

# NWC LITCHFIELD ROAD & PEORIA AVENUE

## SURPRISE, ARIZONA



### DETAILS

SIZE: 12.37+/- acres  
PRICE: \$5,658,000.00 (\$10.50/psf)  
ASSESSOR'S PARCEL NUMBER: 501-39-917  
ZONING: Community Commercial, City of Surprise

SCOTT TRUITT - DESIGNATED BROKER

✉ TRUITT@WESTERNLANDCO.NET  
🌐 WWW.WESTERNLANDCO.NET  
📞 O: 623-977-4900 M: 602-622-9099 F: 888-901-4243



### HIGHLIGHTS

- 3 miles from Loop 303 and 1.5 miles from Northern Parkway. Easy access to I-10, Loop 101, 303 and US 60.
- 2 miles from Luke Air Force Base, employment hub to 13,900 by 2026.
- 5 miles from Surprise Stadium, Spring Training home to the Kansas City Royals and Texas Rangers.
- Excellent location adjacent to the Southwest Railplex Corridor.
- Property is surrounded by blue chip corporate neighbors and industrial developments.
- The City of Surprise is one of the fastest growing cities in the nation with a current population of nearly 155,000.
- Average household income: \$83,042.00.

Notice: All information contained herein is based upon information and sources deemed to be reliable, however, Western Land Company, LLC., its Owners, Designated Broker, Officers or Assigns, and Sales Associates will not be held responsible for any inaccuracies; further, it is recommended to all parties to satisfy themselves as to the accuracy of all information provided.



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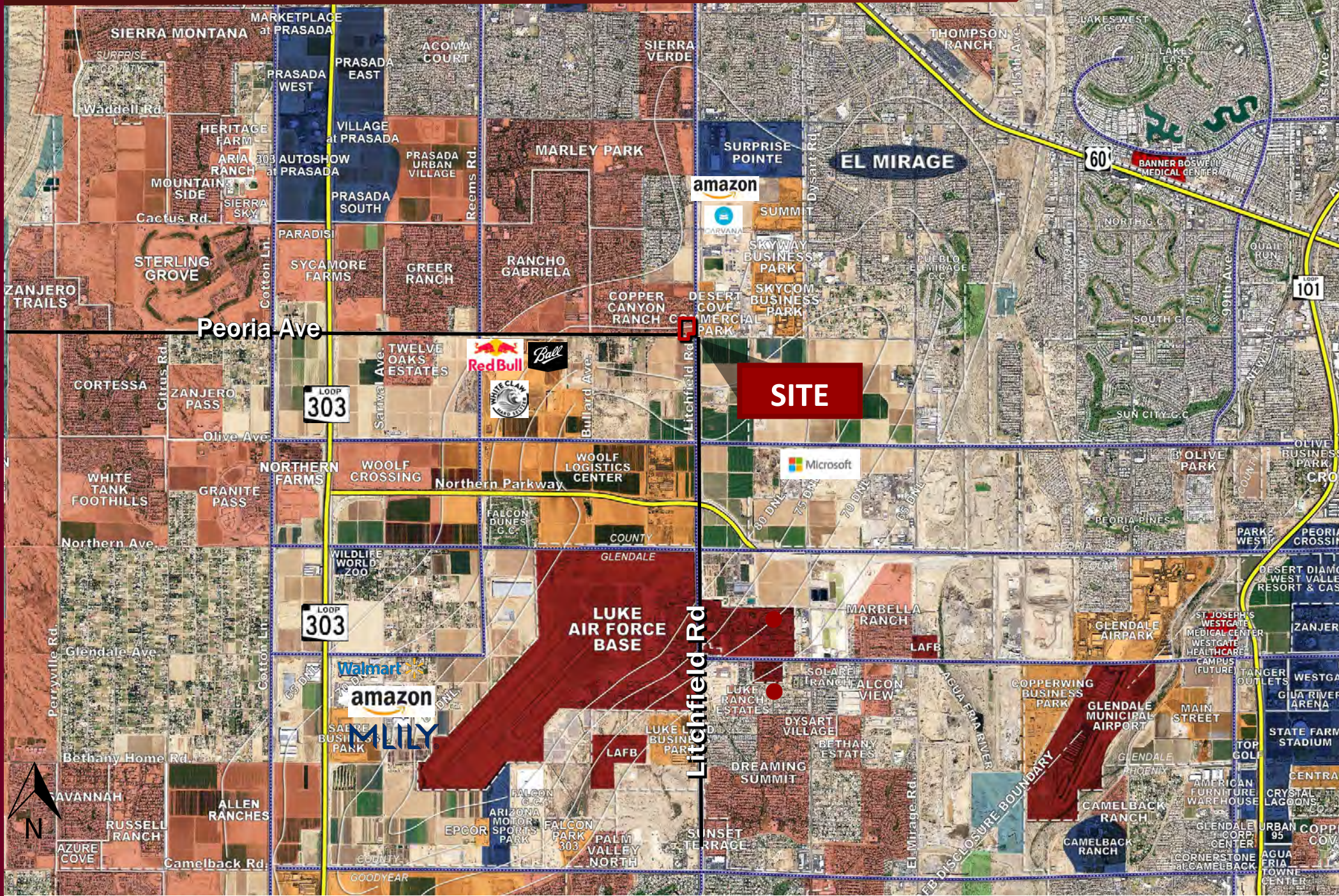


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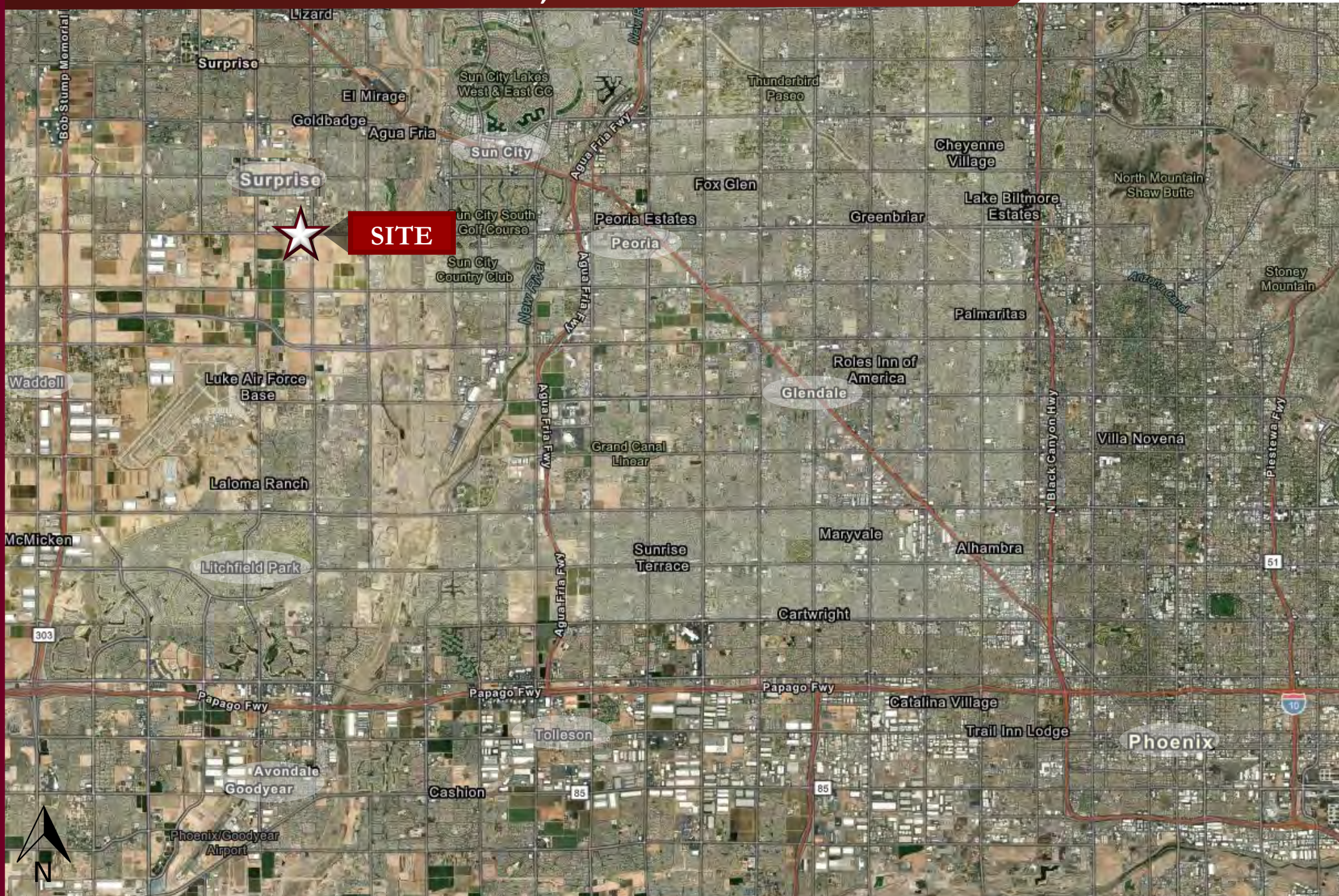


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