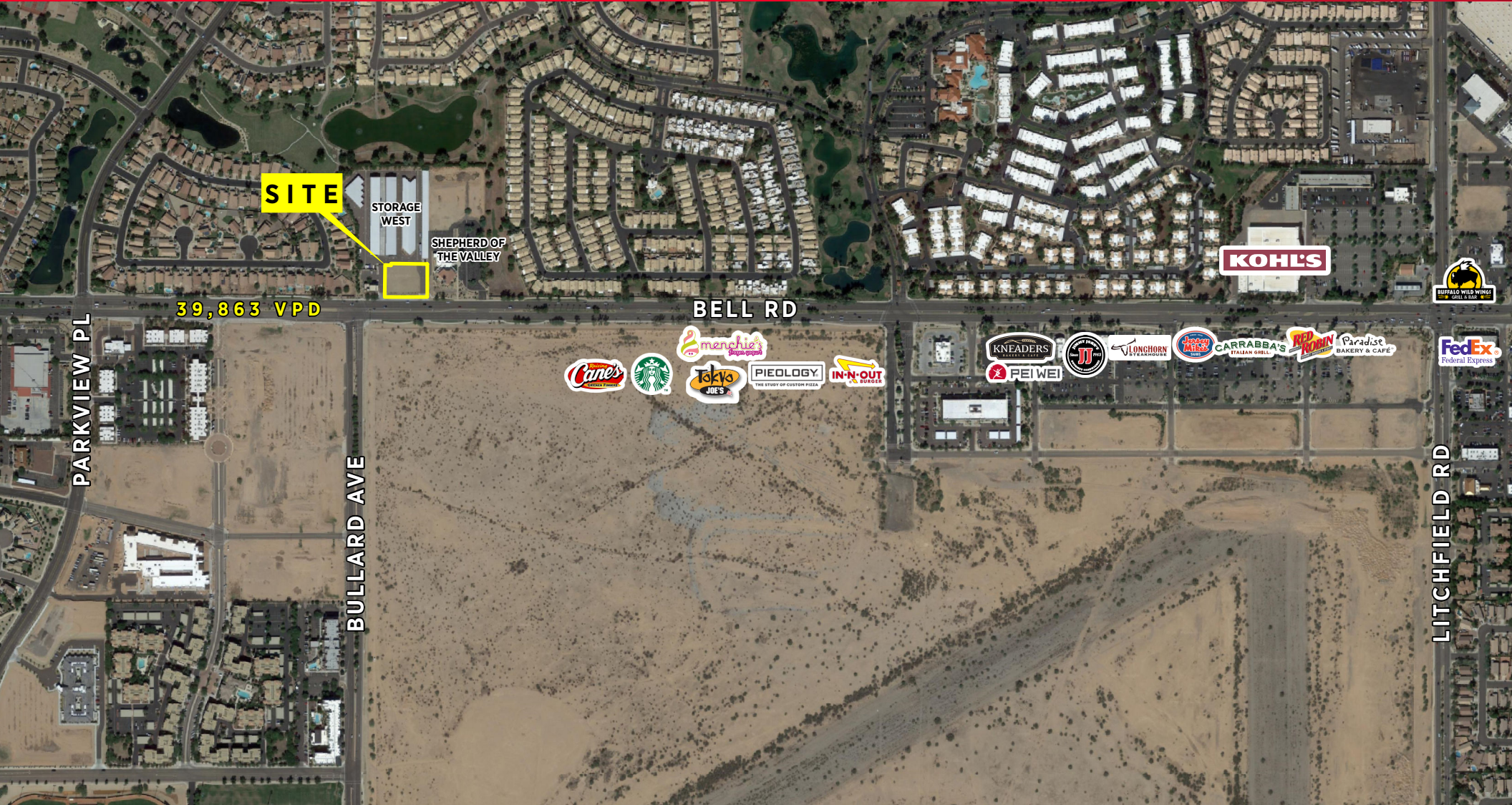


# ±32,992 SF PAD FOR SALE

E/NEC BELL ROAD & BULLARD AVENUE | SURPRISE, AZ



**Brad Douglass**

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## PROPERTY FEATURES:

PARCEL #	503-60-587
ZONING	PAD
GENERAL PLAN	Mixed-Use
2017 PROPERTY TAXES	\$3,397
PRICING	\$600,000 or \$18/sf
LOCATION	<ul style="list-style-type: none"><li>• Located less than 2 miles from Grand Ave./US-60</li><li>• Located minutes from the center of Surprise &amp; less than 3 miles from Loop 303 Freeway</li></ul>

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2017 POPULATION	10,536	100,073	201,562
2017 AVERAGE HOUSEHOLD INCOME	\$60,521	\$67,370	\$68,537
TRAFFIC COUNT:	Bell Rd. & Bullard Ave.	39,863	



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