



**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



**PROPERTY DIMENSIONS**  
REAL ESTATE GROUP

FOR MORE INFORMATION, CONTACT:  
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## 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

±10.06 Acres (138,213.6 SF)

### ZONING

SHD-CO | City of Surprise  
(Surprise Heritage District-Commercial and/or Multi-Family Use)

### DENSITY

12 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

\$12 per Square Foot (Total Price: \$5,258,563.20)

### 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

2020 Assessment: \$20,575.84

### DUE DILIGENCE

[Please click to view](#)

Surprise SHD Zoning Ordinance  
2007 Survey  
Option E Site 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**

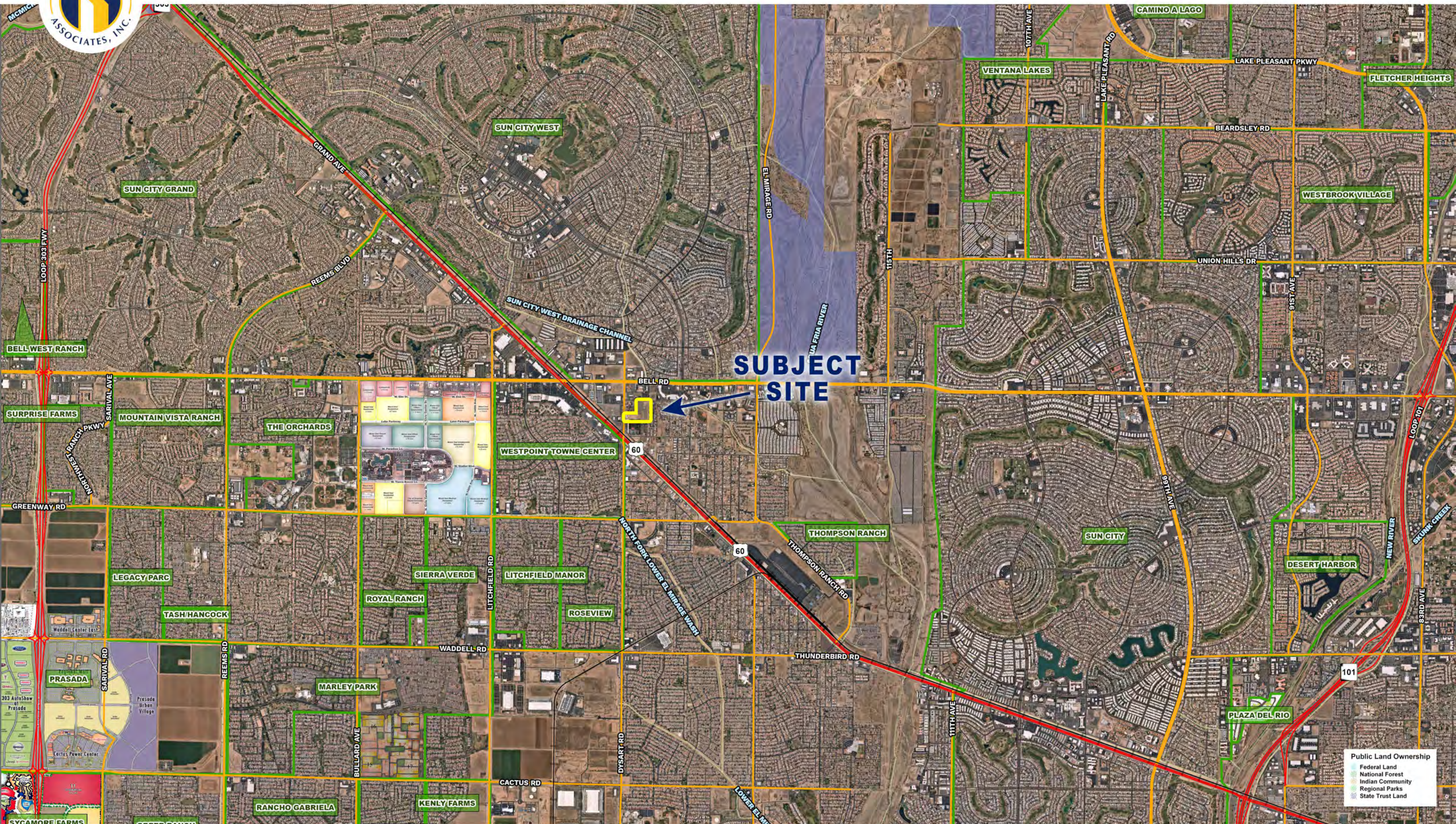
Source: *eloyaz.gov*

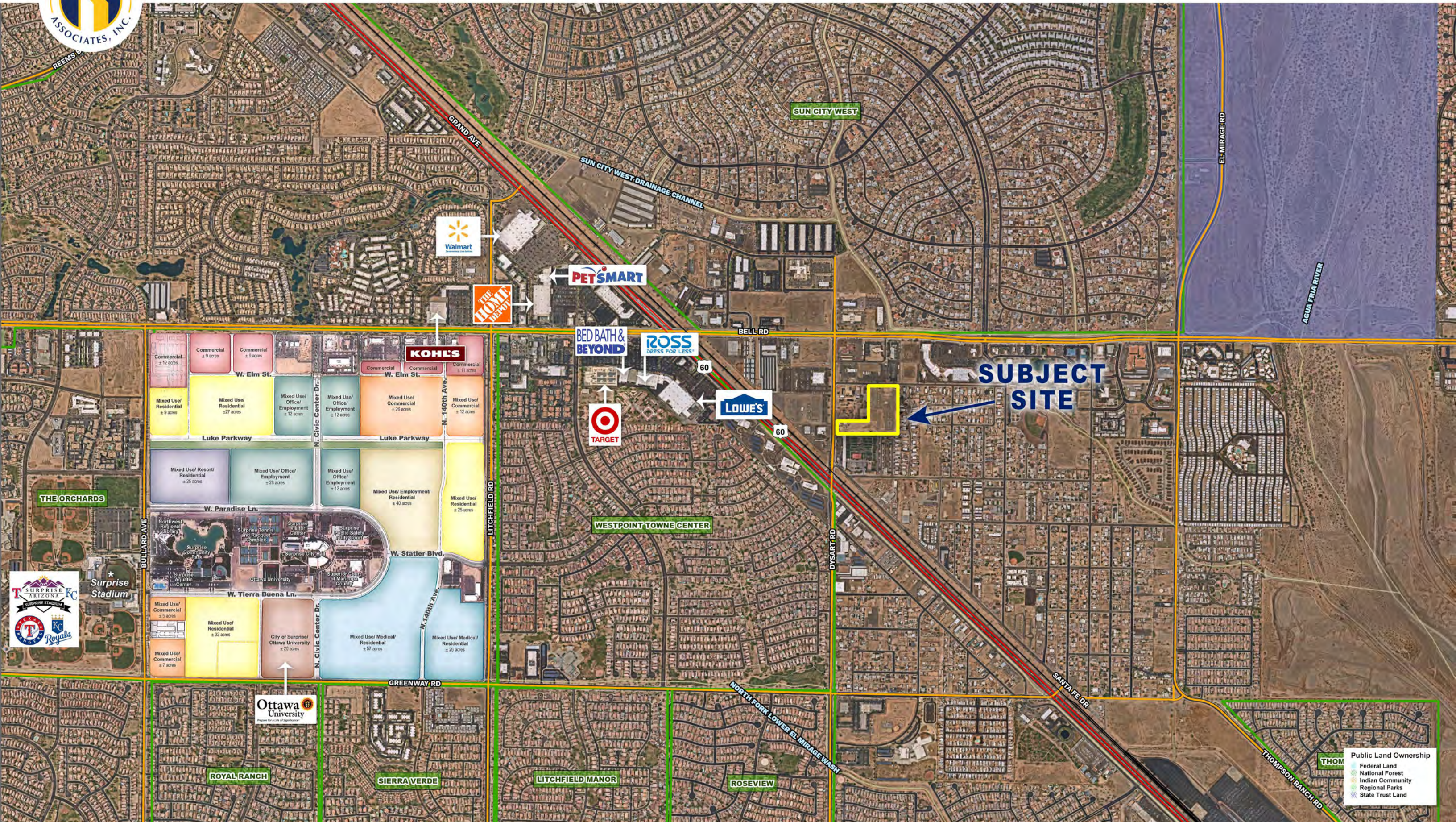


### EDUCATION

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**

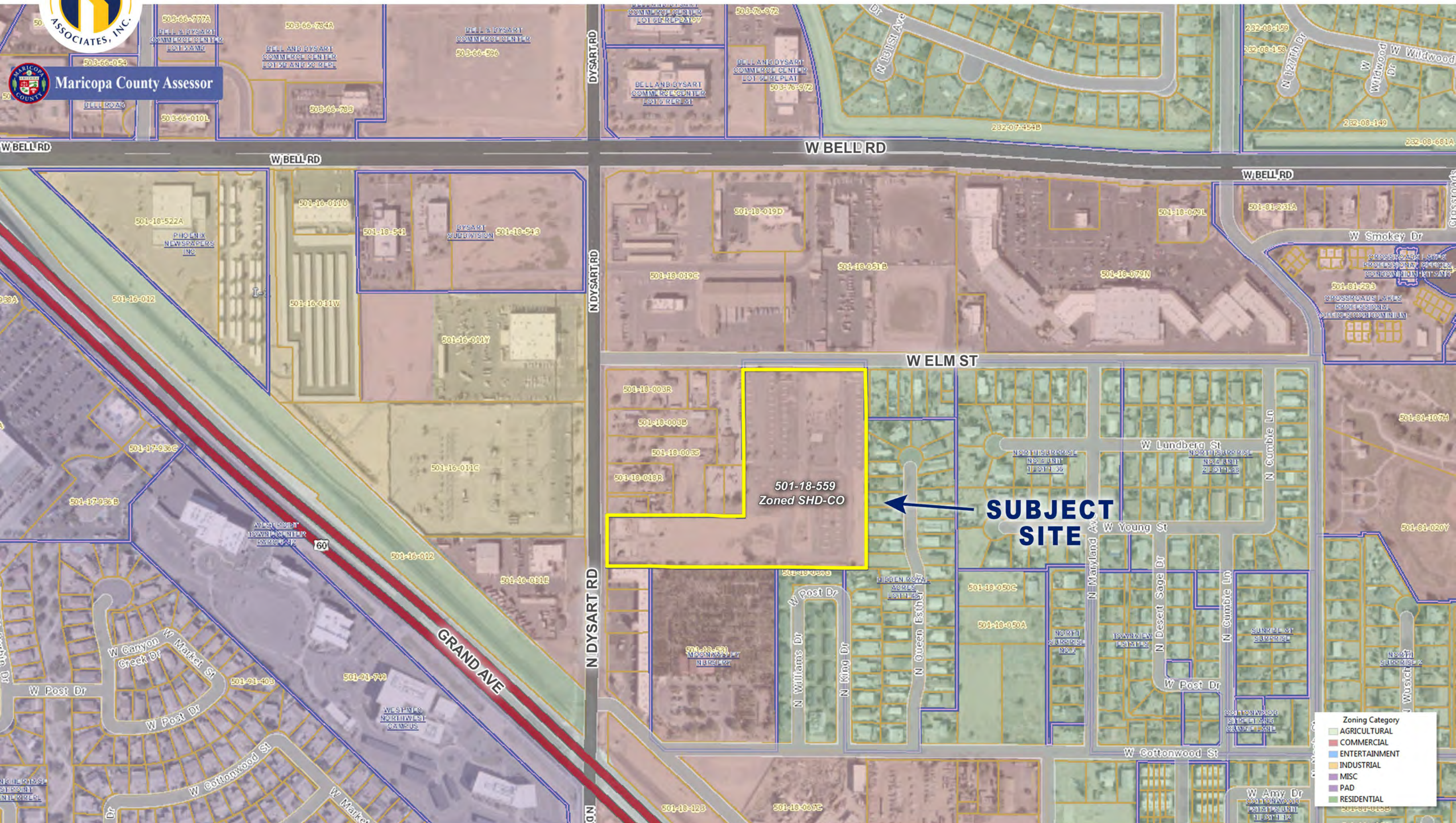








Maricopa County Assessor





PROJ. NO. QUYP  
DATE: 09/12/18  
DRAWN BY: FEW

LAND USE INFORMATION

OWNER: QUYP DEVELOPMENT SERVICES, LLC  
MR. NICK MONTAGUE  
7600 N. 15TH STREET, SUITE 150-19  
PHOENIX, ARIZONA 85020  
619 930 9086

LOCATION: SEC ELM STREET AND DYSART ROAD  
SURPRISE, AZ

ZONING: R-4

SITE AREA: 438,213 S.F.- 10.06 ACRES (GROSS)  
SITE AREA: 411,206 S.F.- 9.44 ACRES (NET)

TOWNHOMES/CONDOS - 2-STORY  
120 UNITS TOTAL

DENSITY = 12 UNITS/ACRE (GROSS)

A - TOWNHOUSE - 46 units  
1800 S.F. - 3 BR/2.5 BATH = SIDE ENTRY  
2 - CAR GARAGE - PRIVATE PATIO

B - TOWNHOUSE - 24 units  
1633 S.F. - 3 BR/2.5 BATH - ENTRY PATIO  
2 - CAR GARAGE - PRIVATE PATIO

C - TOWNHOUSE - 48 units  
1500 S.F. - 2 BR/2.5 BATH - ENTRY PATIO  
2 - CAR GARAGE - PRIVATE PATIO

QUYP DEVELOPMENT SERVICES, LLC  
HERITAGE DISTRICT SURPRISE, ARIZONA  
SURPRISE, ARIZONA



WOODS ASSOCIATES  
ARCHITECTS, LLC  
3319 E. McDOWELL RD.  
MESA, ARIZONA 85213  
(480) 962-7672

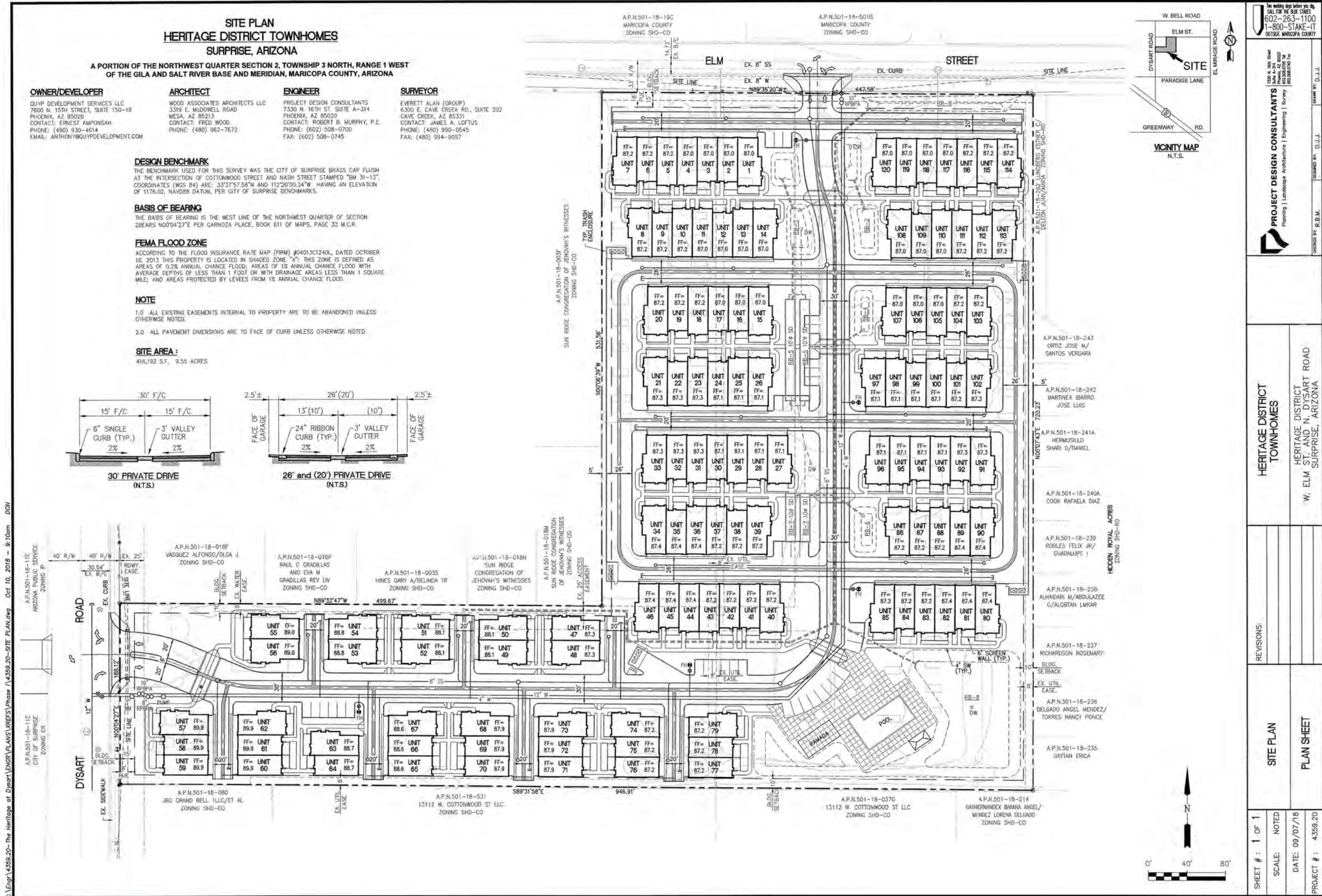
W. ELM STREET

NORTH DYSART ROAD

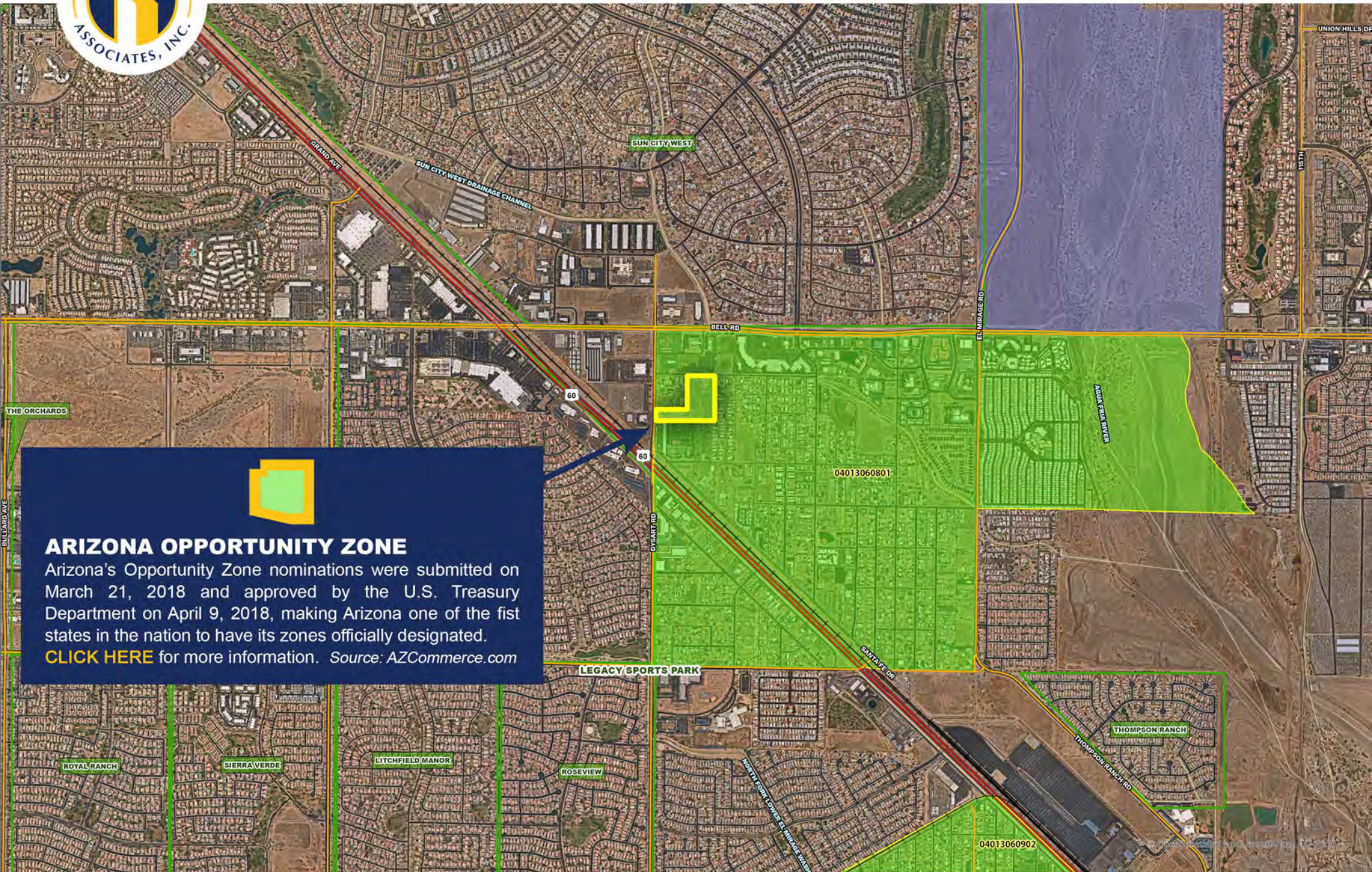



# HERITAGE ON DYSART TOWNHOMES SURPRISE, ARIZONA

QUYP DEVELOPMENT SERVICES, LLC  
N. DYSART ROAD & ELM STREET  
SURPRISE, ARIZONA







  
**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