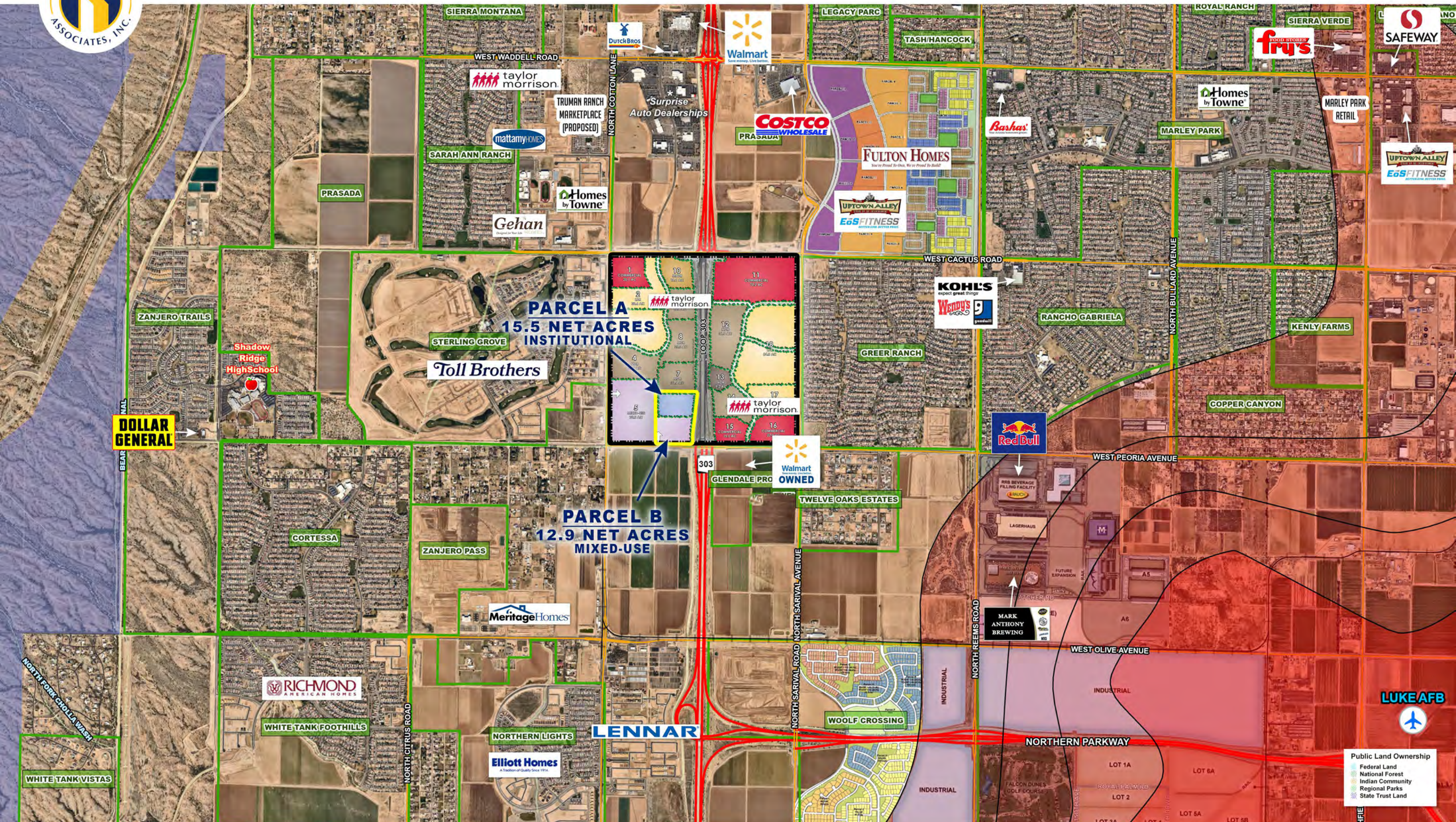
SYCAMORE FARMS • CONCEPTUAL PLAN

📍 SURPRISE, AZ
📅 2019-10-09
19002272
👤 TAYLOR MORRISON



Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

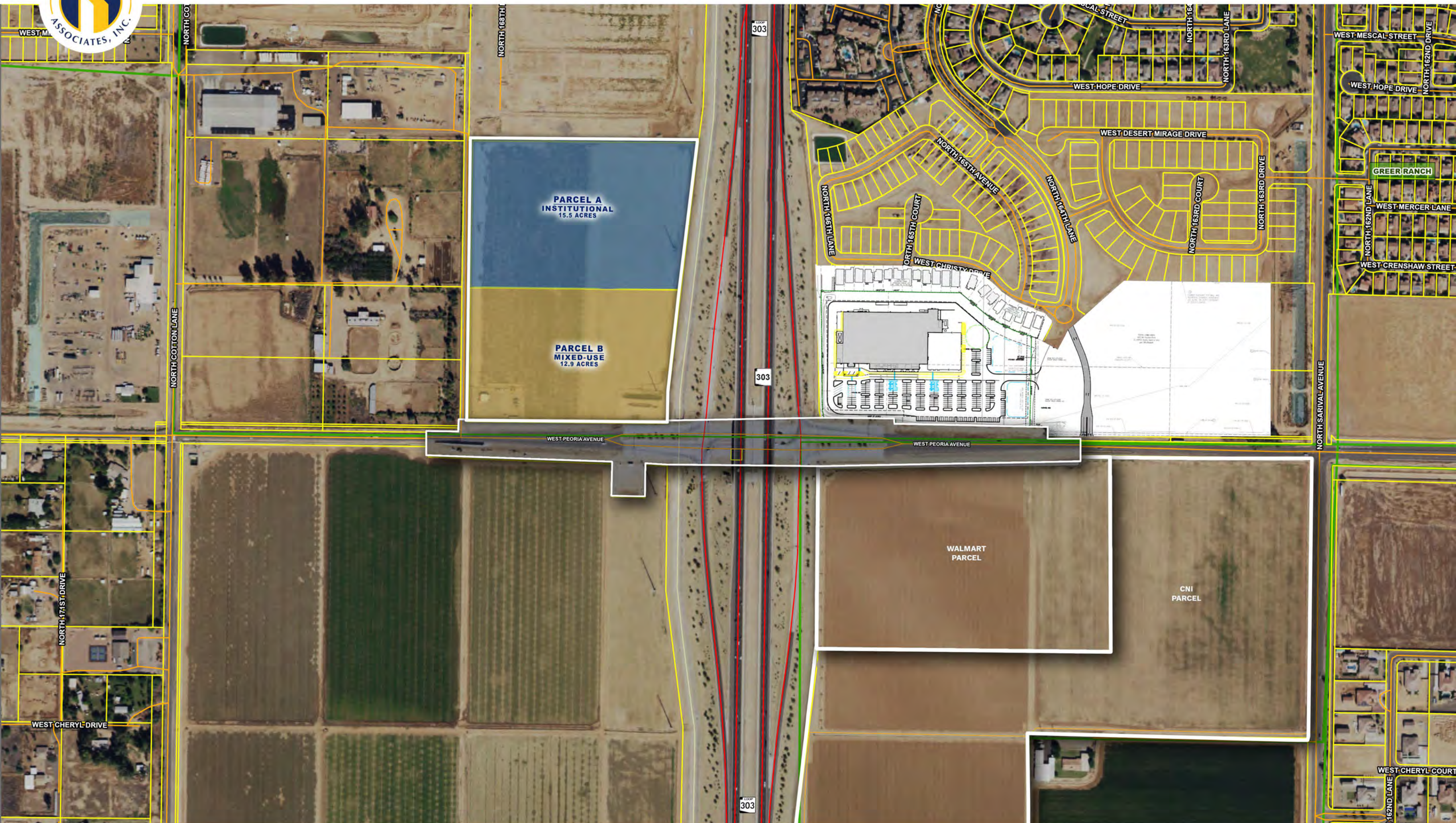


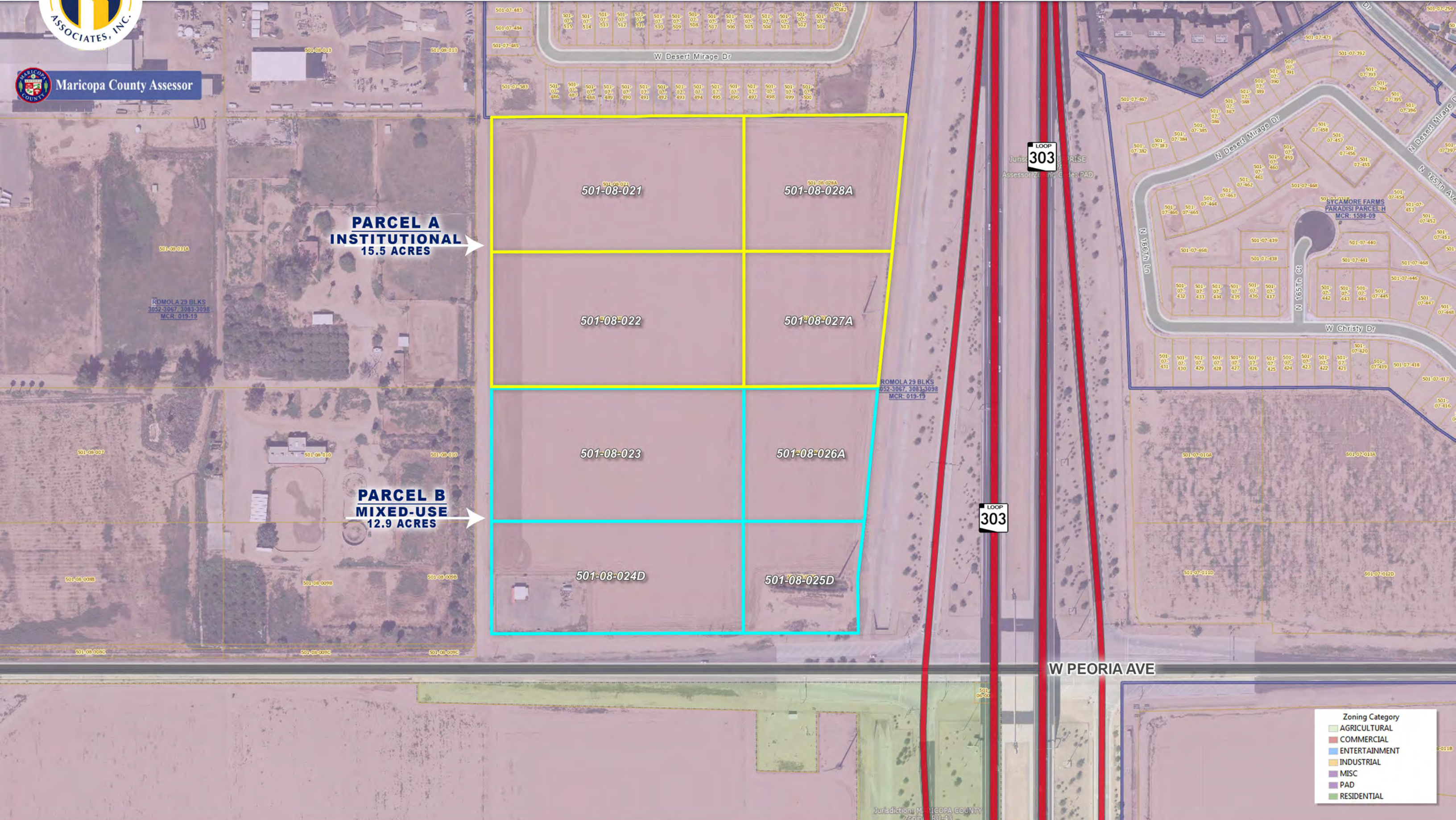




TODD PHOTOGRAPHIC
PHOTOGRAPHY DATE: 02-03-2024







PARCEL A
INSTITUTIONAL
15.5 ACRES

PARCEL B
MIXED-USE
12.9 ACRES

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

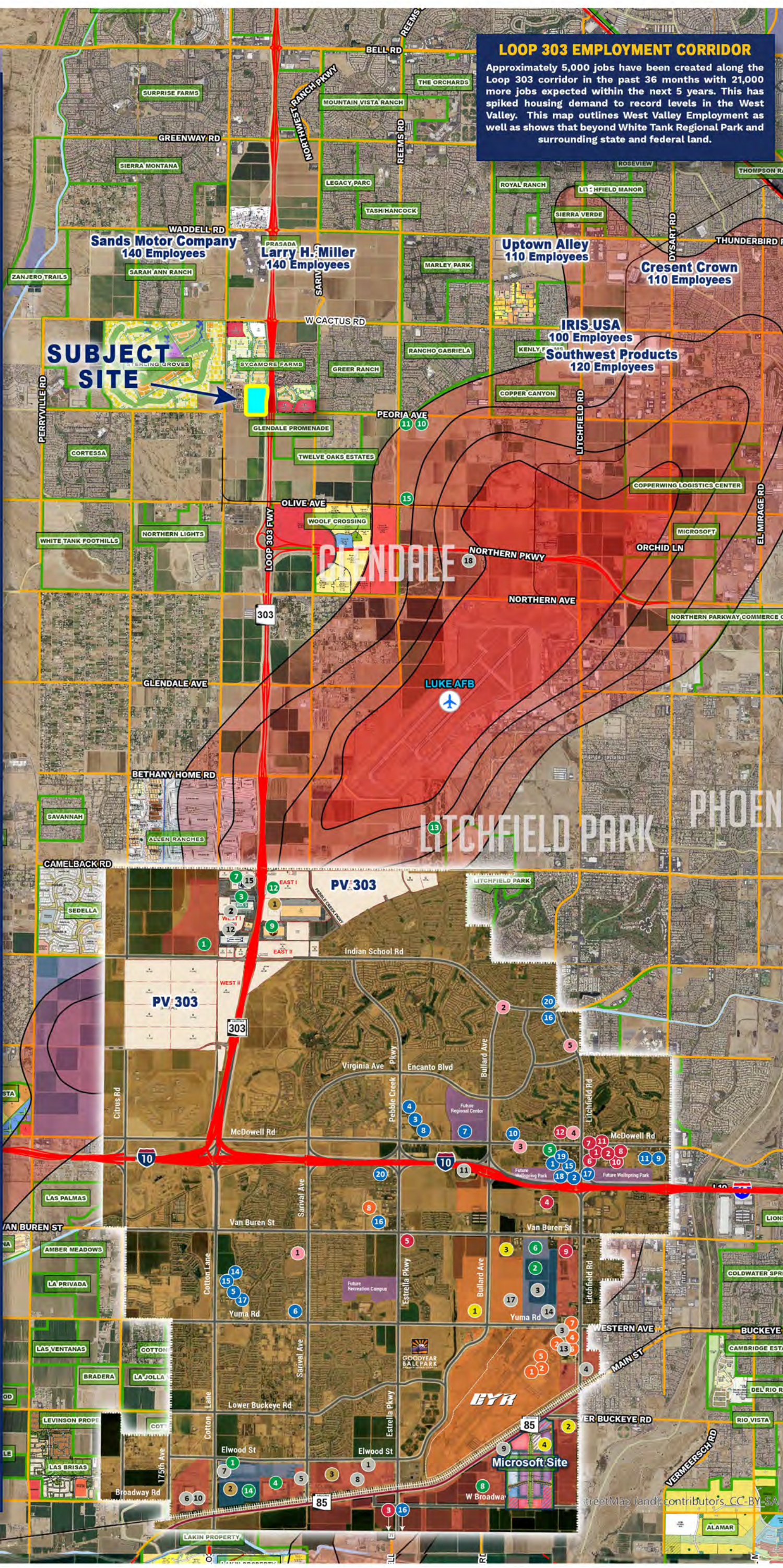
LOOP 303 EMPLOYMENT CORRIDOR
 Approximately 5,000 jobs have been created along the Loop 303 corridor in the past 36 months with 21,000 more jobs expected within the next 5 years. This has spiked housing demand to record levels in the West Valley. This map outlines West Valley Employment as well as shows 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. Gorbel (75 Employees)
 14. Quetico (300 Employees)
 15. HD Supply
 16. Andersen Corporation (415 Employees)
 17. Amazon Robotics Facility (1,000 Employees)
 18. Nestle
- 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 x2 (4,538 Employees)
 2. Chewy.com (700 Employees)
 3. Dick's Sporting Goods (259 Employees)
 4. Macy's/Bloomingtondale'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
 15. Mark Anthony Brewing Inc.
- Data Centers**
 1. Compass Datacenters
 2. Stream Data Centers
 3. Vantage Data Centers
 4. Microsoft Data Centers

Map Legend

GYR
 Union Pacific Railroad
 Phoenix-Goodyear Airport
 City of Goodyear Boundary
 Military Reuse Zone

Employment Development Areas
 Airport Corridor
 Industrial Corridor
 Magnet FTZ Sites



All information contained herein is from sources deemed reliable, but not guaranteed. All figures and measurements are approximate. Offer subject to prior sale, price change, correction or withdrawal.