



**PROPERTY DIMENSIONS**  
REAL ESTATE GROUP INC.

**DYSART ROAD AND ELM STREET**

# SURPRISE HERITAGE

60

GRAND AVE

BELL RD

DYSART RD

ELM ST

**SUBJECT SITE**

Surprise Heritage  
Looking West

PHONE 480.367.0700 / FAX 480.367.8341  
www.NathanLandAZ.com

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





**PROPERTY DIMENSIONS**  
REAL ESTATE GROUP

FOR MORE INFORMATION, CONTACT:  
NATE NATHAN / nate@nathanlandaz.com  
SEAN GILLESPIE / sean@nathanlandaz.com

## DYSART ROAD AND ELM STREET

# SURPRISE HERITAGE

### LOCATION

Located 1 block south of Bell Road, east of Grand Avenue at Dysart Road (.7 Miles from the intersection of Bell Road and Grand Avenue) in the City of Surprise, Arizona.

### SIZE

±9.55 Acres (416,193.43 SF)

### ZONING

SHD-CO | *Surprise Heritage District-Commercial and/or Multi-Family Use*  
Final site plan approval expected January 2023.

### DENSITY

12.57 DU/Acre with an approved site plan for 120 Dwelling Units, Expires 9-17-21  
(See second plan, Option E in due diligence - *not approved*)

### PRICE

\$6,000,000

### TERMS

Cash

### COMMENTS

Site lies in an opportunity zone, as well as DDA and QCT incentive areas. New residential development will receive 100% waiver of Impact Fees Commercial use may qualify for waivers of Impact Fees, as well as costs of Building Plan Review and Building Permit.

### ASSESSOR PARCEL NUMBER

501-18-559

### PROPERTY TAXES

2021 Assessment: \$15,326.58

### DUE DILIGENCE

[Please click to view](#)

- Surprise SHD Zoning Ordinance
- 2007 Survey
- Option E Site Plans
- Elevations and Floor Plans



## 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

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*

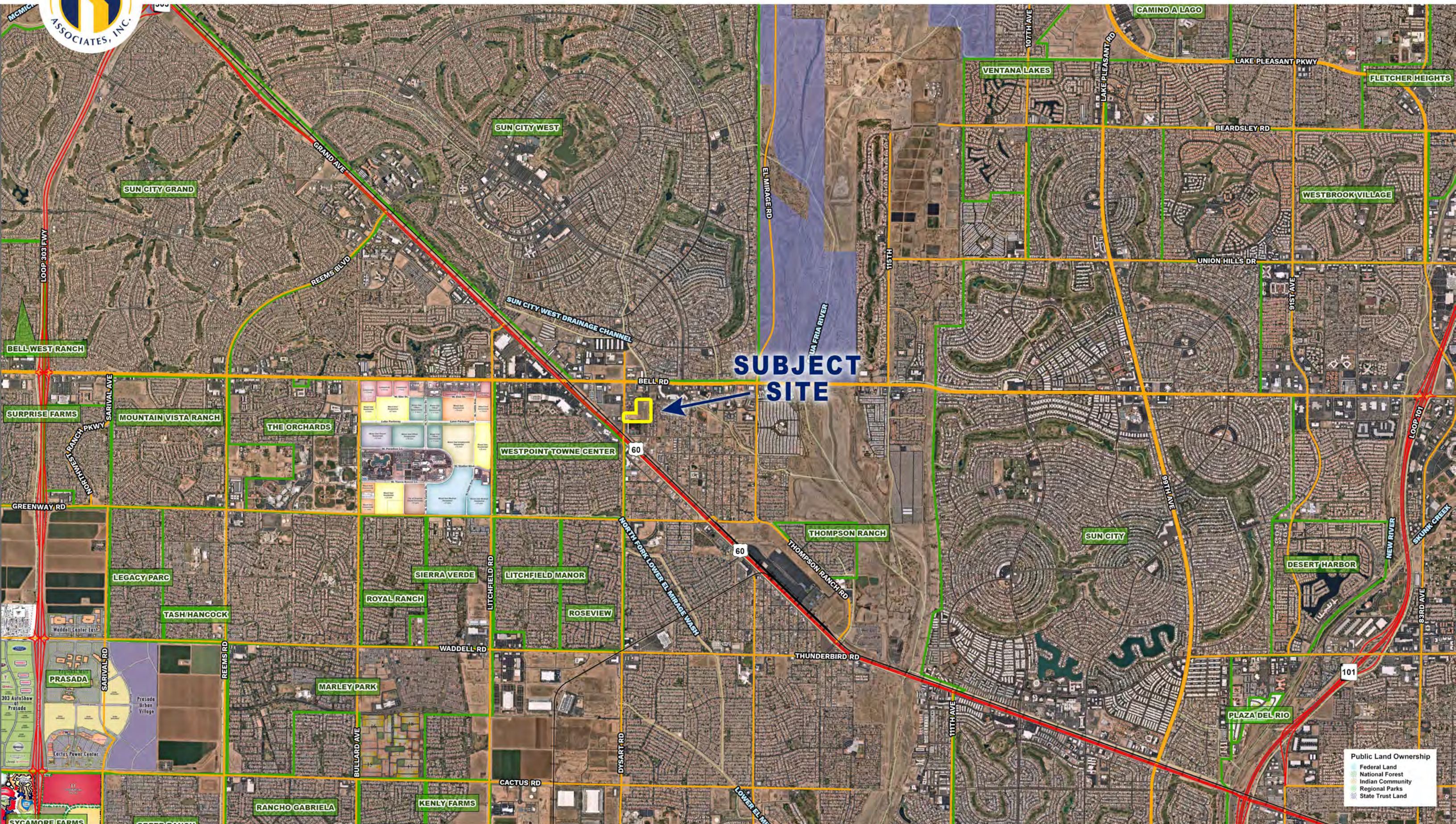


### EDUCATION

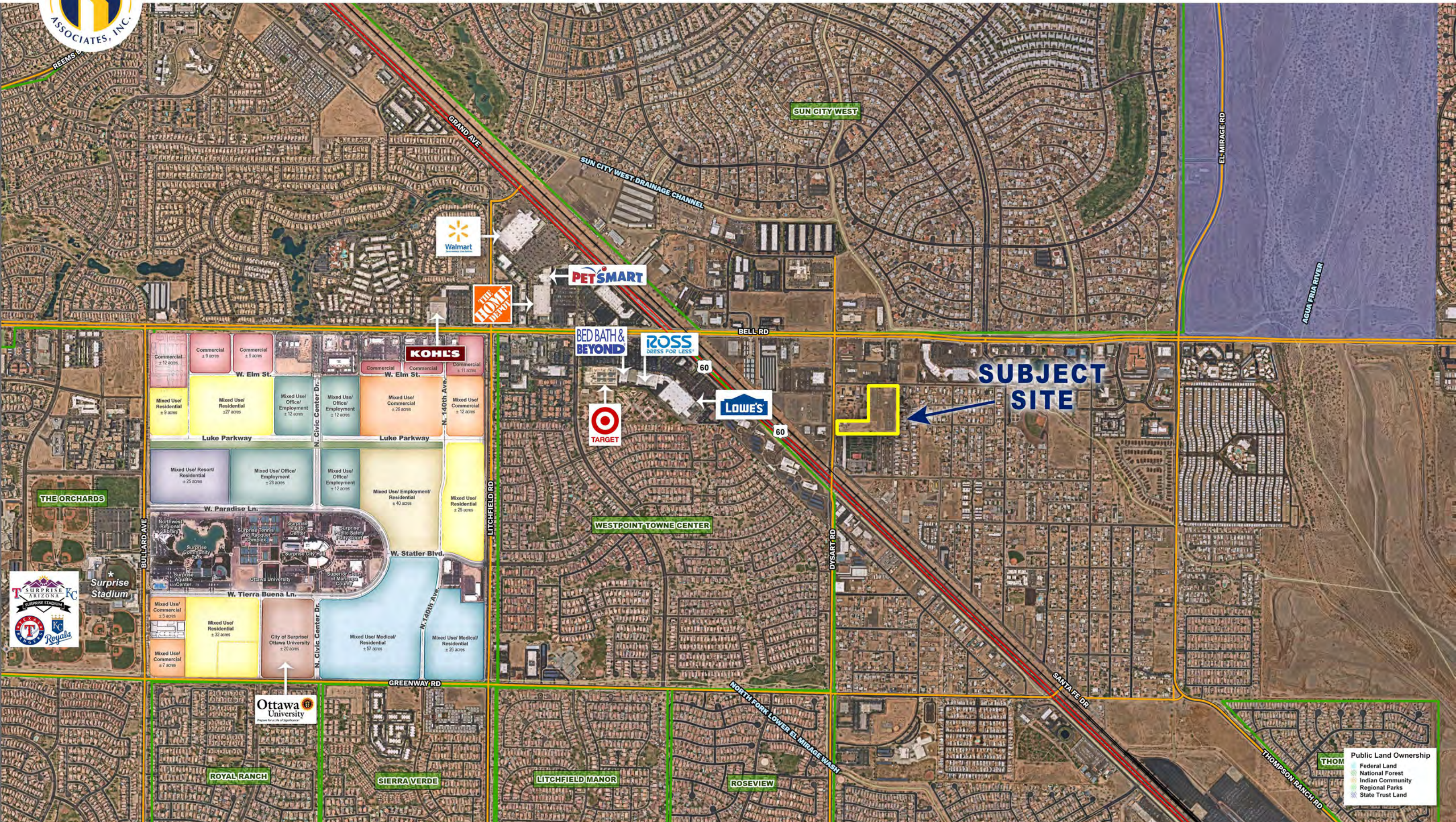
Grand Canyon University **20,500**  
Estrella Mountain Community College **15,000**  
Ottawa University **1,000**  
West-MEC Career & Tech Education Center **1,678**  
The SouthWest Skill Center **100**



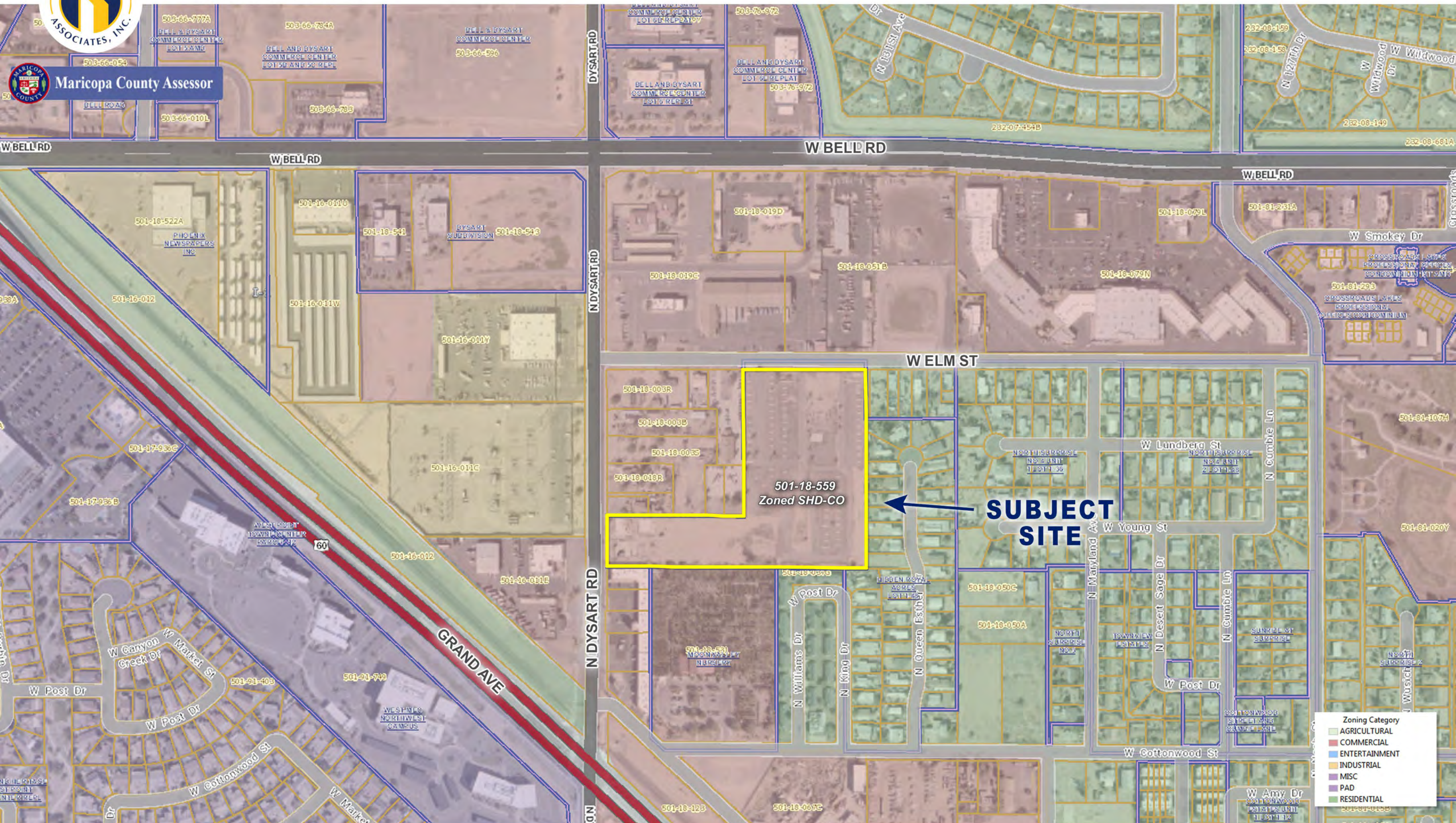












Maricopa County Assessor

501-18-559  
Zoned SHD-CO

**SUBJECT  
SITE**





**SITE PLAN**  
**HERITAGE ON DYSART**  
SURPRISE, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST  
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,  
SURPRISE ARIZONA

**OWNER/DEVELOPER**

VIRTUA SURPRISE DYSART OWNER, LLC  
17470 N PACESETTER WAY  
SCOTTSDALE, AZ 85255  
PHONE: (480) 999-4821  
CONTACT: JEREMY HALL  
EMAIL: Jeremy@virtuapartners.com

**ENGINEER**

LAND DEVELOPMENT ENGINEERING  
3420 EAST SHEA BLVD SUITE 156  
PHOENIX, AZ 85028  
PHONE: (602) 396-5700  
CONTACT: JONATHAN STANDEL, P.E.  
EMAIL: JStandel@LDaz.com

**ARCHITECT**

BOB DESIGN  
9105 E DEL CAMINO DRIVE  
SUITE 105  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 428-4306

**LAND USE INFORMATION**

ZONING: 9HD-CO  
SITE AREA: 416193.43 SF - 9.55 AC  
TOWNHOME/CONDOS: TWO STORY  
120 UNITS  
DENSITY: 12.57 UNITS / ACRE  
SITE AREA COVERAGE SUMMARY:  
BUILDINGS 118,136.97 SF  
PAVING 119,808.65 SF  
LANDSCAPE / OPEN SPACE 178,147.80 SF,  
42.8%  
(INCLUDES SIDEWALKS & POOL AREA)  
BUILDING CODE 2012 IRC CITY OF SURPRISE  
AMENDMENTS TOWNHOUSES PER SECTION 302.2 -  
NO FIRE SPRINKLERS

PARKING: 2.5 SPACES/UNIT: 2.5x120 = 300  
PROVIDED SINGLE GARAGE SPACES: =36  
PROVIDED DOUBLE GARAGE SPACES: =168  
PROVIDED VISITOR PARKING SPACES: =96  
TOTAL PARKING SPACES PROVIDED: 204+96=300  
ACCESSIBLE PARKING SPACES: =8  
STANDARD PARKING SPACES: =88  
BICYCLE RACK: 5 DUAL RACKS: =10 BICYCLES

UNIT	MAIN FLOOR LIVING	UPPER FLOOR LIVING	TOTAL LIVING	GARAGE	PORCH
UNIT A (20 UNITS)	501	962	1564	427	86
UNIT B (64 UNITS)	497	859	1356	427	99
UNIT C (36 UNITS)	485	311	796	205	35

COMMUNITY NUMBER	PANEL #	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEV
COS 040053	1240	L	APRIL 15, 1988	ZONE X	N/A

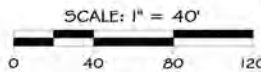
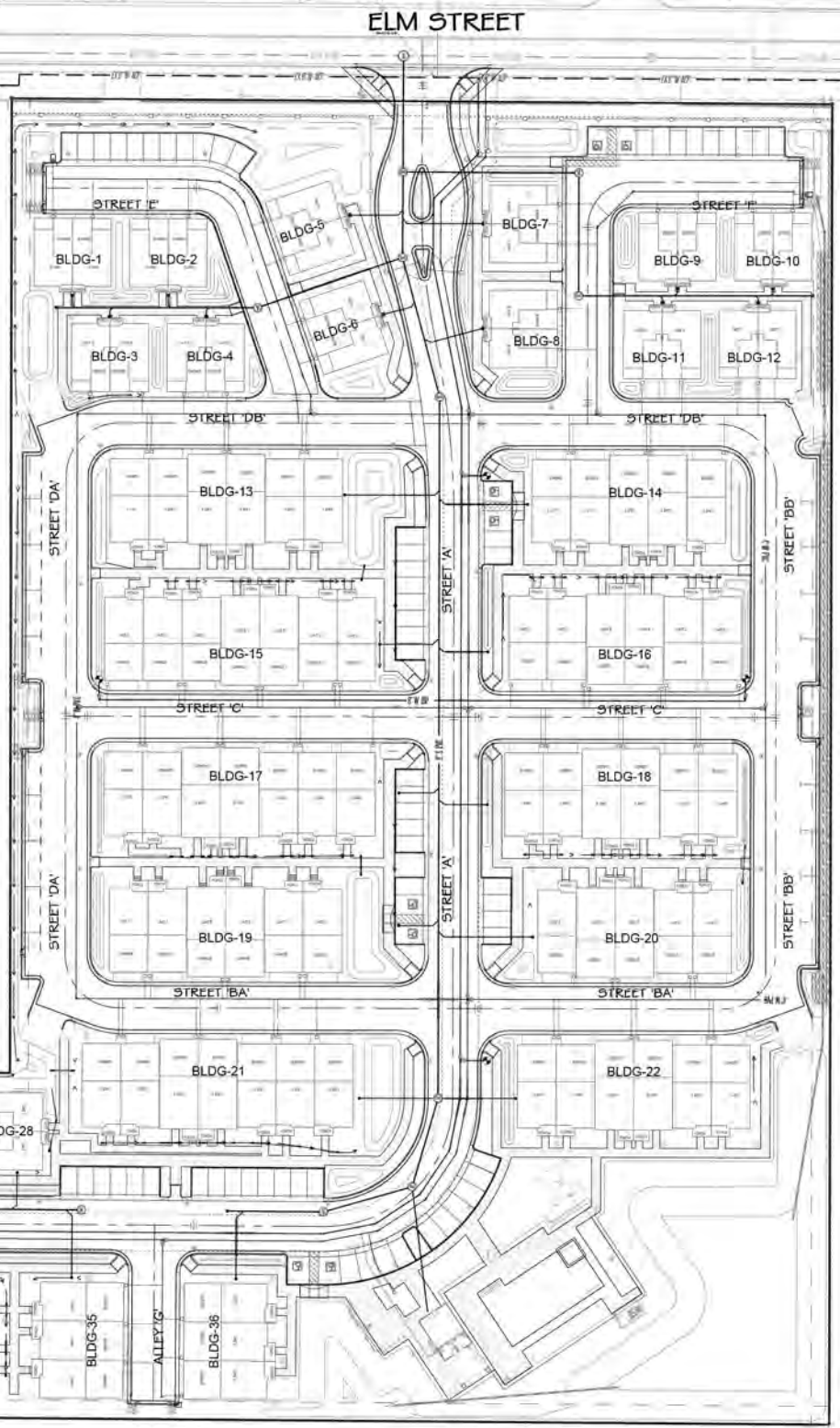
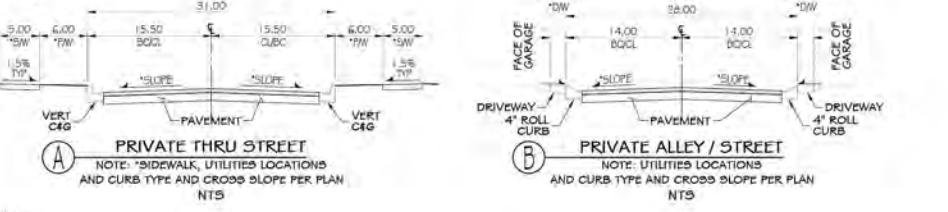
ALL FLOOD ZONES ARE SHOWN IN THIS PLAN SET

**BASIS OF BEARING**

THE WEST LINE (EAST RIGHT-OF-WAY LINE) OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN AS SHOWN ON THE "HERITAGE ON DYSART FINAL PLAN" RECORDED IN BOOK 1482, PAGE 21, MCR SAID LINE BEARS N00°04'27"E (GROUND CONTROL).

**BENCHMARK**

THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF SURPRISE BRASS CAP FLUSH AT THE INTERSECTION OF COTTONWOOD STREET AND NORTH STREET 91416193.43. COORDINATES (WGS 84) ARE: 83°37'57.58"W AND 112°20'00.34"W. HAVING AN ELEVATION OF 1176.02, NAVD83 DATUM, PER CITY OF SURPRISE BENCHMARKS.



- LEGEND**
- FOUND MONUMENT & PROPERTY LINE
  - PUE, PUBLIC UTILITIES EASEMENT
  - BSL, BUILDING SETBACK LINE
  - CENTER LINE
  - SIDEWALK RAMP
  - VERTICAL CURB & GUTTER
  - ROLL CURB & GUTTER
  - SINGLE CURB & GUTTER
  - SEWER LINE
  - SEWER MANHOLE
  - WATER LINES
  - SIGHT DISTANCE LINE
  - WATER VALVE
  - CORP STOP
  - BACK FLOW PREVENT & METER
  - FIRE HYDRANT
  - TELEPHONE JUNCTION BOX
  - POWER POLE
  - EXISTING OVERHEAD ELECTRIC LINE
  - STREET SIGN
  - UNIT NUMBER
  - UNIT TYPE
  - STREET / SITE LIGHTS
  - RETENTION BASIN ID
  - No. OF REGULAR & ADA PARKING SPACES
  - EXISTING WALL
  - EXISTING FENCE
  - STORMDRAIN PIPE / CATCH BASIN
  - CL - CENTER LINE
  - C&G - CURB AND GUTTER
  - BC - BACK OF CURB
  - DW - DRIVEWAY
  - SW - SIDEWALK
  - PW - PARKWAY
  - PUE - PUBLIC UTILITY EASEMENT
  - PH - FIRE HYDRANT
  - ENCL - ENCLOSURE
  - TYP - TYPICAL

Land Development  
Engineering, LLC  
3420 East Shea Blvd, Suite 156  
Phoenix, Arizona 85028  
Office: 602.396.5700  
www.LDEaz.com

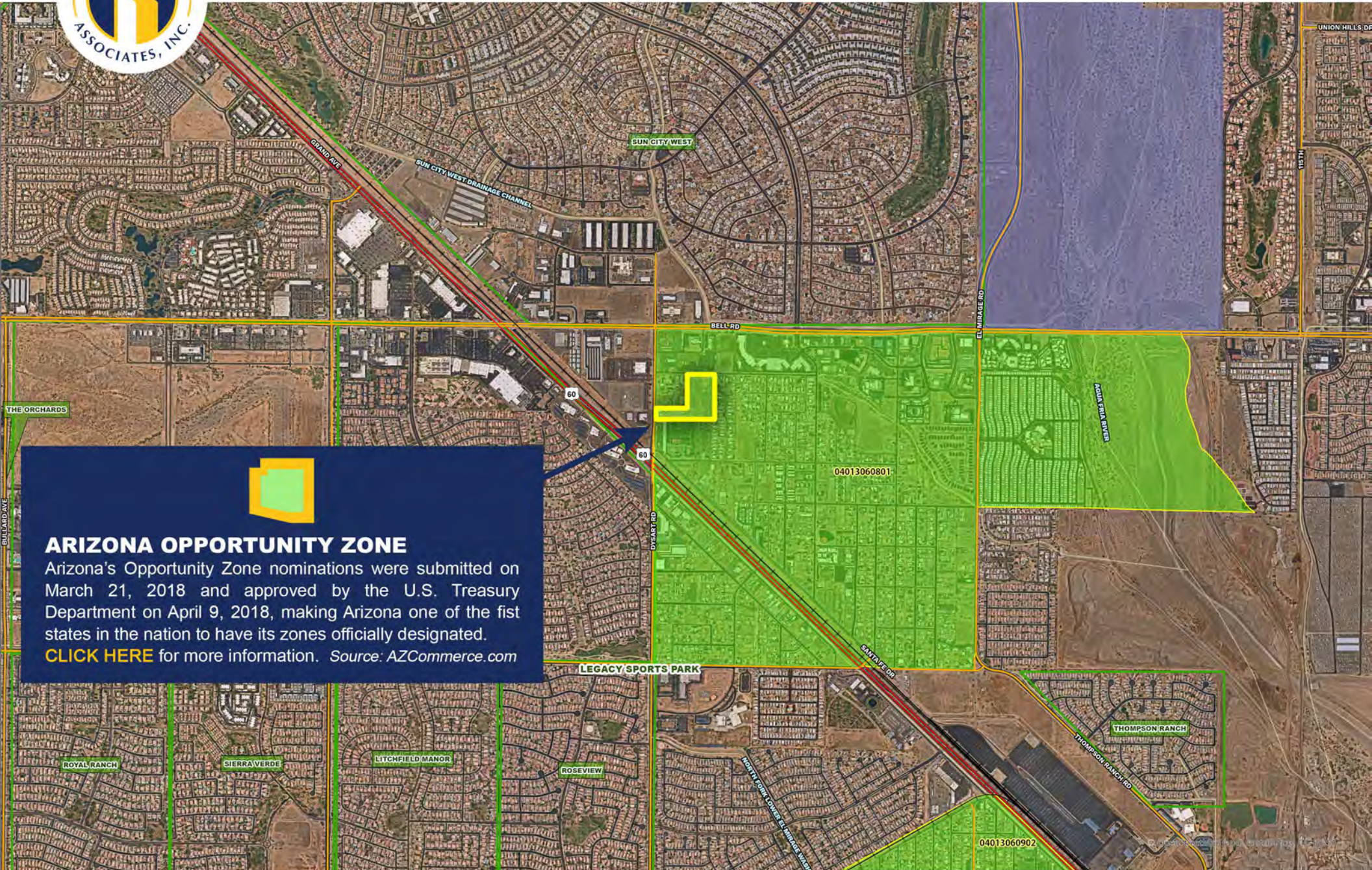



**HERITAGE ON DYSART**  
SURPRISE, ARIZONA  
WEST ELM STREET & NORTH DYSART ROAD  
SITE PLAN

**NOT APPROVED FOR CONSTRUCTION OR RECORDING**

DATE: 02/07/2022  
PROJECT: 19VPT500  
FILE: 22VPT500\_SitePlan  
SCALE: 1" = 40'  
SHEET: 1  
OF: 1







**ARIZONA OPPORTUNITY ZONE**  
 Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.  
[CLICK HERE](#) for more information. Source: AZCommerce.com