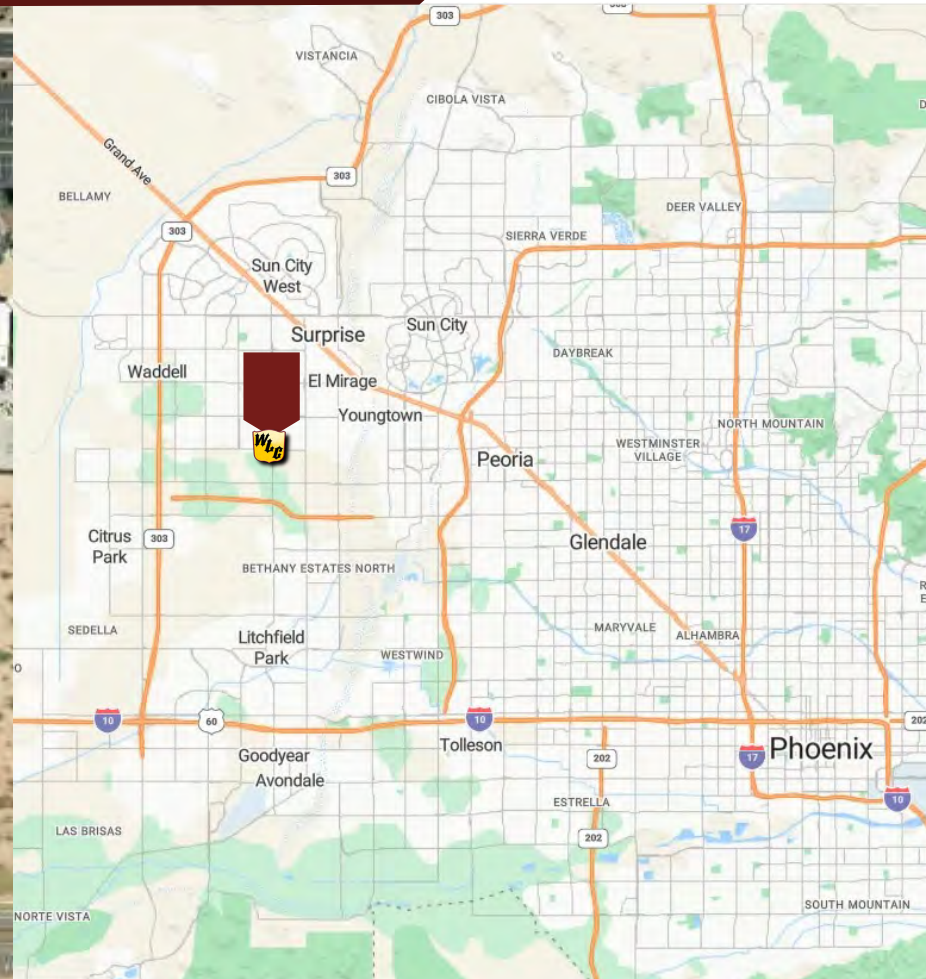


NWC LITCHFIELD ROAD & PEORIA AVENUE

SURPRISE, ARIZONA



DETAILS

SIZE: 15+/- acres
PRICE: \$6,862,265.00 (\$10.50/psf)
ASSESSOR'S PARCEL NUMBER: 501-39-917
ZONING: Community Commercial,
City of Surprise

CONTACT

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.
- Median age: 41.2

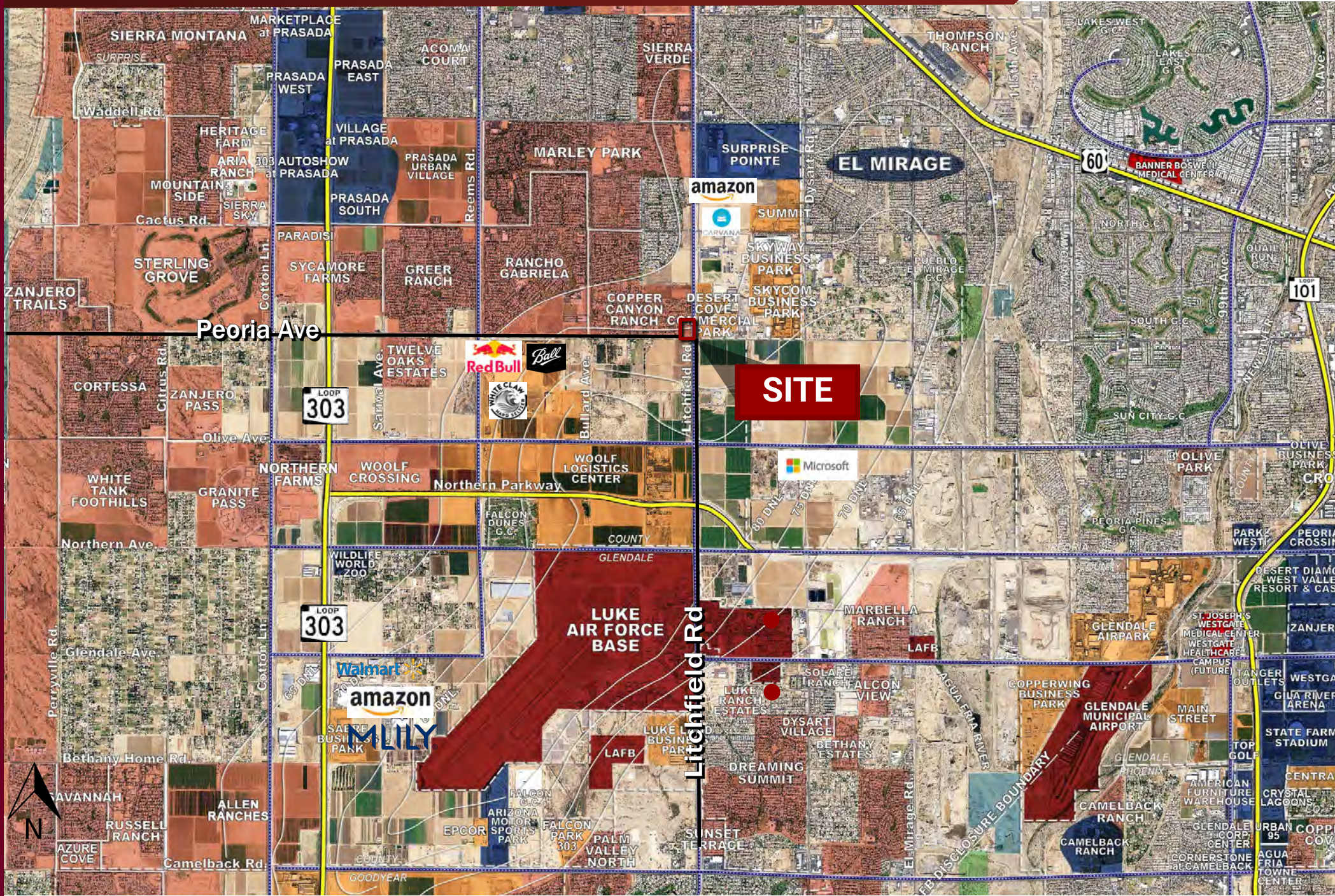
NWC LITCHFIELD ROAD & PEORIA AVENUE SURPRISE, ARIZONA



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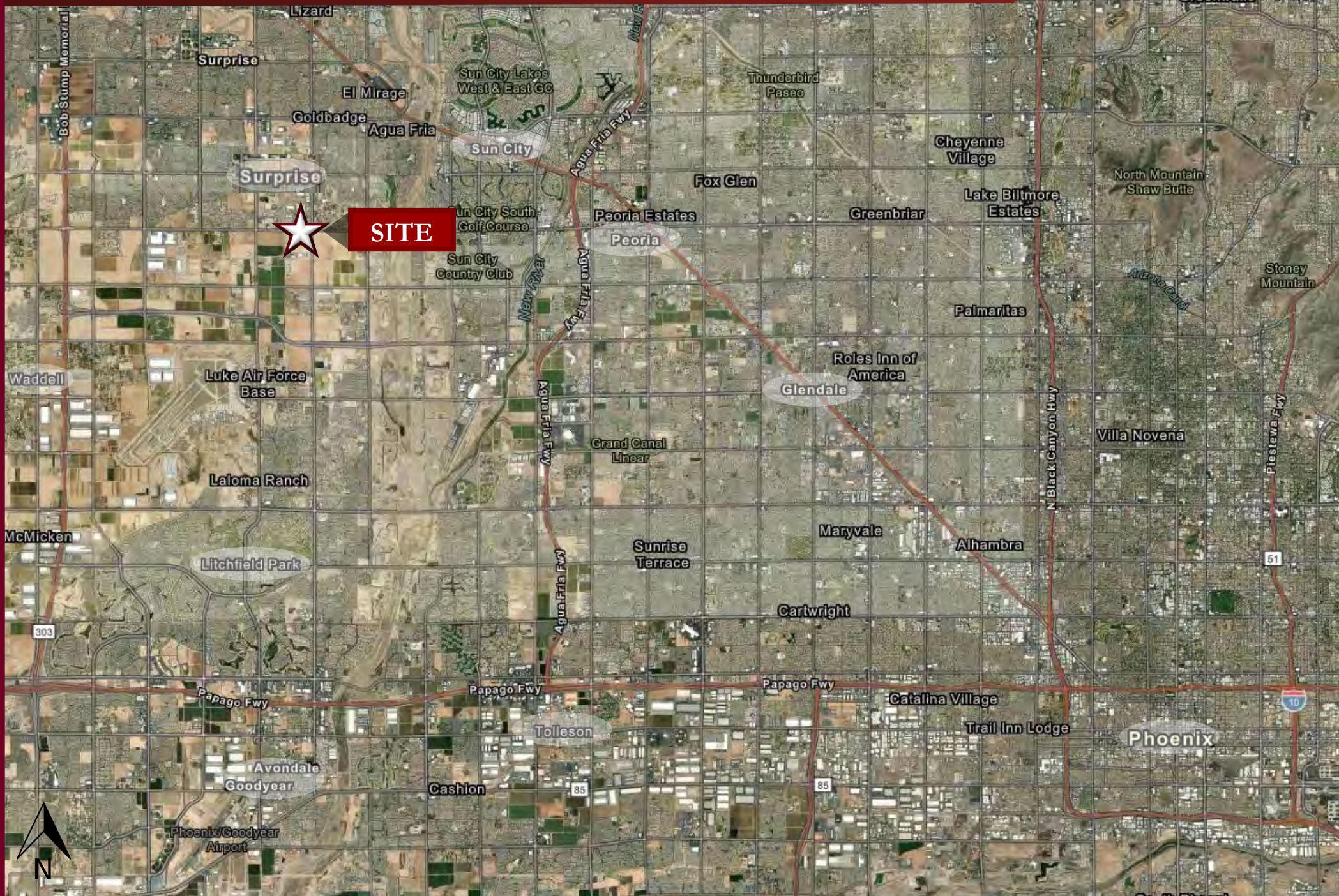
SURPRISE, ARIZONA



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SURPRISE, ARIZONA



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