

SURPRISE POINTE LAND



EōS FITNESS

frty's **WELLS FARGO** **SUBWAY**
SONIC **CHASE** **Cafe Rio**

amc **Walgreens**
Firestone **Dutch Bros**
UPTOWN ALLEY **COLD STONE**

SAFeway **McDonald's** **TACO BELL**
BANK OF AMERICA

135TH AVENUE

WADDELL ROAD

WILLOW AVENUE



Jones Lang LaSalle Americas, Inc. | AZ License #CO508577000

WADDELL ROAD
& 135TH AVENUE,
SURPRISE, ARIZONA

10 PARCELS AVAILABLE FOR SALE | ±2 TO ±21 ACRES

Incredible Commercial/Retail and Industrial Development Opportunities

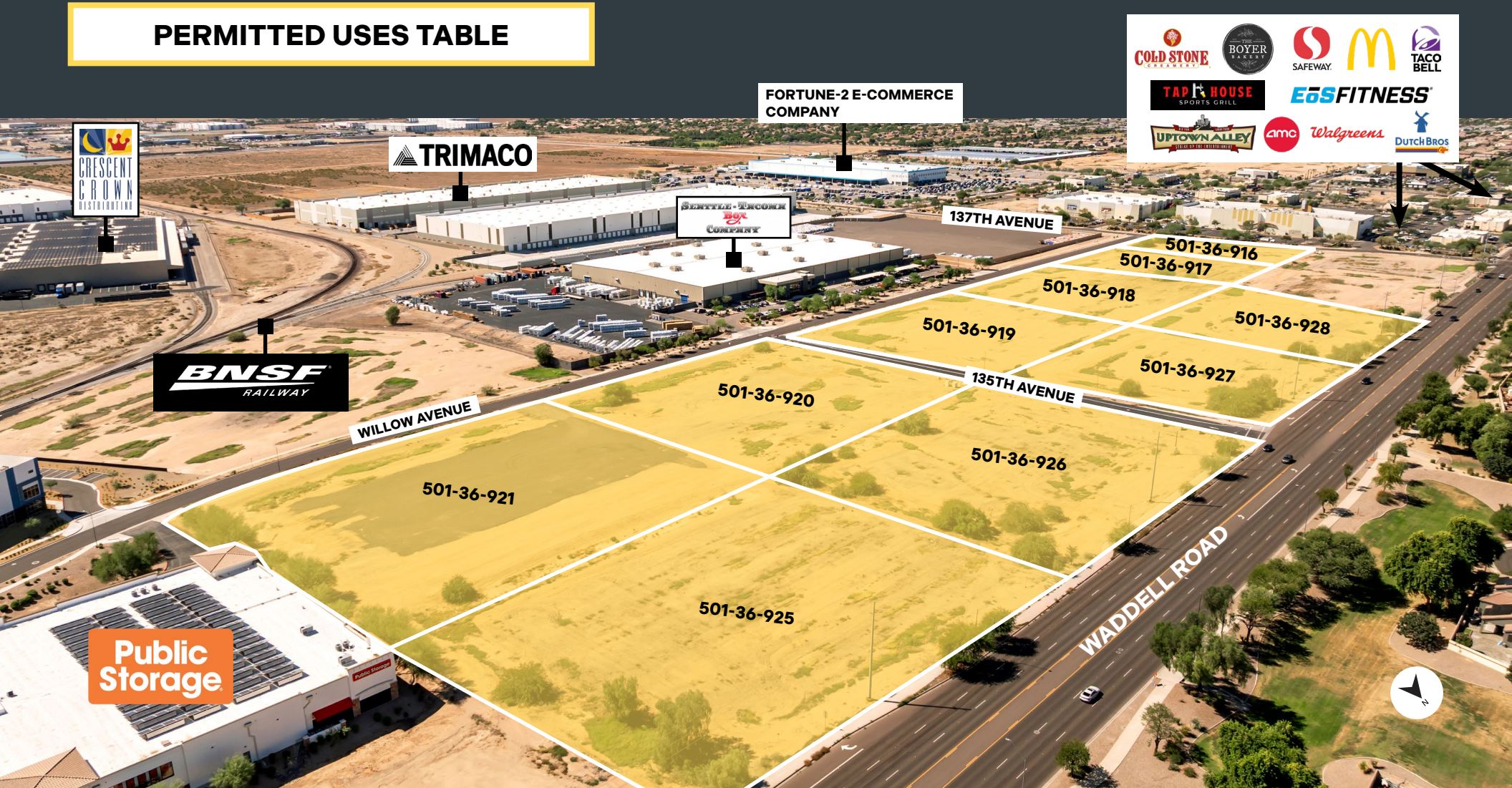


±2 TO ±21 ACRES AVAILABLE | BUILD TO SUIT OPPORTUNITY

An exceptional development opportunity awaits with nine parcels of prime real estate strategically positioned along Waddell Road, between the major thoroughfares of Litchfield Road and Dysart Road. These parcels offer significant commercial potential, with versatile zoning that permits a range of retail uses, in addition to warehousing and distribution.

- Valuable, high-visibility frontage on Waddell Road
- Waddell Road average daily traffic count of approx. 24,000 VPD
- Adjacent to retail centers featuring Safeway, AMC Theaters, Dutch Bros and Walgreens
- Rare opportunity to secure a premier land position in Surprise

PERMITTED USES TABLE



PROPERTY OVERVIEW



Total Site size:
21.25 Acres



Waddell Road frontage



Flexible zoning regulations: retail /
warehousing / distribution



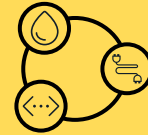
Parcels:
501-36-917 (2.14 AC)
501-36-918 (2.14 AC)
501-36-919 (2.04 AC)
501-36-920 (2.43 AC)
501-35-921 (2.38 AC)
501-36-925 (2.34 AC)
501-36-926 (2.33 AC)
501-36-927 (1.95 AC)
501-36-928 (2.05 AC)
501-36-916 (1.45 AC)
Total Acreage: ±21.25 AC



Neighborhood: favorable
submarket demographics



VPD: ±50,000 vehicles
per day at Litchfield Rd &
Waddell Rd intersection



**All utilities are adjacent
to the parcels:** water,
sewer, electric, fiber

LOCATION

- Located in Surprise, one of Arizona's fastest growing cities
- 1.9M population within a 35 minute drive
- Less than five miles from both Loop 303 and Loop 101 and 3 miles from Northern Parkway
- Logistical advantages with the capability to serve numerous large urban areas located within a one-day and two-day delivery zone
- Top City of Surprise Employers include: Sands Motor Company, Larry H. Miller, Southwest Products, Crescent Crown, IRIS USA

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**FOR MORE INFORMATION,
PLEASE CONTACT:**

Kelly Royle
Vice President
kelly.royle@jll.com
+1 602 814 1583

Anthony Lydon, SIOR
Vice Chairman
aj.lydon@jll.com
+1 602 469 1843

Nicole Marshall
Associate
nicole.marshall@jll.com
+1 951 723 0943



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