



# STADIUM VILLAGE

SWC Bell Road & Bullard Avenue | Surprise, Arizona

±12.4 ACRES FOR SALE  
PRIME MIXED-USE DEVELOPMENT OPPORTUNITY



Surprise City Hall  
Ottawa University  
Surprise City Hall Center



FUTURE MIXED-USE DEVELOPMENT  
(NOT A PART)

±1.2 AC  
±52,132 SF

BULLARD RD (7,611 VPD)

NOT A PART

SITE  
±11.2 AC  
±487,654 SF

NOT A PART

BELL RD (41,148 VPD)

±293'

STADIUMWAY



NOT TO SCALE

Located at the Southwest corner of Bell Road and Bullard Avenue, ±11.2 acre Stadium Village is a retail development site that is part of the ±96 acre master-planned development projecting ±1,000 upscale residential units and ±100,000 SF of office space (spring training homes for Texas Rangers and Kansas City Royals).

## AREA AMENITIES



Prime ±11.2 acre development opportunity



Adjacent to Texas Rangers & Kansas City Royals Spring Training Facility



Heart of revitalized Downtown Surprise



New restaurants, bars, office and mixed-use development



Call for pricing





BELL RD (41,148 VPD)

NOT A PART

SURPRISE CITY CENTER (NOT A PART)

BULLARD RD (7,611 VPD)



±11.2 AC  
±487,654 SF

NOT A PART



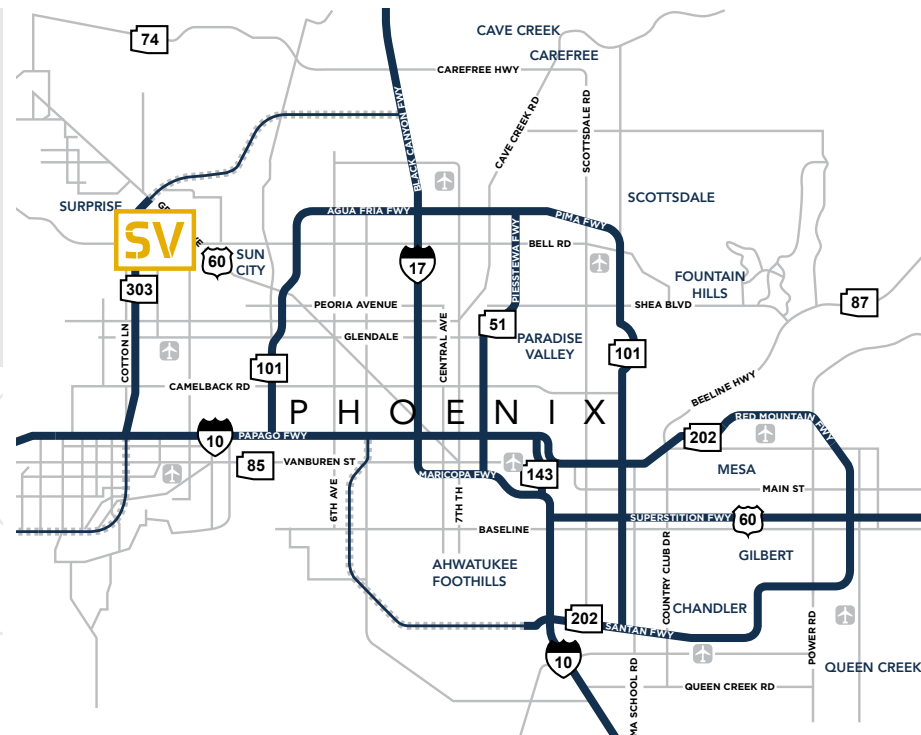
# STADIUM VILLAGE

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