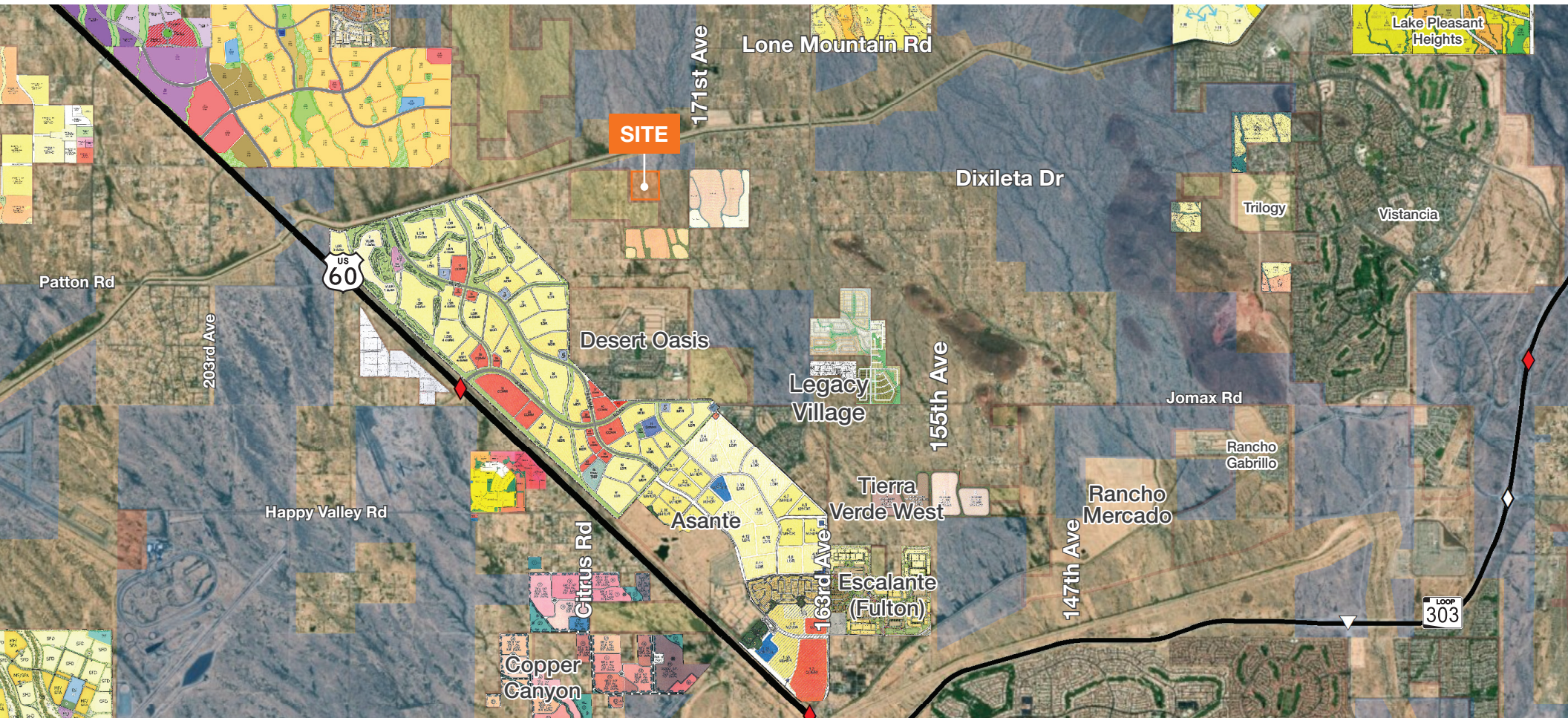


# 171st Ave and Dixileta Drive W/SWC

Surprise, AZ



FOR SALE

± 40 Acres on 171st Avenue and Dixileta Drive in the City of Surprise

**Brian Rosella**  
602.513.5103  
brosella@kiddermathews.com

**Chris Medill**  
602.513.5108  
cmedill@kiddermathews.com

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

**km** Kidder  
Mathews



# 171st Ave and Dixileta Drive W/SWC

Surprise, AZ

## Features

<b>LAND</b>	±40 acres
<b>PRICE</b>	Submit
<b>PARCELS</b>	503-51-010H, 503-51-010G
<b>ZONING</b>	PAD
<b>GENERAL PLAN</b>	Neighborhood
<b>PROPERTY TAXES</b>	\$3,889 (2018)

### PROPERTY HIGHLIGHTS

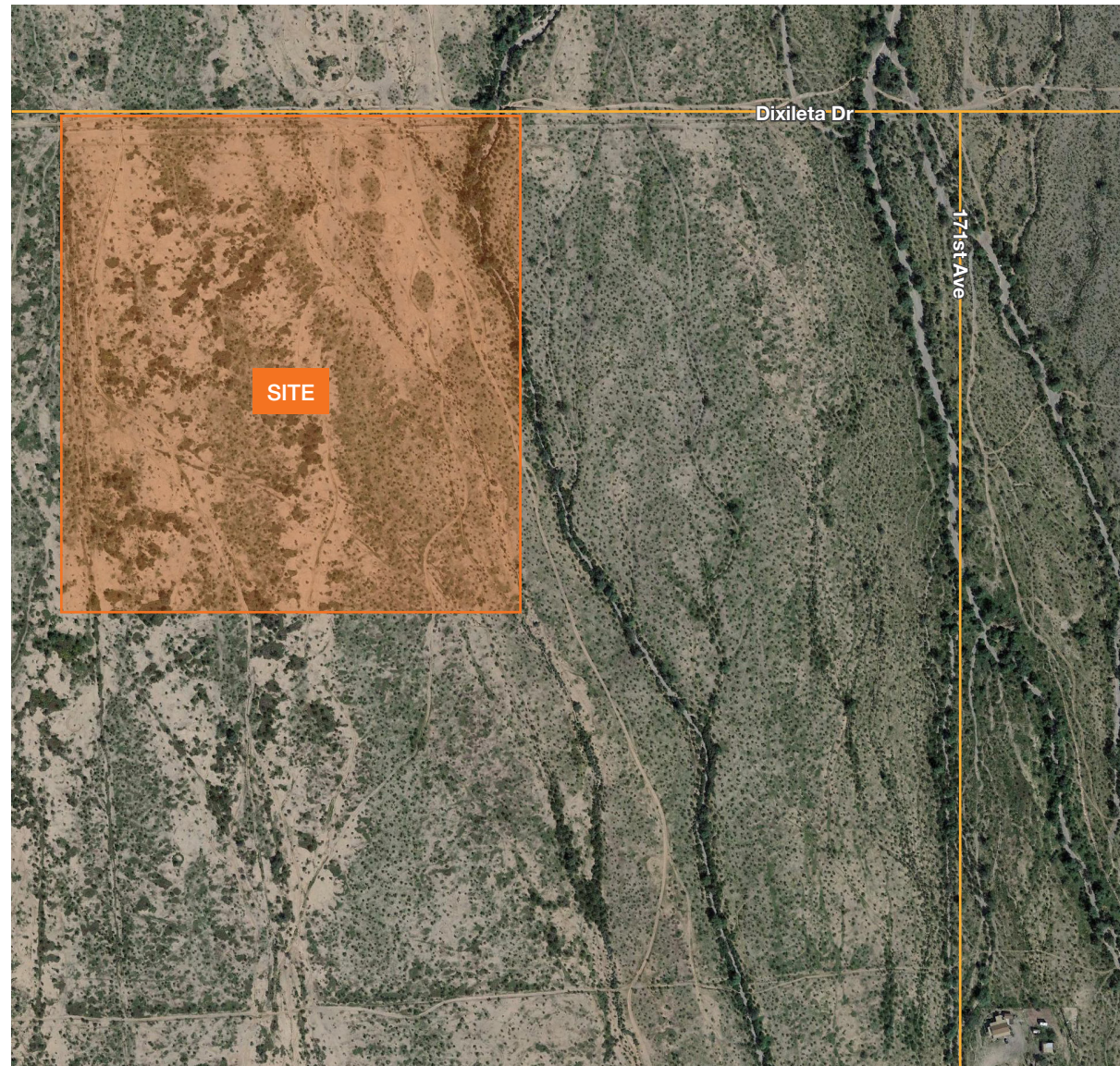
Path of growth

Annexed to Surprise

Residential land for sale

Ability to gravity flow to SPA2 wastewater plant

Happy Valley Road under construction soon for Loop 303 to 163rd Avenue



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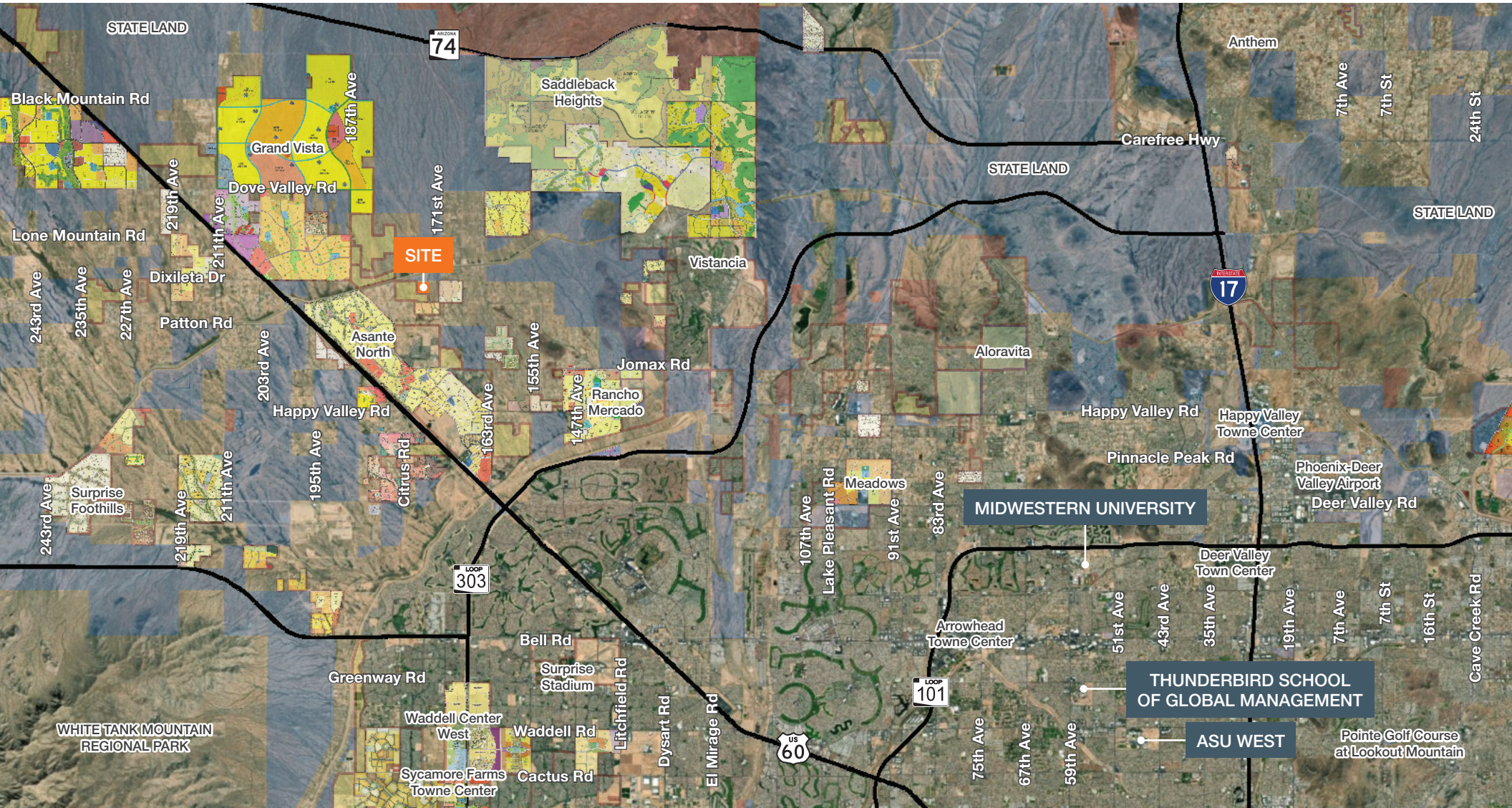
**km** Kidder  
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