

THE RESIDENCES AT
STADIUM VILLAGE
±382 UNITS

SURPRISE
STADIUM
T-KC

CITY OF SURPRISE
CITY CENTER
DEVELOPMENT

VALLEY VISTA
HIGH SCHOOL
±2,568 STUDENTS

PARADISE ACRES
RESIDENTIAL

SITE

±18,058 VPD

CVS

BURGER KING

Barro's
PIZZA

GREENWAY ROAD

BoSa
DONUTS

Walmart
Neighborhood Market

±17,245 VPD

Jenny
CRAIG

MATHNASIUM
The Math Learning Center

DQ

±21,736 VPD

McDonald's

REEMS ROAD

RETAIL PADS AVAILABLE

E/NEC REEMS & GREENWAY ROADS | SURPRISE, AZ

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RADIANT CHURCH
NORTH CAMPUS

PARADISE HONORS
ELEMENTARY AND
MIDDLE SCHOOLS

REEMS ROAD

PARADISE ACRES
RESIDENTIAL

PARKVIEW
ELEMENTARY
SCHOOL

PARKVIEW PLACE

SURPRISE STADIUM



CITY OF SURPRISE
CITY CENTER DEVELOPMENT

SITE

VALLEY VISTA
HIGH SCHOOL

CVS

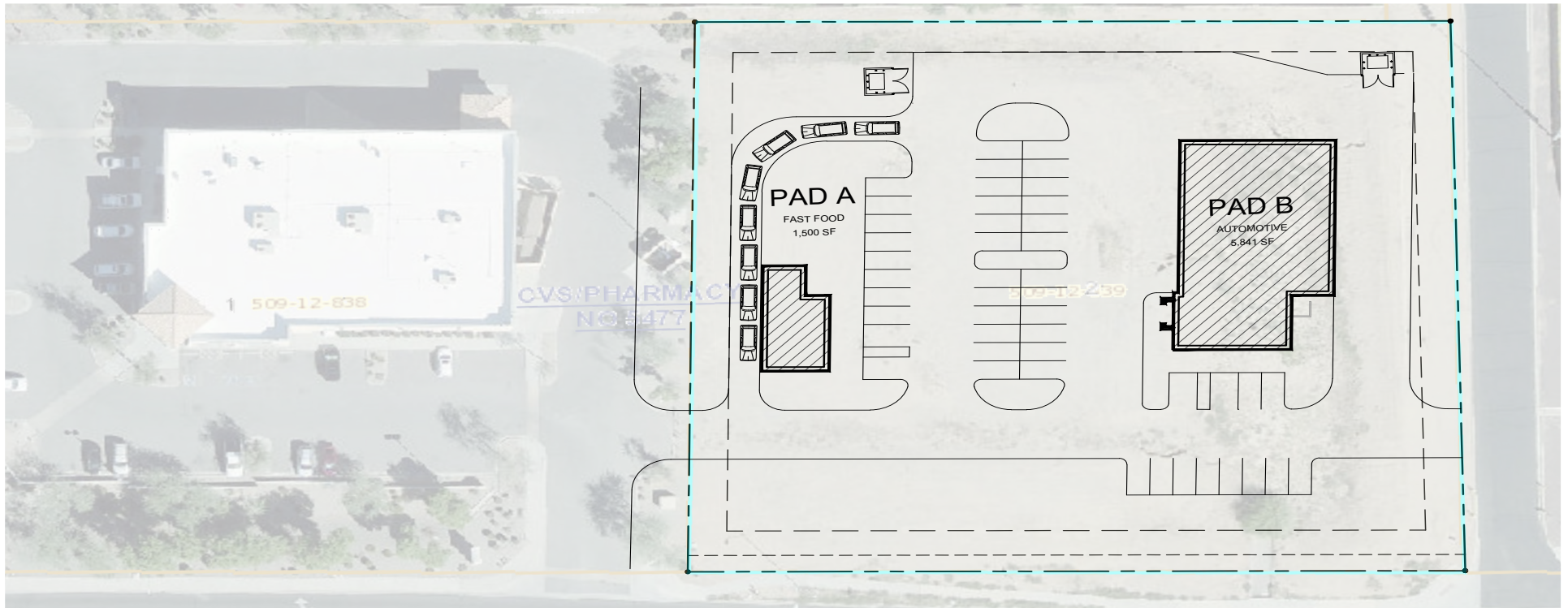
GREENWAY ROAD

COUNTRYSIDE
ELEMENTARY
SCHOOL

BULLARD AVENUE

IMAGINE PREP
AT SURPRISE





Property Features

- ±1.85 AC (80,609 SF); divisible
- Potential drive-thru available
- Excellent visibility and full access from Greenway Road
- ±1 mile from Surprise Stadium (Spring Training home of the Texas Rangers and Kansas City Royals)
- Adjacent to Valley Vista High School (±2,395 Students)

Demographics: *ESRI 2019

	1 Mile	3 Mile	5 mile
Population	17,048	103,670	188,480
Average HH Income	\$76,951	\$80,306	\$76,501
Households	5,562	37,267	71,863

Traffic Counts: *ESRI 2019

N/S ON REEMS ROAD	21,736 VPD
E/W ON GREENWAY ROAD	21,402 VPD



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