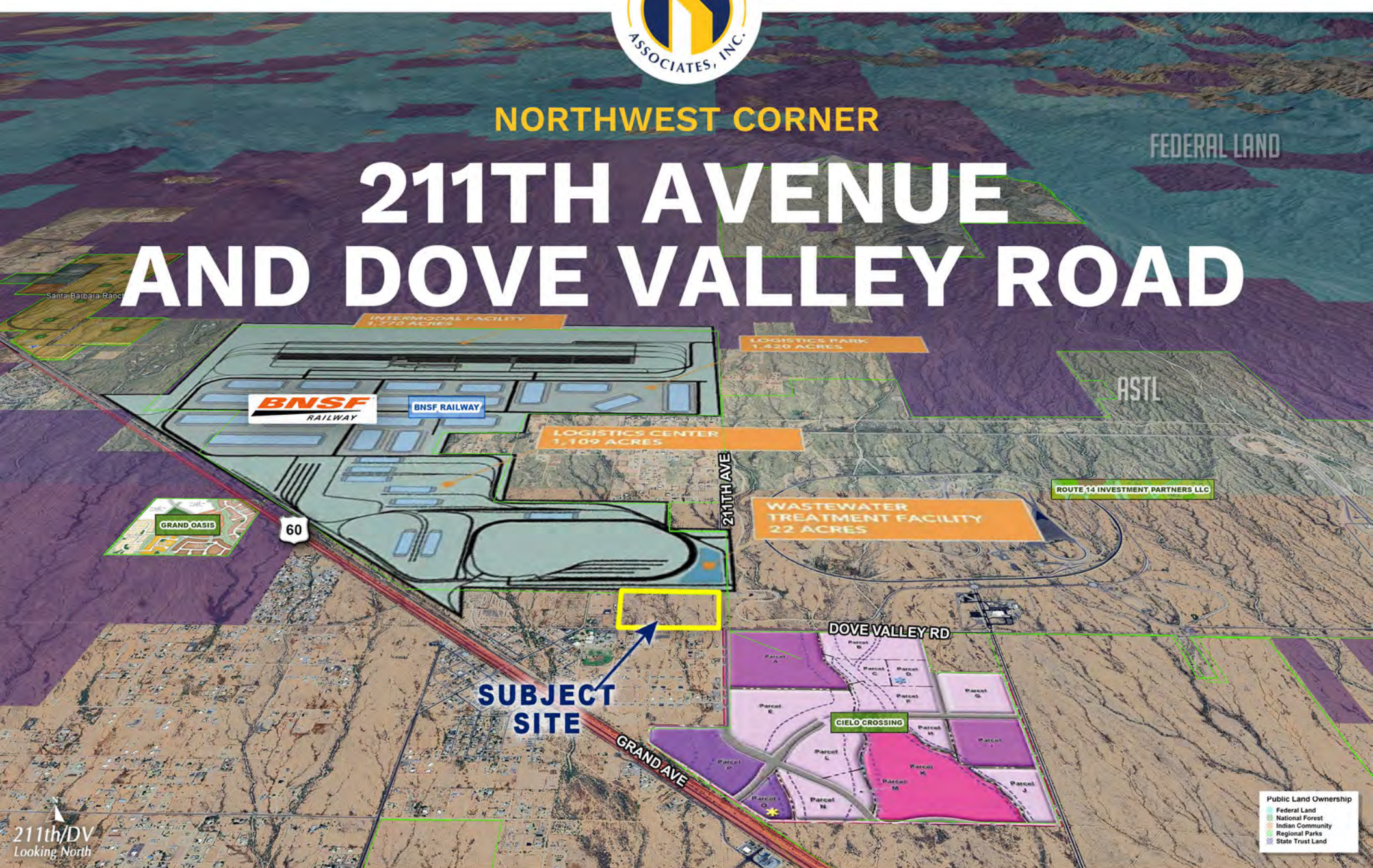




NORTHWEST CORNER

211TH AVENUE AND DOVE VALLEY ROAD



211th/DV
Looking North



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

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



FOR MORE INFORMATION, CONTACT:
NATE NATHAN / nate@nathanlandaz.com
MAX NATAHN / max@nathanlandaz.com

MARICOPA COUNTY, ARIZONA

211TH AVENUE AND DOVE VALLEY

LOCATION

The property is located at the northwest corner of 211th Avenue and Dove Valley Road in Maricopa County, Arizona.

SIZE

±56.98 Acres

PARCEL AVAILABILITY

503-17-017U and 503-17-435

ZONING

RU-43 | Maricopa County

**Maricopa County General Plan shows Industrial Zoning*

PRICE

Submit

TERMS

Cash

UTILITIES

Electricity: APS

Water: West End Water Company

Sewer: City of Surprise

Gas: Southwest Gas

COMMENTS

Site is located in Maricopa County within the rapidly growing Northwest Valley Submarket, and is surrounded by the master planned communities of Vistancia, Sunhaven, North Copper Canyon, Surprise Foothills and Asante.



NORTHWEST VALLEY QUICK FACTS



POPULATION

North Phoenix: **1,445,632**
Glendale: **249,630**
Peoria: **194,917**
Surprise: **149,191**



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 entire West Valley



OPPORTUNITY TRIANGLE

The Northwest Valley is a **rapidly developing area** that is ideal for future-ready industries and companies. Technology-focused companies such as TSMC, BNSF Railroad and Apple are **Growing, expanding and reshaping** the northwest valley **constant innovation**. Employers will find a **solid workforce** within a 30-minute commute shed near Loop 303 and Lake Pleasant Parkway.

Source: peoriaed.com



EDUCATION

Colleges and Universities serving the NW Valley:

- Arizona State University **74,878**
- Grand Canyon University **63,752**
- Glendale Community College **16,518**
- Rio Salado College **3,824**
- West-MEC Career & Tech Education Center **1,678**
- Ottawa University **972**
- The SouthWest Skill Center **100**



NORTHWEST VALLEY'S LARGEST EMPLOYERS

- Luke Air Force Base **5,100**
- Banner Thunderbird Health System **3,000**
- USAA **2,900**
- Peoria Unified School District **2,711**
- Dysart Unified School District **1,800**
- Cigna Healthcare of Arizona Inc. **1,626**



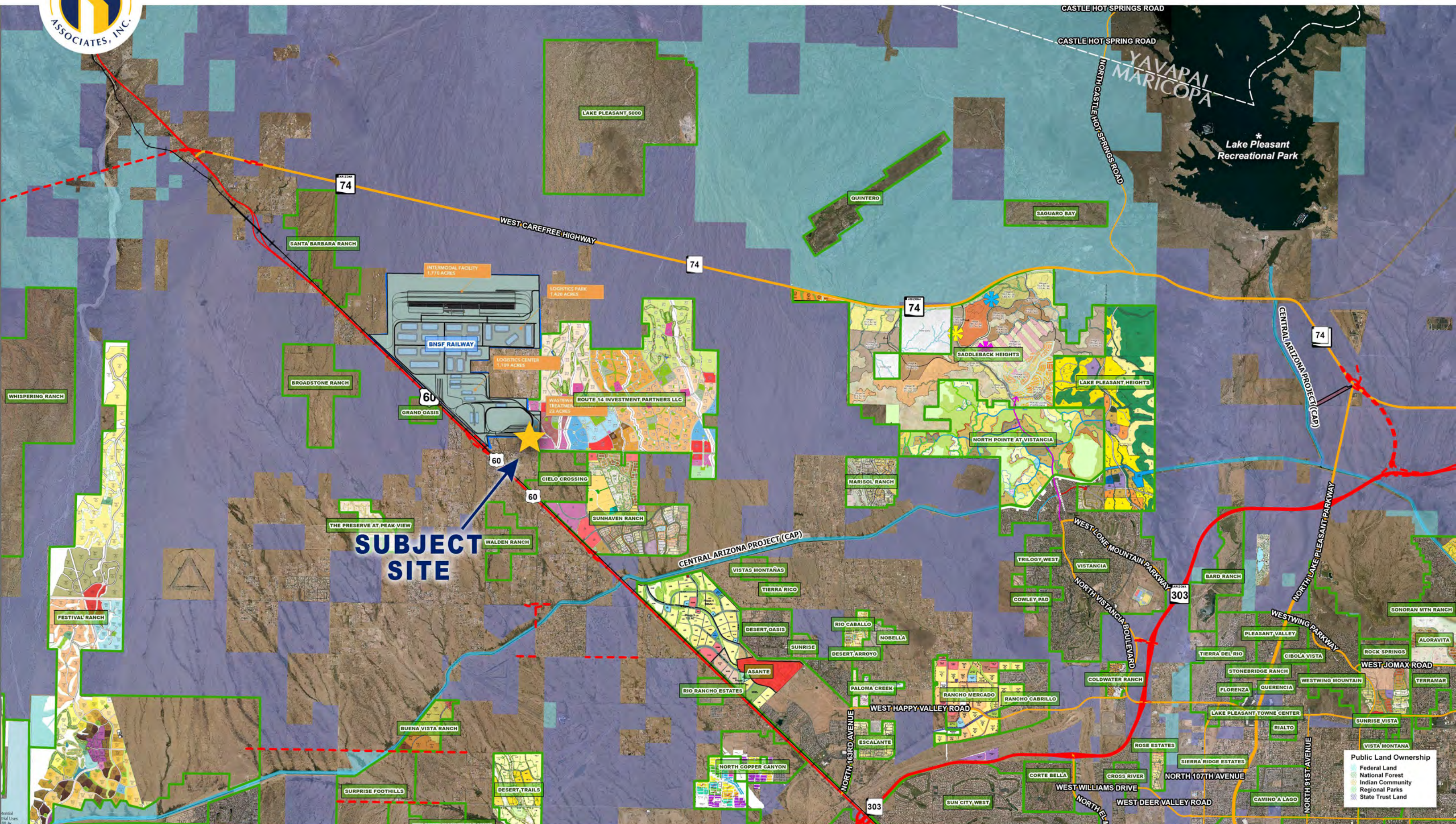
ATTRACTIONS

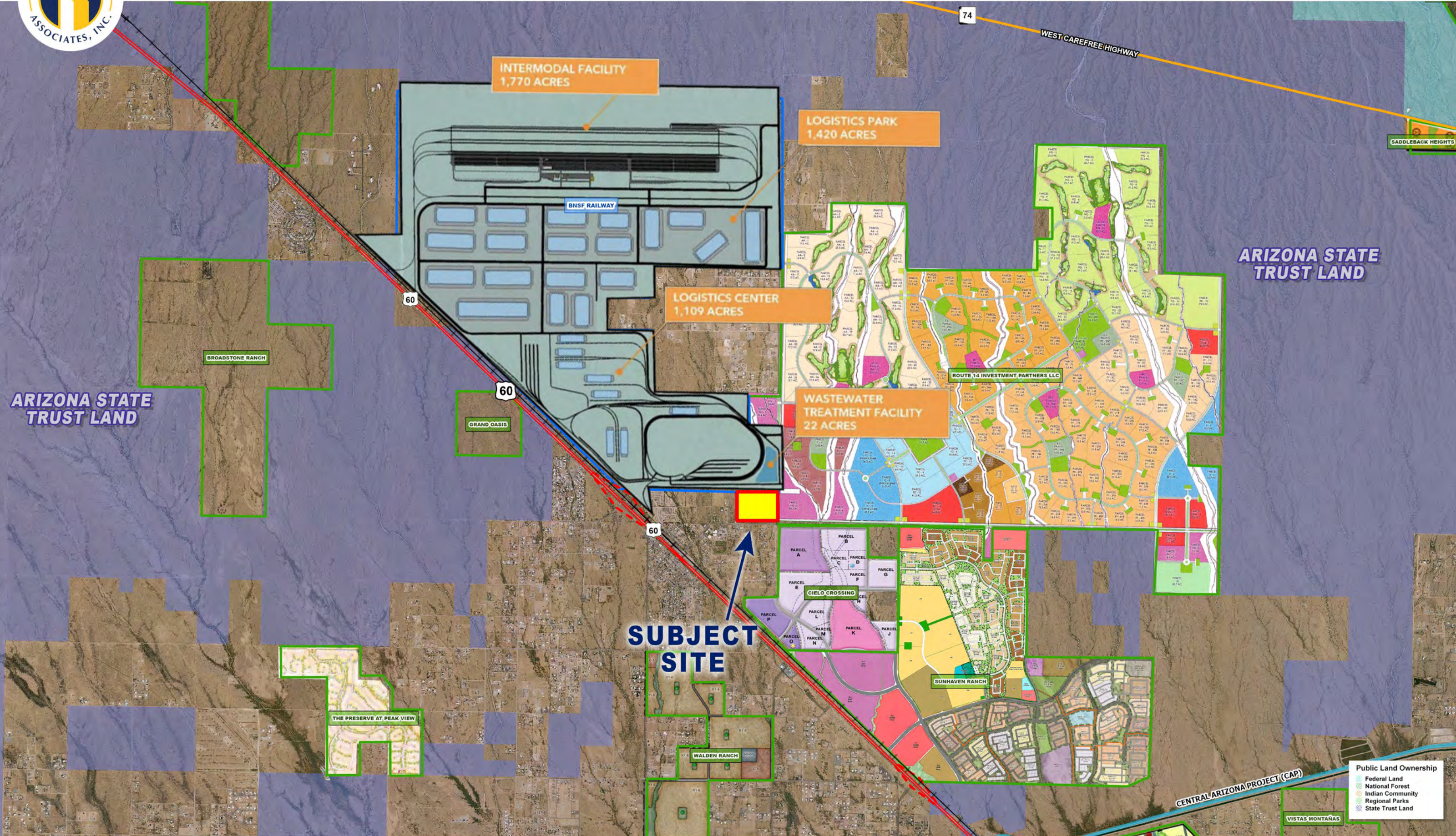
- Wildlife World Zoo And Aquarium **Litchfield Park**
- Saharo Ranch Park **Glendale**
- White Tank Mountain Regional Park **Waddell**
- Adobe Mountain Desert Railroad Park **Glendale**
- Tolmachoff Farms **Glendale**
- Cactus League Spring Training **Phoenix, Goodyear, Surprise & Peoria**
- Westgate Entertainment District **Glendale**
- Hurricane Harbor Phoenix - Six Flags **Glendale**





211TH AVENUE AND DEER VALLEY ROAD / NORTHWEST VALLEY SUBMARKET





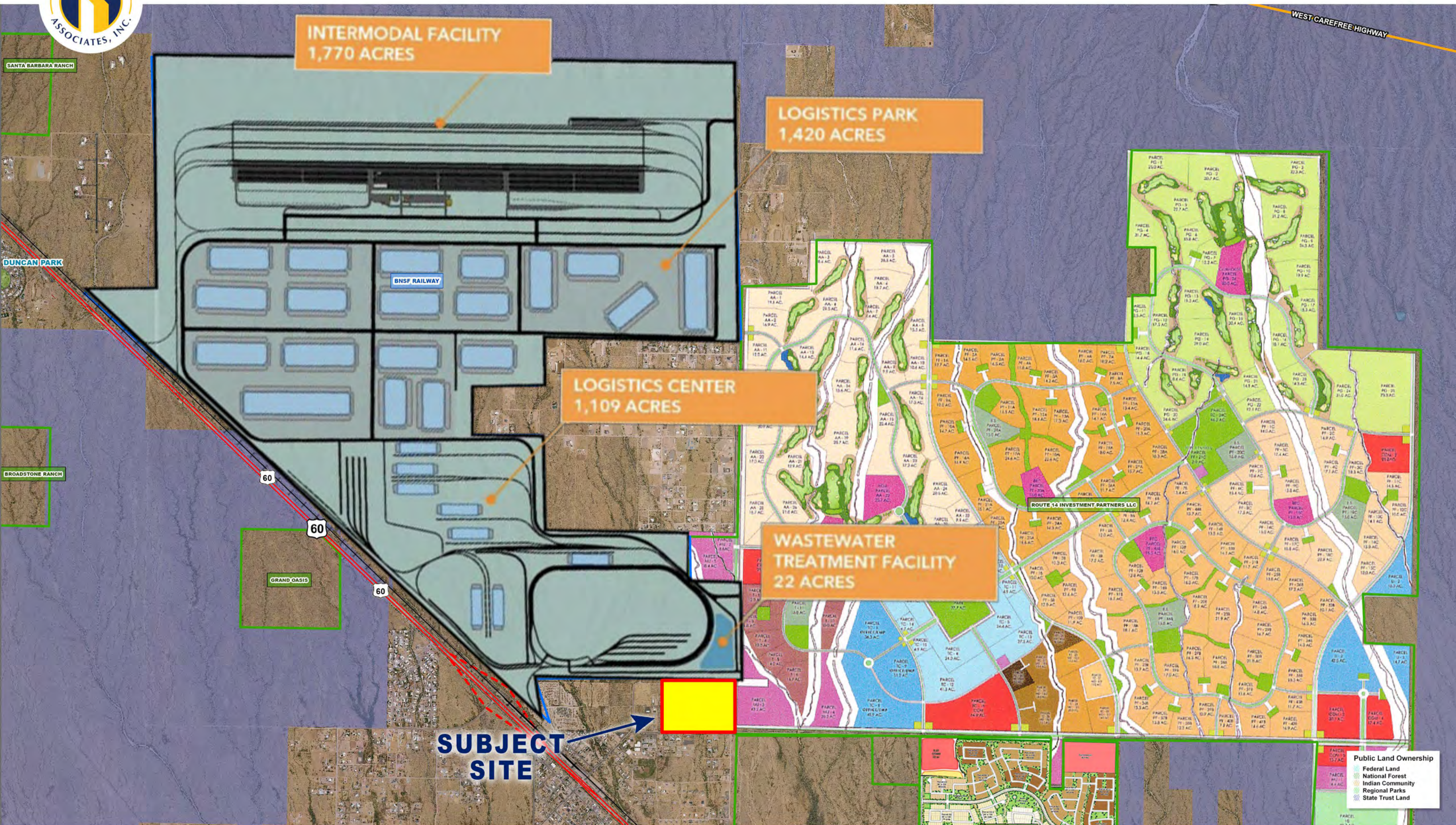
ARIZONA STATE TRUST LAND

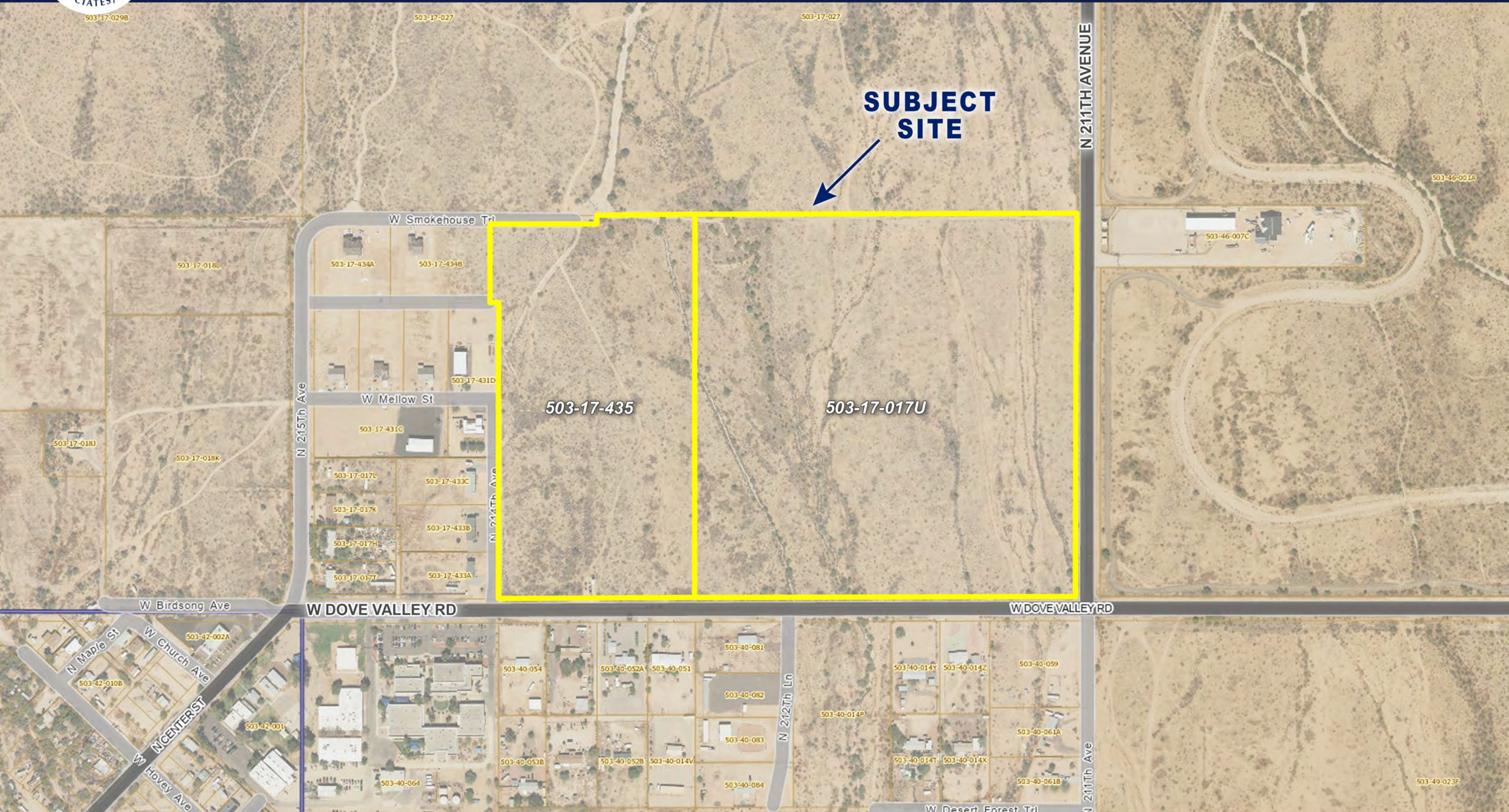
ARIZONA STATE TRUST LAND

SUBJECT SITE

Public Land Ownership

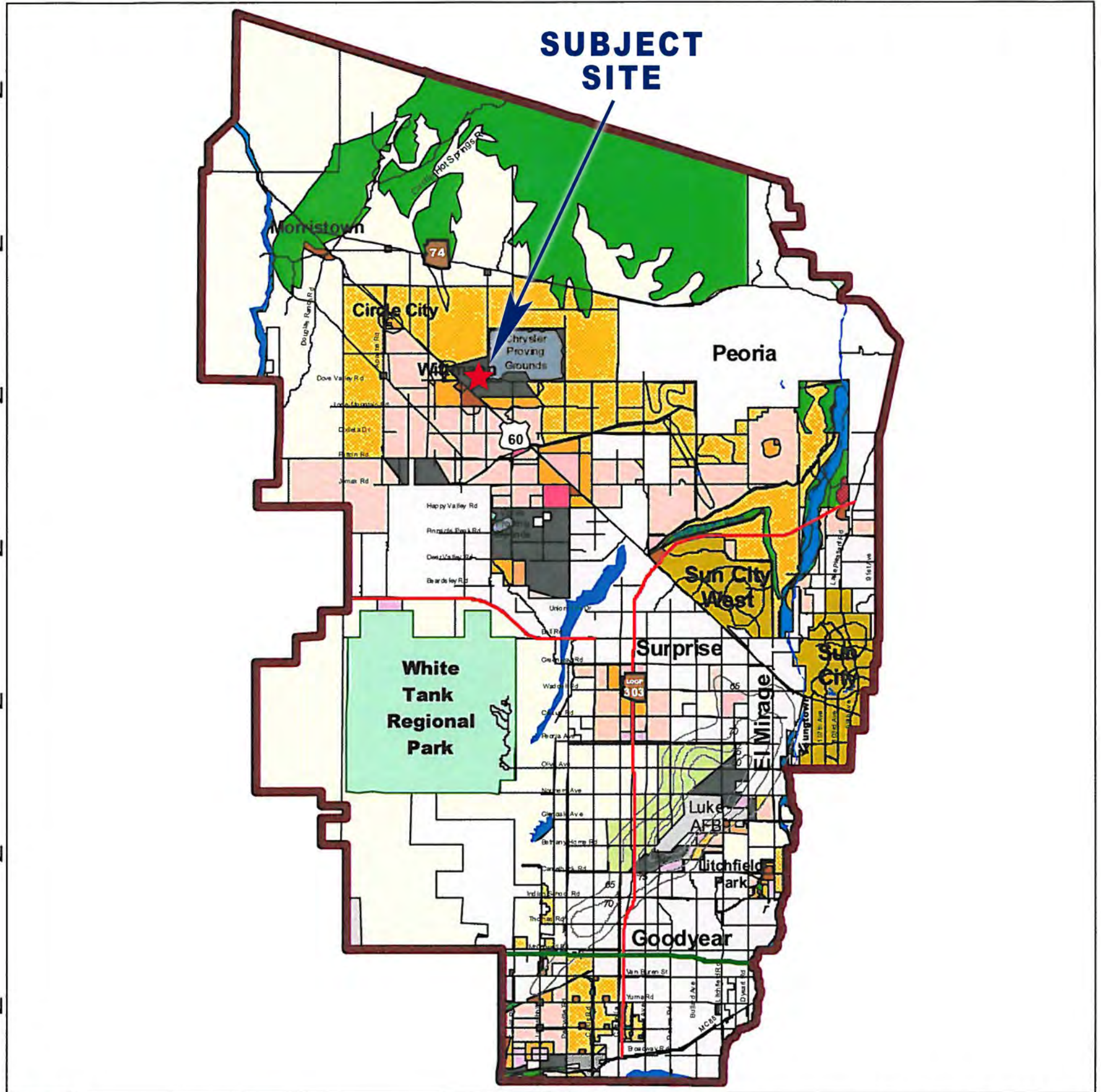
- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land





5W 4W 3W 2W 1W 1E 2E

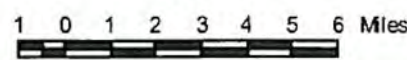
7N
6N
5N
4N
3N
2N
1N



Planned Land Use

Figure 4

- | | | |
|--|---|---|
| <p>Land Use</p> <ul style="list-style-type: none"> Agriculture Airport Business Park Community Retail Center Dedicated or Non-developable Open Space Educational High Density Residential Hotel, Motel or Resort Industrial Institutional Large Assembly Area Large Lot Residential | <ul style="list-style-type: none"> Medium Density Residential Mixed Use Neighborhood Retail Center Office Public Facility Recreational Open Space Regional Retail Center Rural Small Lot Residential Transportation Unknown Warehouse/Distribution Center | <ul style="list-style-type: none"> Planning Area Boundary Luke AFB Noise Contours Water Channel Incorporated Area Interstate Future Freeway Arterial Street |
|--|---|---|



White Tank / Grand Avenue Area Plan

Source: Maricopa Association of Governments, Maricopa County, and municipal general plans