

PEORIA BULLARD | 29+ ACRES





PEORIA BULLARD | 29+ ACRES

THE PROPERTY

±29.76 Acres for sale

APN: 501-39-983J

Zoning: PAD with industrial overlay

Power: APS

Water & Sewer: City of Surprise

Industrial PAD uses include:

- Warehousing & distribution
- Manufacturing & processing
- Contractor's storage yard
- Automobile, boat or recreational vehicle sales, service, rental & storage

[CLICK HERE](#) for the full list of PAD use

[CLICK HERE](#) for the list of permitted uses

LOCATION HIGHLIGHTS



Located in the heart of the Loop 303 Industrial corridor



2.5 miles from Loop 303



2.5 miles from Northern Parkway



Full diamond interchange at Loop 303 and Peoria Avenue



Close proximity to countless amenities at the Westgate Entertainment District off the Loop 101 and the Prasada Shopping Center off the Loop 303



Surrounded by corporate neighbors including Red Bull, White Claw, Williams Sonoma, Crescent Crown Distribution, Walmart, Ball Corporation, and many more





Sewer Line

W. Peoria Ave.

±29 Acres

Water Line

W. Gabriela Dr.

Water Line







CITY OF SURPRISE



POPULATION

166,000

MHI

\$96,912

SPRING TRAINING
VISITORS ANNUALLY

200,000+

MEDIAN AGE

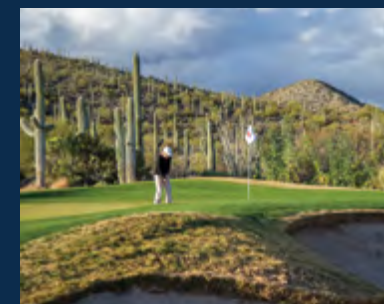
38.3

GROWTH CITY IN AMERICA
*U-HAUL GROWTH INDEX

#8



Spring Training



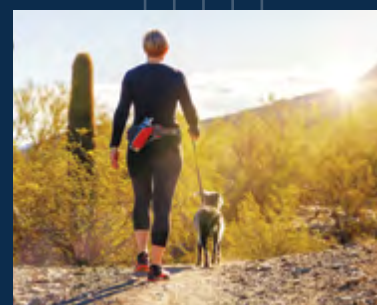
Golf Central



Championship Tennis



World Wildlife Zoo

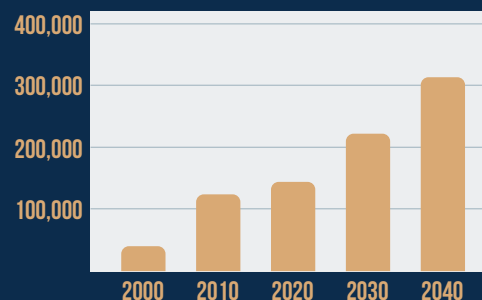


White Tank Mountains



Retail Therapy

40 Year
Population Growth



Single Family Home Permits
Last 3 Yrs

FISCAL YEAR	ISSUED	BUILT
FY 23	1,349	2,119
FY 22	2,850	1,678
FY 21	2,853	2,066
3-YR Total	7,052	5,863

Source: City of Surprise

THE AREA

30-MIN DEMOGRAPHICS

2024 | TOTAL POPULATION

1,510,108

2024 | AVERAGE HH INCOME

\$105,905

2029 | PROJECTED POPULATION

1,598,195

GRADUATION/PROFESSIONAL DEGREE

9.5%

BACHELOR'S DEGREE

17.7%

ASSOCIATE DEGREE

11.2%

SOME COLLEGE, NO DEGREE

21.4%

CONTACT US

ANTHONY LYDON

Executive Managing Director

aj.lydon@jll.com

O: +1 602 282 6268 | M: +1 602 469 1843

JOHN LYDON

Managing Director

john.lydon@jll.com

O: +1 602 282 6326 | M: +1 773 617 6511

KELLY ROYLE

Vice President

kelly.royle@jll.com

O: +1 602 282 6258 | M: +1 602 814 1583



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.