

# Marley Park Square

SW Corner of Litchfield & Waddell Roads, Surprise, Arizona



**DEVELOPMENT  
OPPORTUNITY  
FOR SALE**

Prime 27 acre commercial development opportunity. Featuring frontage on both Waddell Road and Litchfield Roads, and adjacent to DMB's award winning master planned community, Marley Park, with over 3,800 planned residential units.

**CONTACT**

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[kiddermathews.com](http://kiddermathews.com)





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## Property Overview

|                          |   |
|--------------------------|---|
| <b>LOCATION</b>          | SWC of Waddell Road and Litchfield Road                     |
| <b>SIZE</b>              | ±27.27 AC (1,187,980 SF)                                    |
| <b>SALE PRICE</b>        | Best offer  |
| <b>PAD OPPORTUNITIES</b> | Pads are available for sale, ground lease, or build-to-suit |
| <b>ZONING</b>            | PAD, City of Surprise<br>(Land Use: Commercial Acreage)     |
| <b>UTILITIES</b>         |   |
| <b>WATER/</b>            | City of Surprise  |
| <b>WASTEWATER</b>        | APS   |
| <b>ELECTRICITY</b>       | Southwest Gas   |
| <b>NATURAL GAS</b>       | Cox Communications/CenturyLink                              |
| <b>TELECOM</b>           |   |



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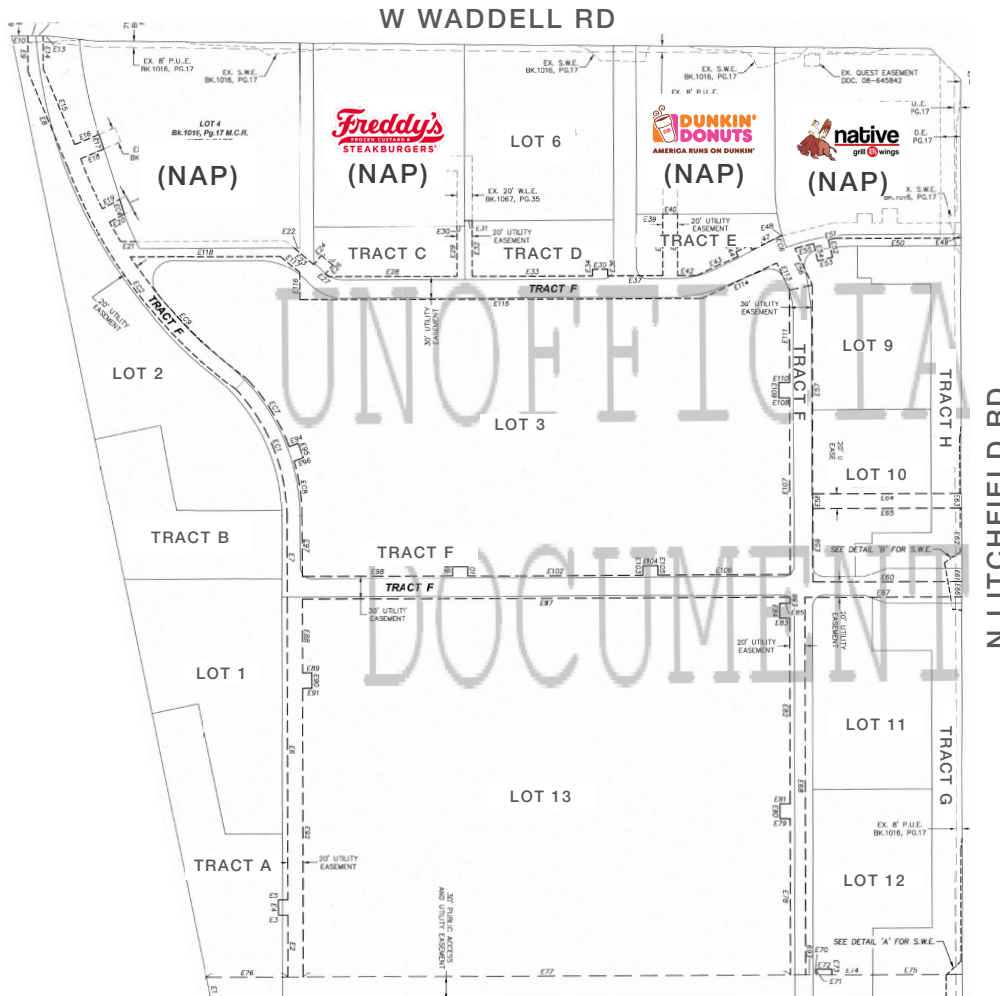
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## AVAILABLE LOTS/TRACTS



| LOT/TRACT | PARCEL     | AC    | SF      | NOTES                 |
|-----------|------------|-------|---------|-----------------------|
| LOT 1     | 501-45-953 | 1.096 | 47,740  | Planned retention     |
| LOT 2     | 501-45-954 | 1.328 | 57,867  | Planned retention     |
| LOT 3     | 501-45-955 | 6.220 | 270,936 | Planned office/retail |
| LOT 6     | 501-45-929 | 1.04  | 45,153  | Pad                   |
| LOT 9     | 501-45-956 | 0.672 | 29,294  | Pad                   |
| LOT 10    | 501-45-957 | 0.669 | 29,125  | Pad                   |
| LOT 11    | 501-45-958 | 0.787 | 34,284  | Pad                   |
| LOT 12    | 501-45-959 | 0.768 | 35,807  | Pad                   |
| LOT 13    | 501-45-960 | 8.220 | 358,020 | Planned office/retail |
| TRACT A   | 501-45-961 | 0.755 | 35,795  | Planned retention     |
| TRACT B   | 501-45-962 | 0.658 | 28,653  | Planned retention     |
| TRACT C   | 501-45-963 | 0.13  | 13,655  | Parking Field         |
| TRACT D   | 501-45-964 | 0.350 | 15,232  | Parking Field         |
| TRACT E   | 501-45-965 | 0.300 | 13,064  | Parking Field         |
| TRACT F   | 501-45-966 | 2.623 | 114,249 | Site Circulation      |
| TRACT G   | 501-45-967 | 0.757 | 32,696  | Frontage/Row          |
| TRACT H   | 501-45-968 | 0.606 | 26,410  | Frontage/Row          |

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## MAIN LOT



## LOT 6 AND MERITAGE HOMES



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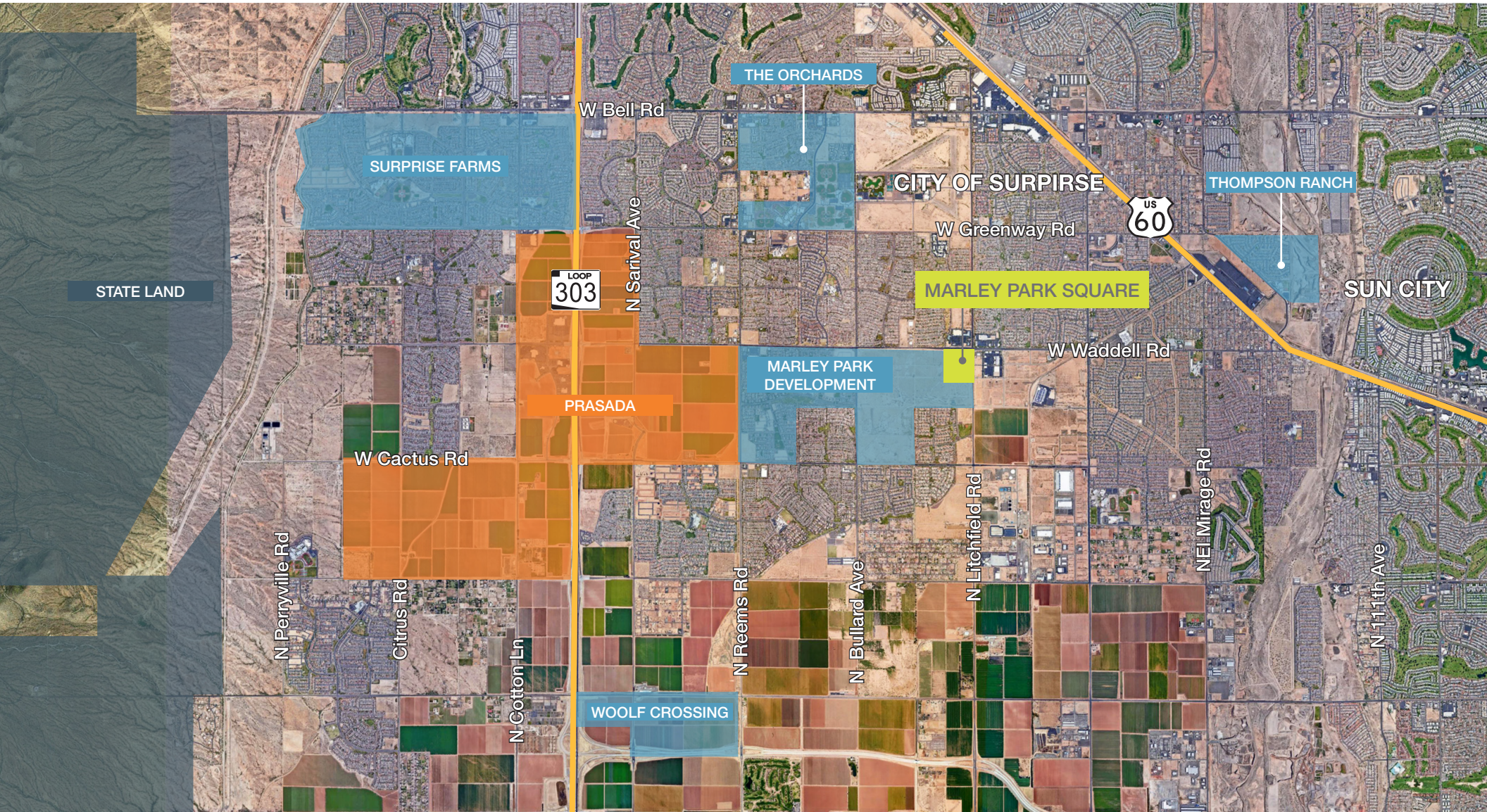
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| DEMOGRAPHICS  |          |          |          |
|---------------|----------|----------|----------|
| 2017          | 1 MILE   | 3 MILES  | 5 MILES  |
| Population    | 11,767   | 102,238  | 204,502  |
| Median Income | \$77,708 | \$57,633 | \$51,682 |
| Households    | 3,654    | 33,704   | 82,813   |

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## CITY OF SURPRISE



Defining **Vibrant** Southwest Living

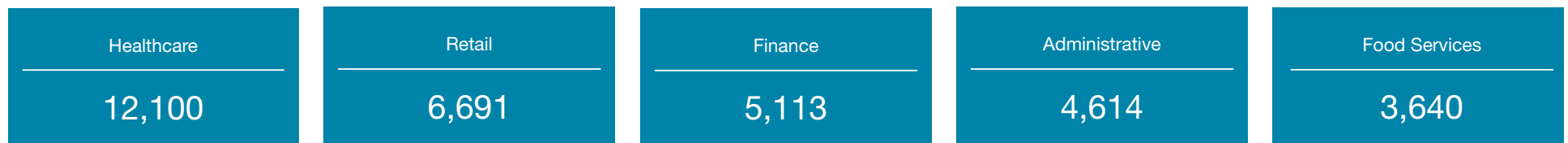


Located about 45 minutes from downtown Phoenix, Surprise is where you can connect all aspects of your life- family, work and recreation. This charming community is surrounded by mountain park lands, a regional lake and pristine, open Sonoran desert. The neighborhoods are clean, distinctive and unique, no wonder why nine out of 10 residents surveyed recommend Surprise as a place to live and start a business!

Surprise is a city on the rise. Over the last fifteen years, the city's population has increased by 393 percent and it has emerged as a sustainable community working towards global connectivity. Employment in construction, healthcare, retail and service sectors has been established, and the city is focused on bringing highquality jobs to its residents and investment-rich global companies to the community. Targeted initiatives have been launched to attract industry sectors like renewable energy, advanced manufacturing, medical tourism, higher education and emerging technologies.

Employers and residents alike are attracted to the recreational amenities of this Sonoran-desert community. Surprise Stadium is the Spring Training home of Major League Baseball's Texas Rangers and Kansas City Royals. The 25-court Surprise Tennis and Racquet Complex, largest in the southwest, attracts tennis legends and USTA tournaments, and White Tank Mountain Regional Park offers 30,000 acres of hiking, biking and camping. Learn more at [www.surpriseaz.gov](http://www.surpriseaz.gov).

## TOP FIVE INDUSTRIES IN SURPRISE



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## Top Ten Major Employers

DYSART UNIFIED SCHOOL DISTRICT

CITY OF SURPRISE

BANNER HEALTH

CRESCENT CROWN

SANDS MOTOR COMPANY

SOUTHWEST PRODUCTS

CAMPCORP STRUCTURES

INTREPID TOOL INDUSTRIES

RIOGLASS SOLAR

GESTAMP SOLAR STEEL