

# FOR SALE | ±1.89 ACRES

## SEC PARKVIEW PLACE & YOUNG STREET | SURPRISE, ARIZONA



**Will French**

Director

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### PROPERTY FEATURES

PARCEL #	509-12-739
ZONING	PAD (Residential, Hotel & Parking are permitted uses under the CC&R's)
GENERAL PLAN	Commerce & Office
2017 PROPERTY TAXES	Property taxes to be prorated with Seller at closing

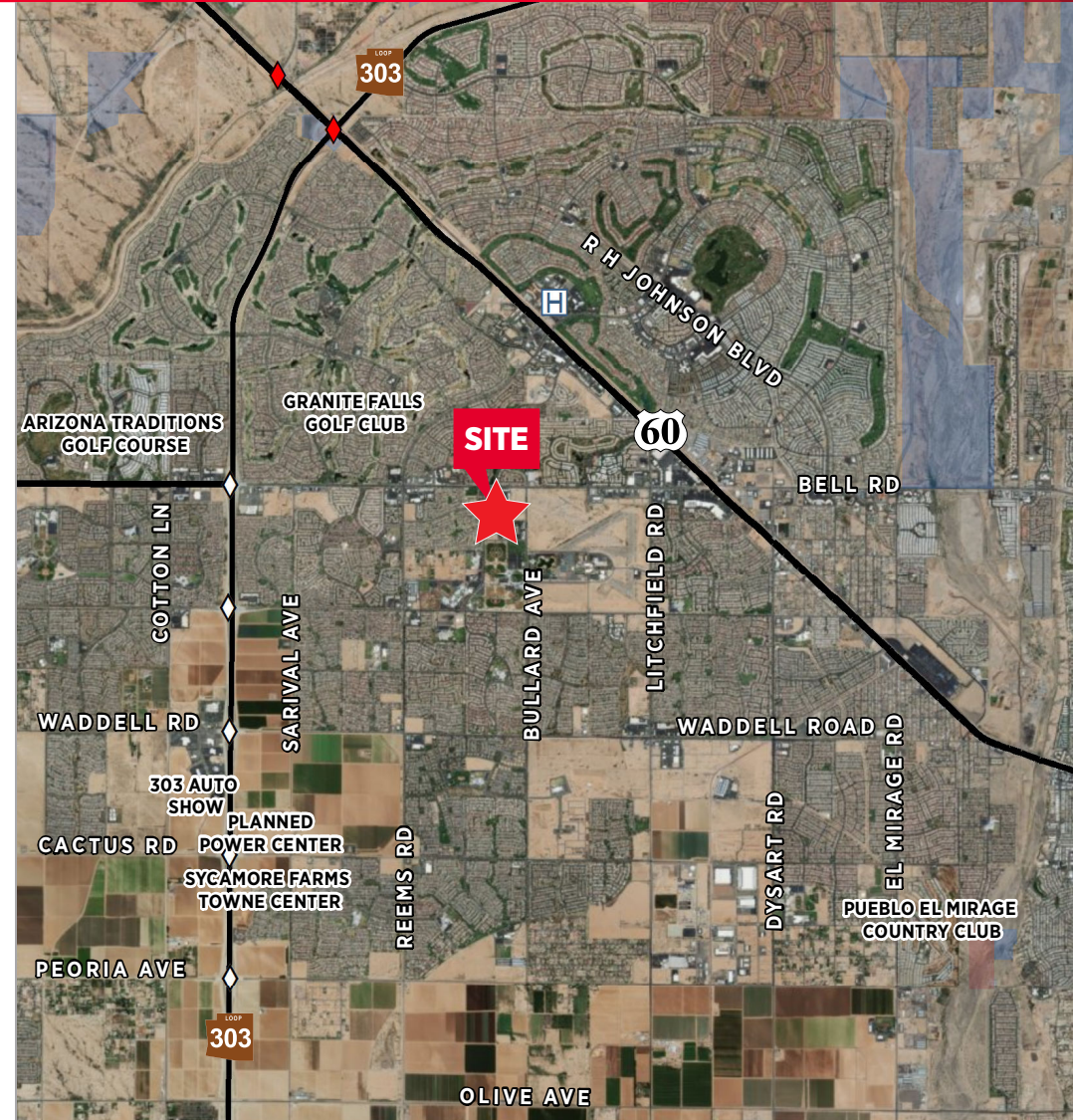
**PRICING** **\$720,375.00 or \$8.75/SF**

### OTHER INFORMATION

- Part of Stadium Village PAD, Lot 6
- Seller has a Phase I Environmental Report and ALTA Survey
- Site is 3 minutes from downtown Surprise, 5 minutes from Loop 303 & Bell Road interchange and 3 minutes from US 60/Grand Avenue

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2017 POPULATION	12,085	101,593	196,529
2017 AVERAGE HOUSEHOLD INCOME	\$65,102	\$69,527	\$68,737



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SITE



Mariposa Point of Surprise

THOMAS+CROWLEY  
LANDSCAPE ARCHITECTURE • PLANNING • SITE DESIGN • CONSTRUCTION MANAGEMENT

McFARLIN  
GROUP  
PROVIDING IDEAS, DESIGN, AND CONSTRUCTION

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