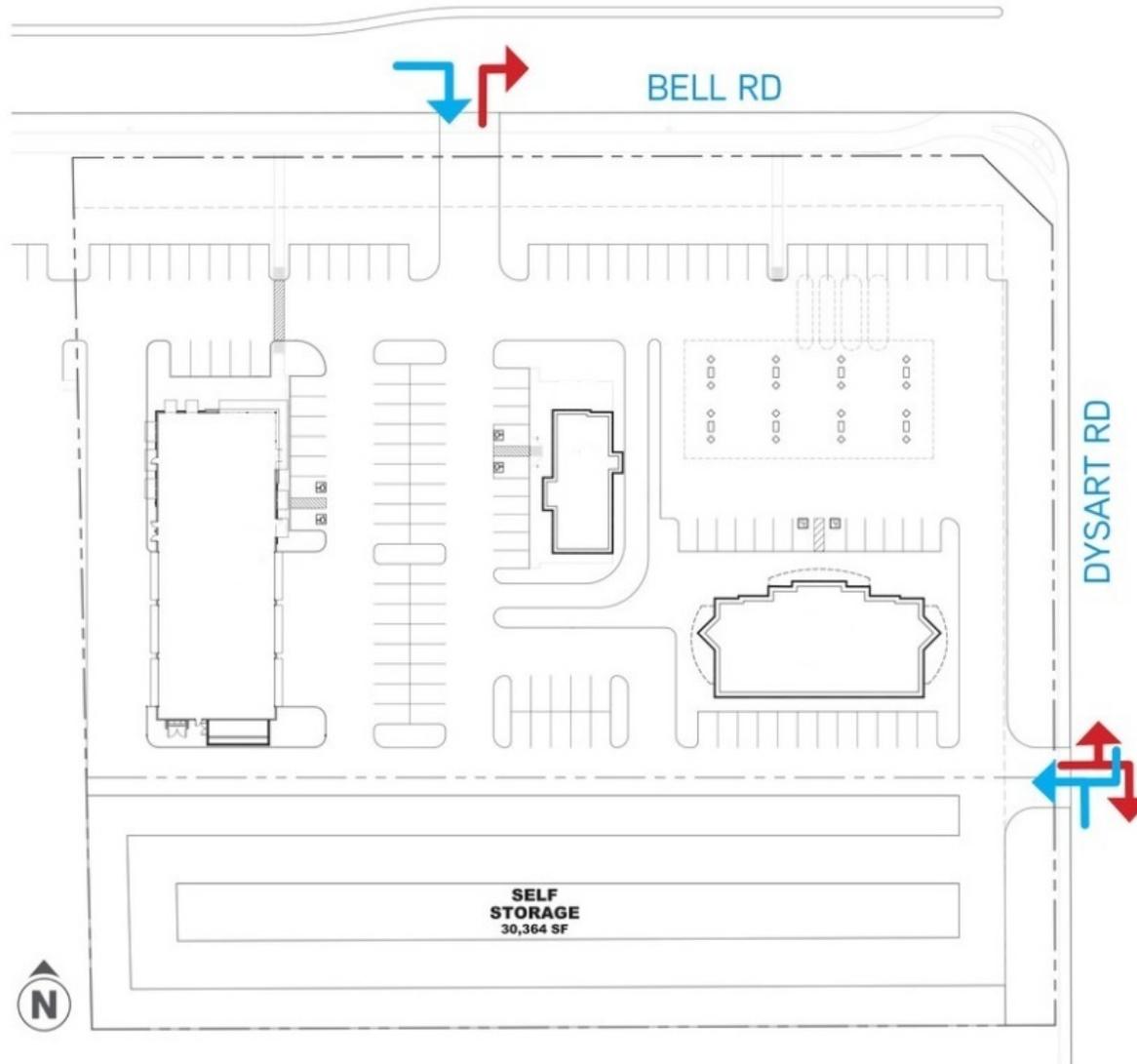


**PROPERTY OVERVIEW**

|                      |             |
|----------------------|-------------|
| <b>Sale Price:</b>   | \$6,000,000 |
| <b>Lot Size:</b>     | 4.6 Acres   |
| <b>Price / Acre:</b> | \$1,304,348 |

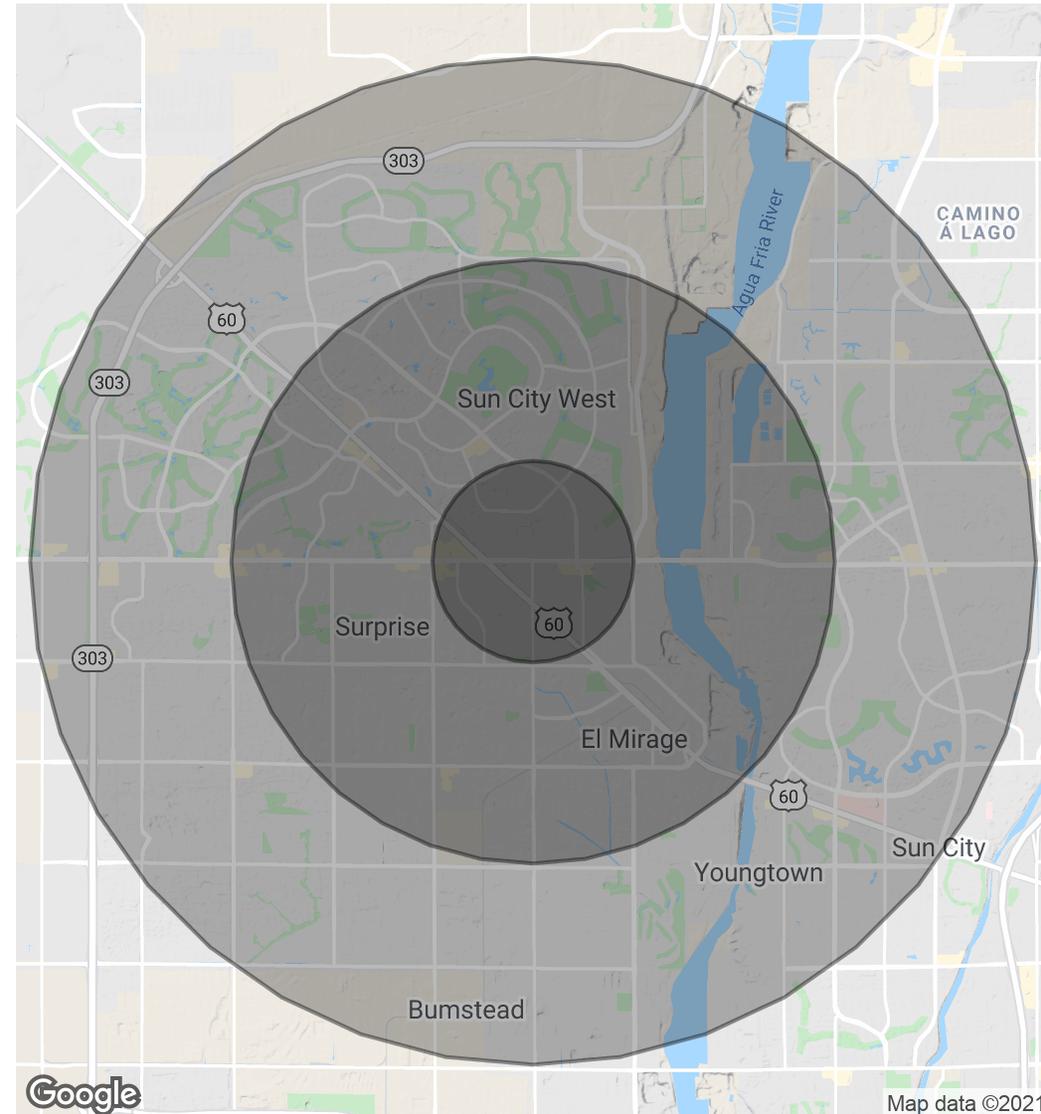
**PROPERTY DESCRIPTION**

- 4.6 Acres located on the SWC of Bell Rd & Dysart Rd in Surprise, Arizona
- Ideal Development Opportunity
- Traffic count is approximately 40,000 cars/day on Bell Rd
- Surprise is one of Arizona's fastest growing cities
- Near Texas Rangers & Kansas City Royals Spring Training Facility
- Located near Ottawa University's Surprise Campus with a student population of 820 students. In October 2019, a \$20M student housing development completed construction. The four-story residence hall is 76,000 SF and has 308 beds and a 26,000 SF student union common area.



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 10,654    | 83,260    | 189,780   |
| Average age          | 46.9      | 44.0      | 47.1      |
| Average age (Male)   | 44.9      | 43.6      | 46.8      |
| Average age (Female) | 48.5      | 44.5      | 47.4      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households     | 4,619     | 33,865    | 80,811    |
| # of persons per HH  | 2.3       | 2.5       | 2.3       |
| Average HH income    | \$53,203  | \$57,021  | \$59,064  |
| Average house value  | \$193,887 | \$210,265 | \$224,750 |

\* Demographic data derived from 2010 US Census



**Chad Kirkorsky**

Partner

602.313.1000 x202

chad@citywidecre.com