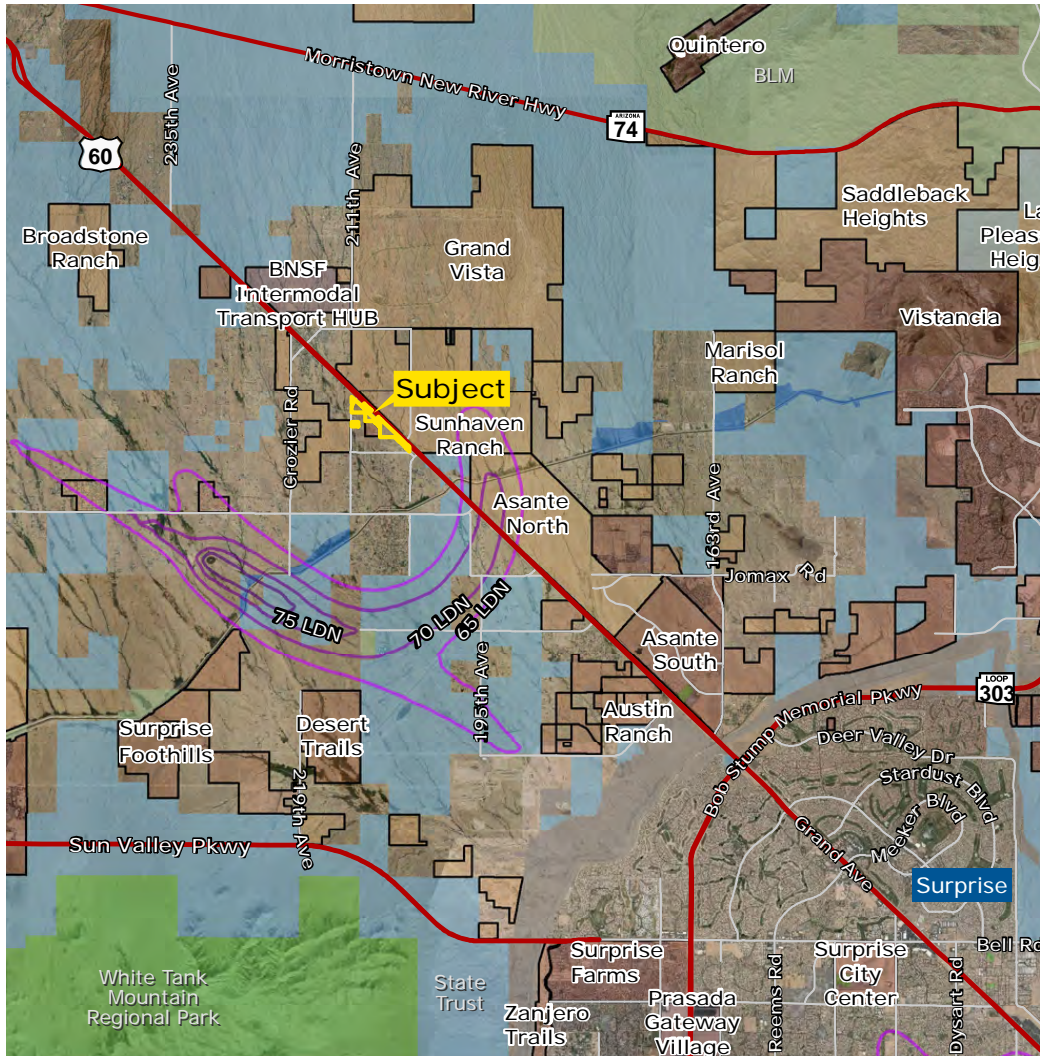


PROPOSED COMMERCIAL LAND FOR SALE

EXCLUSIVE LISTING | CHURCHHILL SOUTH | SOUTH SIDE OF GRAND AVE, BETWEEN 203RD AVE & 211TH AVE



LOCATION The Property is located on the south side of Grand Avenue between 203rd Avenue and 211th Avenue in Surprise, Arizona

SIZE ±86.21 acres total

ZONING C-1 & RU-43, Maricopa County (Planned commercial in Surprise General Plan)

PRICE Call for pricing

TAXES \$11,952.74 (2016)

DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Est. 2016 Average Population	±5,073	±8,294	±13,285
Est. 2016 Average Household Income	\$57,975	\$63,071	\$68,213

Source: ESRI, 2016

COMMENTS

- Portion of the Property has frontage on Grand Avenue
- Grand Avenue is the major NW/SE arterial in the northwest valley
- Strong traffic counts on Grand Avenue
- Property has three (3) access points to Grand Avenue at 203rd Avenue, 211th Avenue and Montgomery Road
- Property is planned for commercial in Surprise General Plan (except for the ±4.83 acre parcel on 211th Avenue south of Grand Avenue)
- Portions of the Property are already zoned C-2
- Property is surrounded by several planned Master Planned Communities
- Portion of the Property sits at the planned entrance into the Sunhaven Ranch MPC at 203rd Avenue and Grand Avenue

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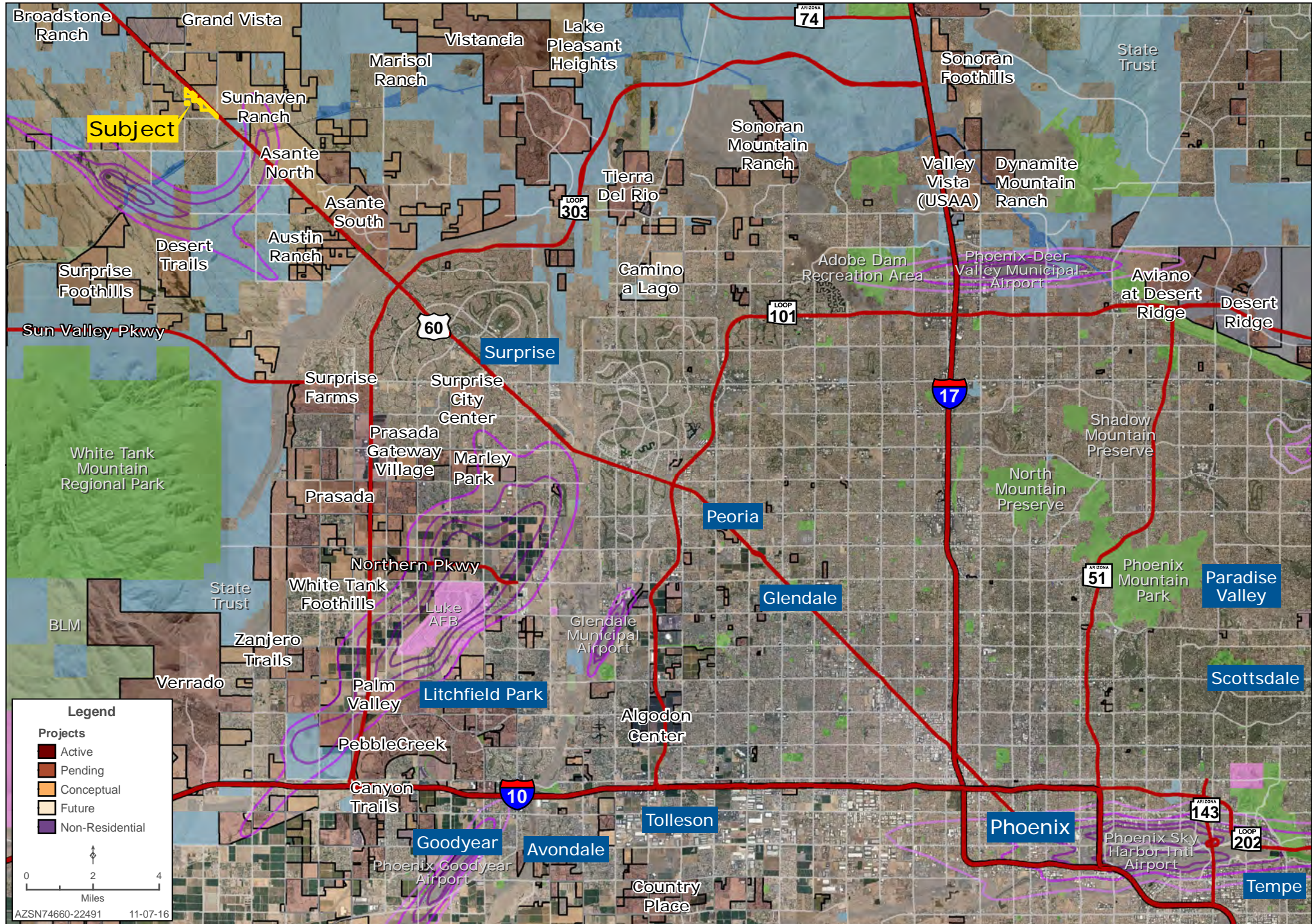
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZSN74660-3.17.17



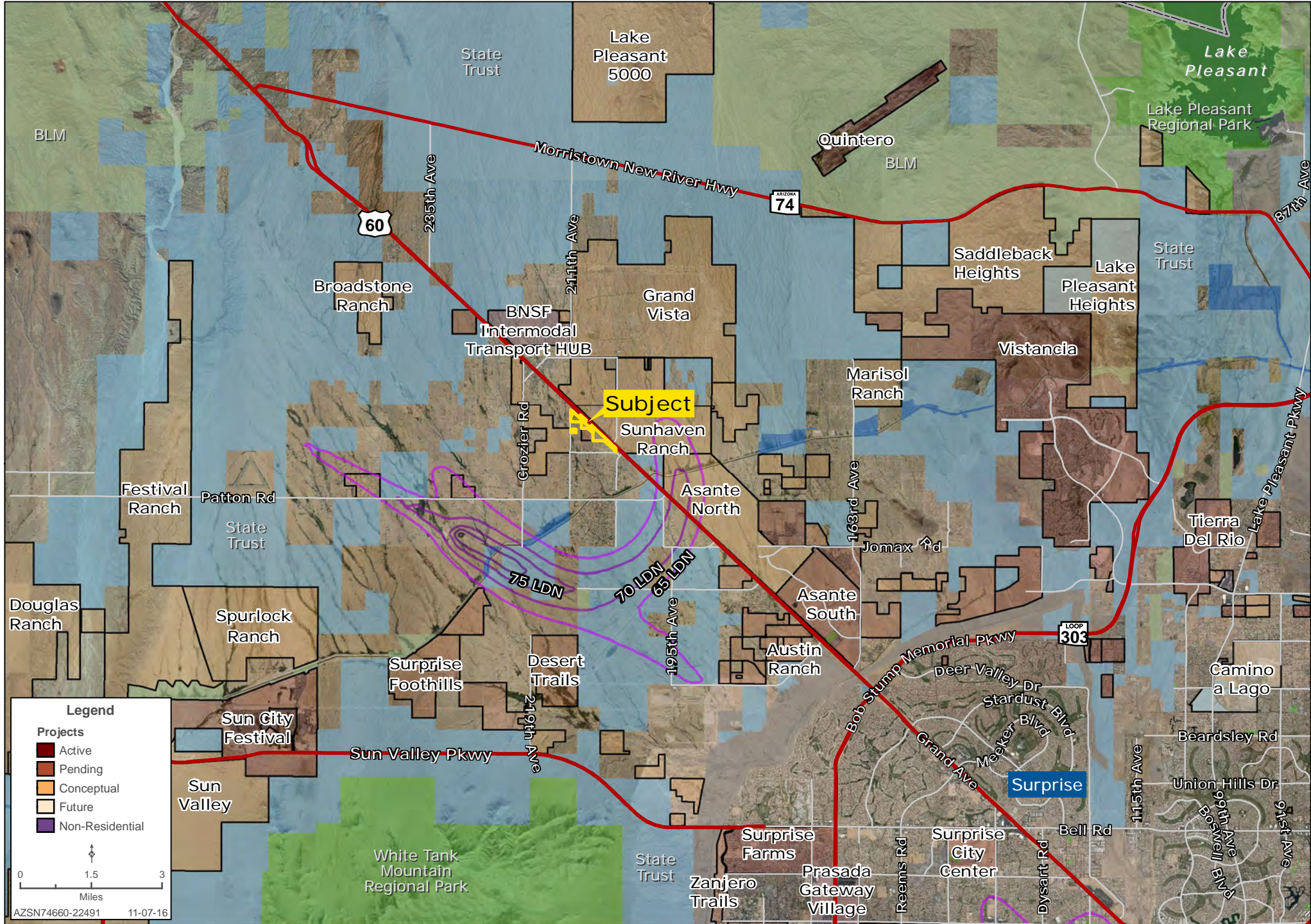
REGIONAL MAP

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SURROUNDING DEVELOPMENT MAP

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Legend

Projects

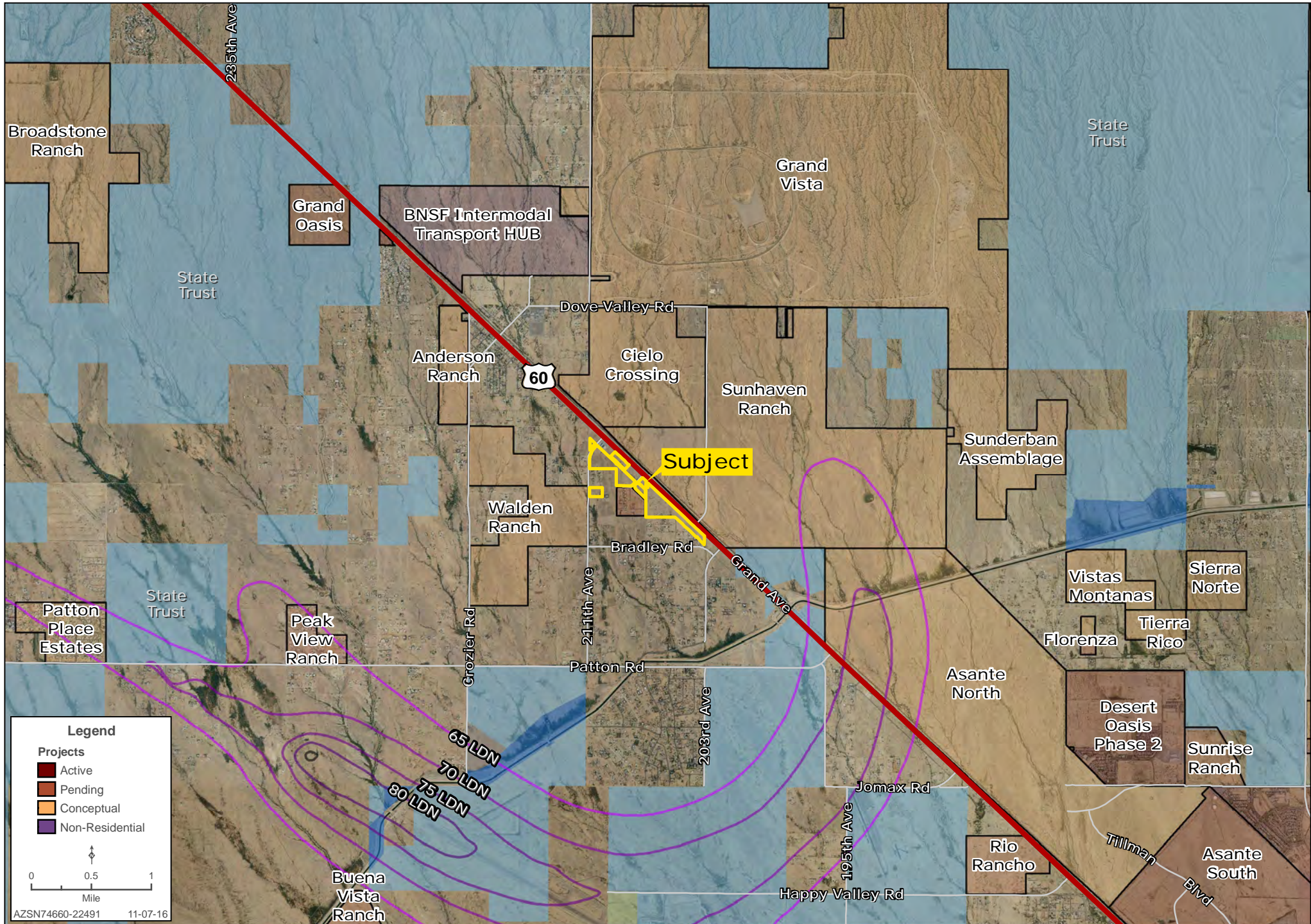
- Active
- Pending
- Conceptual
- Future
- Non-Residential

0 1.5 3 Miles

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SURROUNDING AREA MAP

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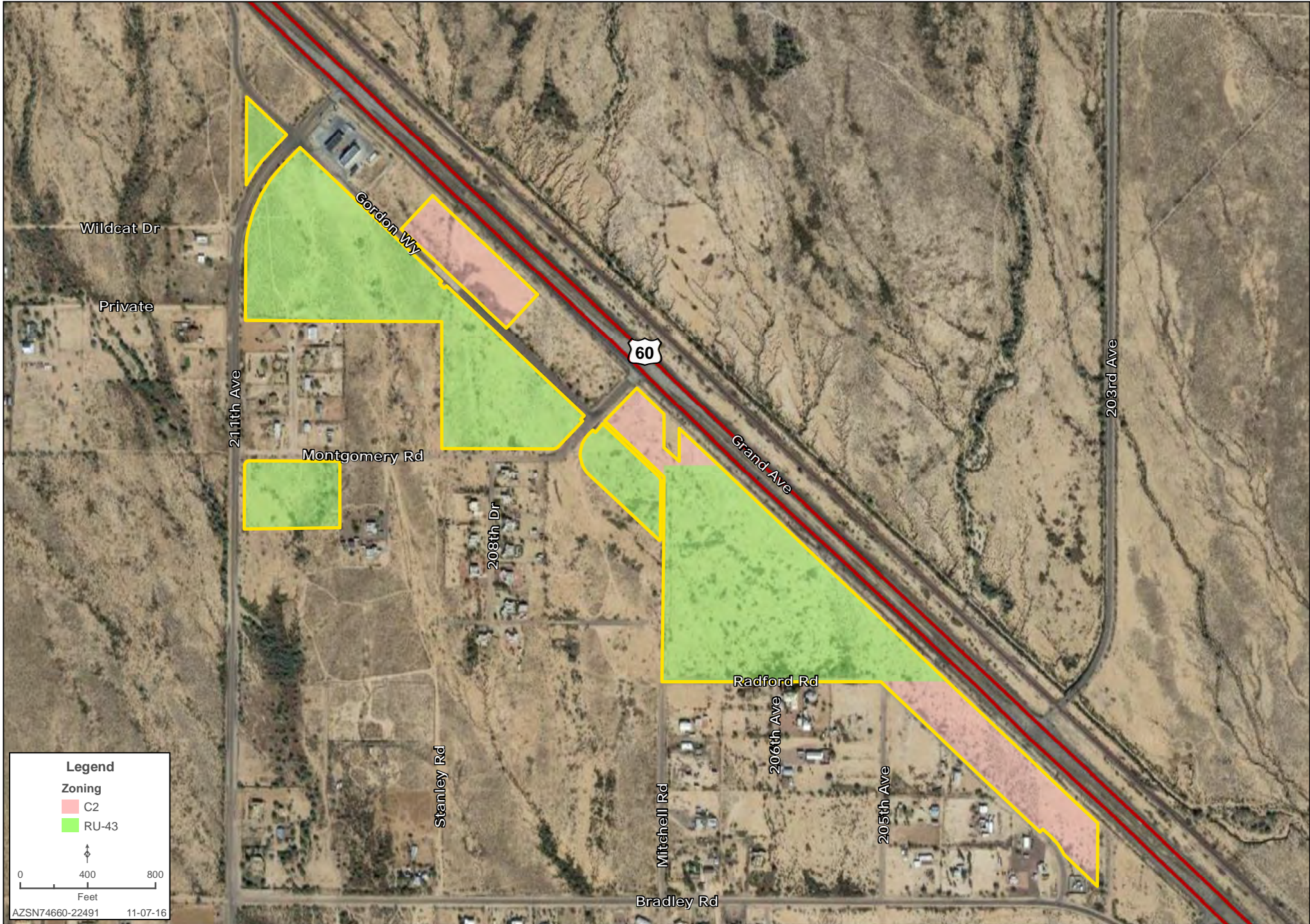
PROPERTY DETAIL MAP

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ZONING MAP

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Legend

Zoning

- C2
- RU-43

0 400 800
Feet

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