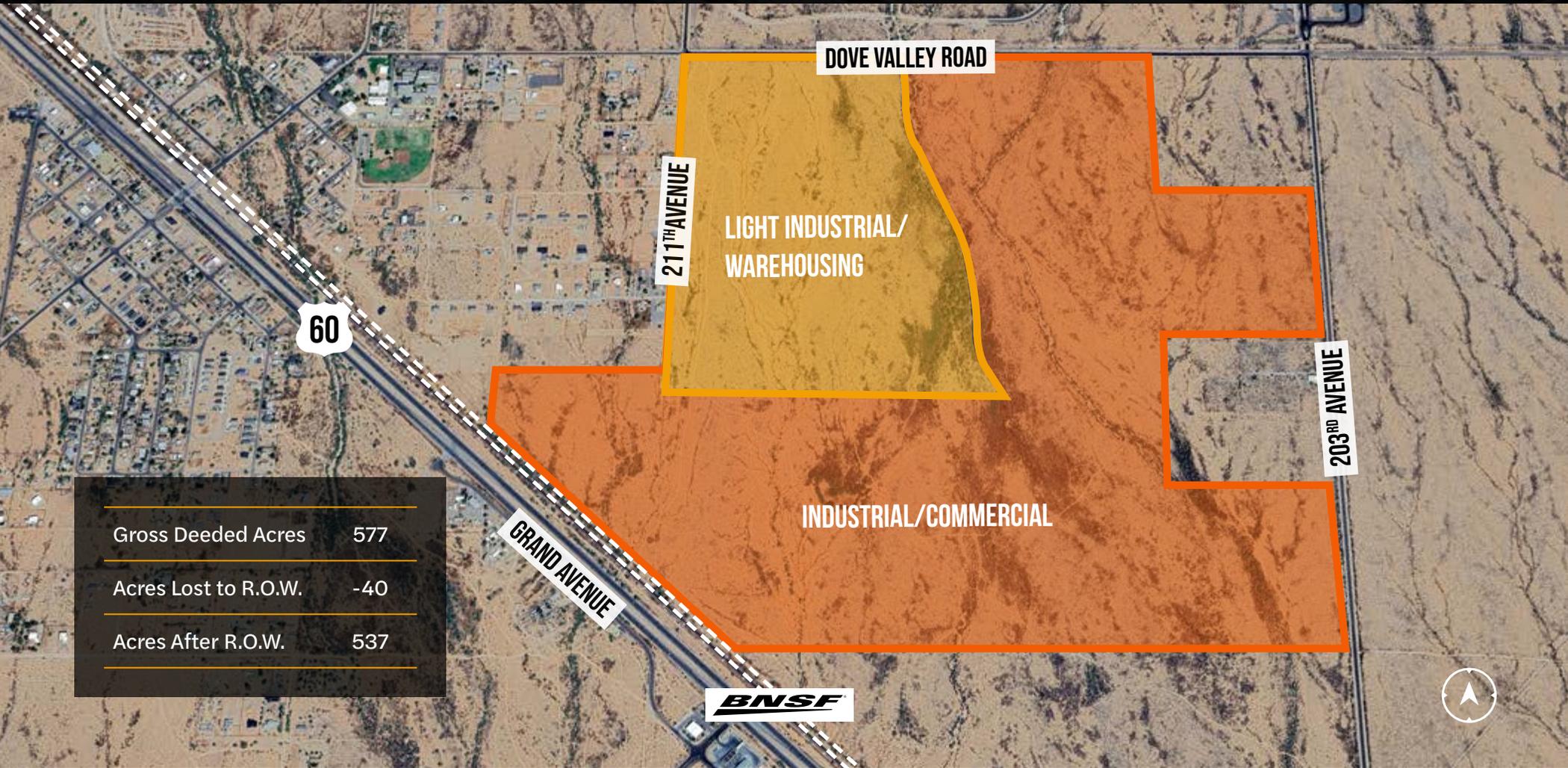


# THE CROSSROADS AT SURPRISE

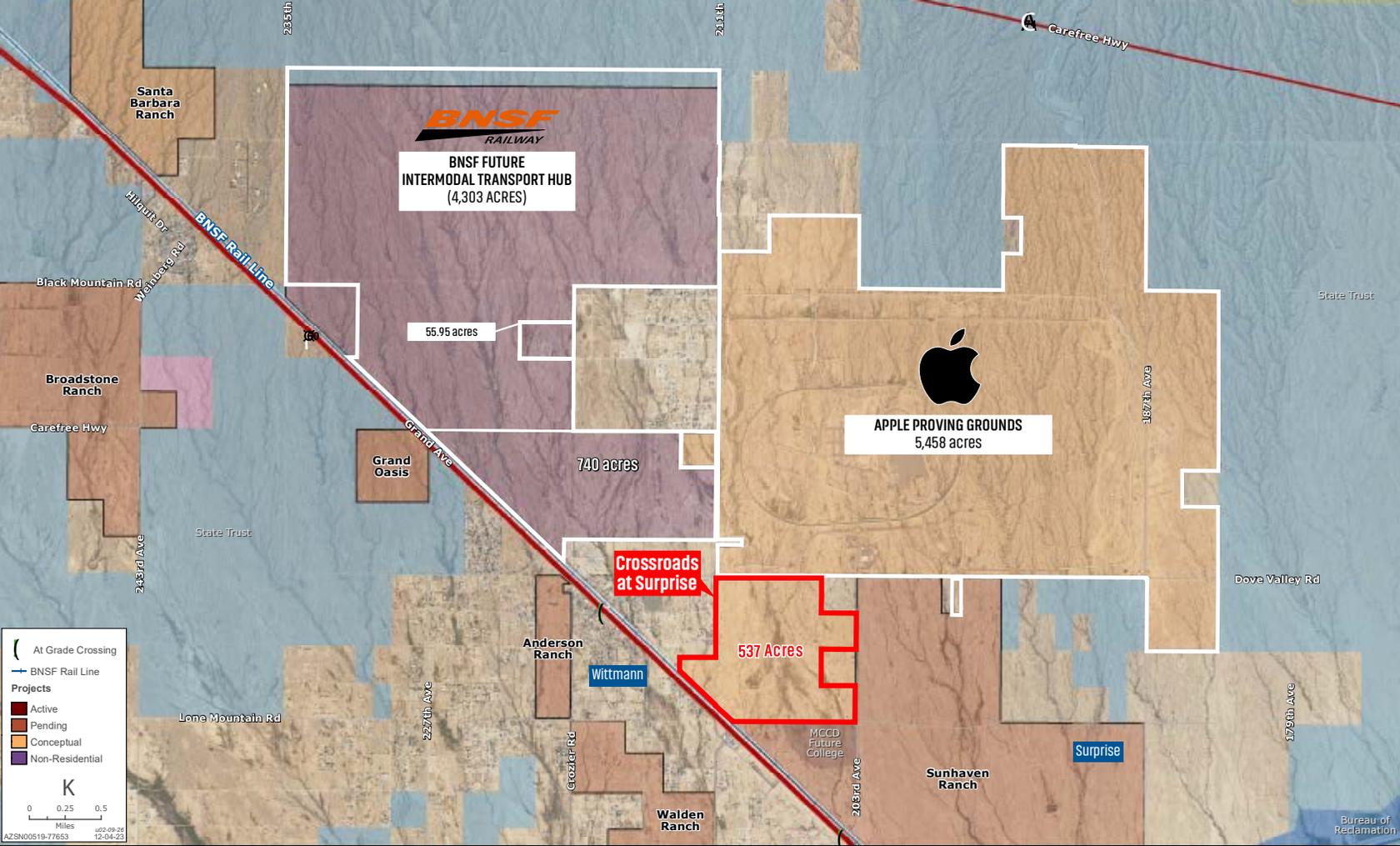


# ±537 ACRES

## INDUSTRIAL / COMMERCIAL LAND FOR SALE

## US 60 & 211th Avenue City of Surprise, AZ

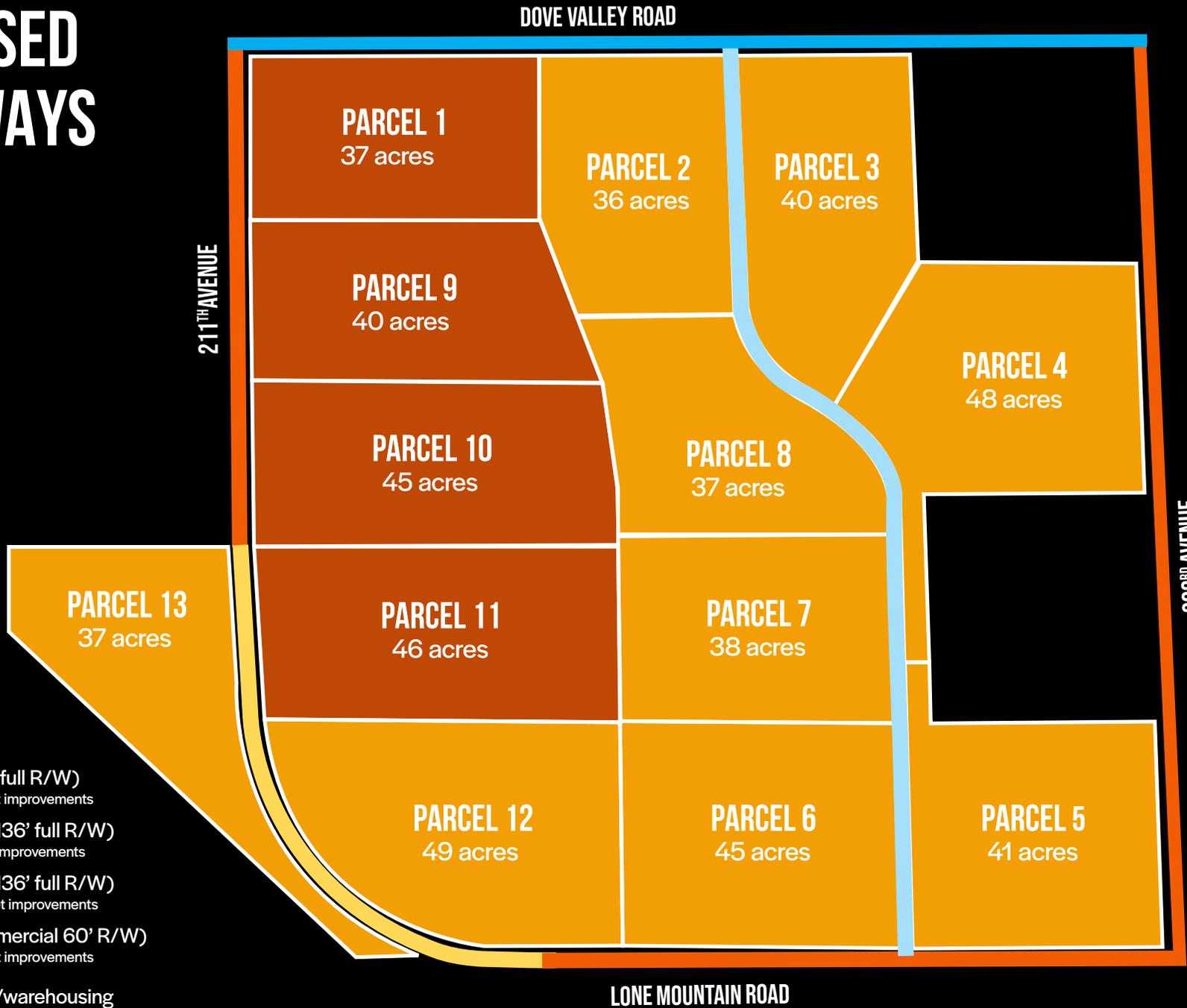
**±537 ACRES  
FOR SALE**



## PROPERTY HIGHLIGHTS

- Introducing an ideal site for a large-scale logistics park, manufacturing site, or data center
- Frontage on US 60 (Grand Avenue) and the BNSF rail line, and only 30 minutes from TSMC
- Power provided by APS
- Water provided by West End Water Company: offers robust water entitlements
- Wastewater services provided by the City of Surprise
- ±12,300 vehicles per day on US 60 and 211th Avenue
- 13 parcels offered for sale
- Zoned Light Industrial / Warehousing and Industrial / Commercial
- Close proximity to the future [4,321-acre BNSF intermodal and carload hub](#)

# PROPOSED ROADWAYS



- Parkway (200' full R/W)  
5,200 LF - half street improvements
- Major arterial (136' full R/W)  
3,100 LF - full street improvements
- Major arterial (136' full R/W)  
11,900 LF - half street improvements
- Collector (commercial 60' R/W)  
5,600 LF - half street improvements
- Light industrial/warehousing
- Industrial/commercial

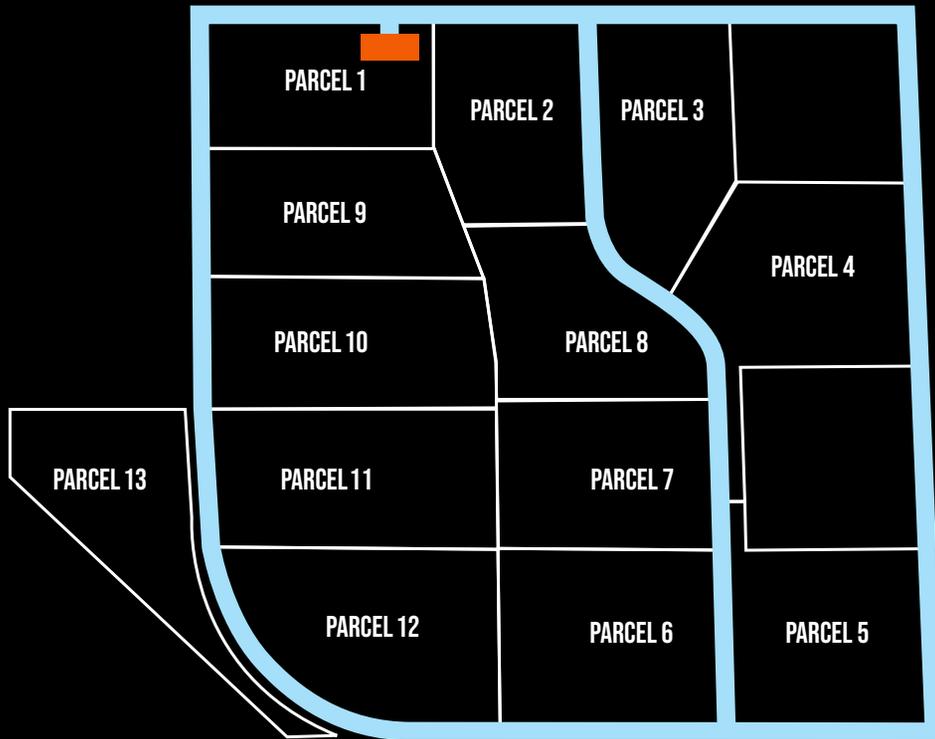


# PLANNED UTILITIES TO SITE

## FUTURE WASTEWATER TREATMENT PLANT

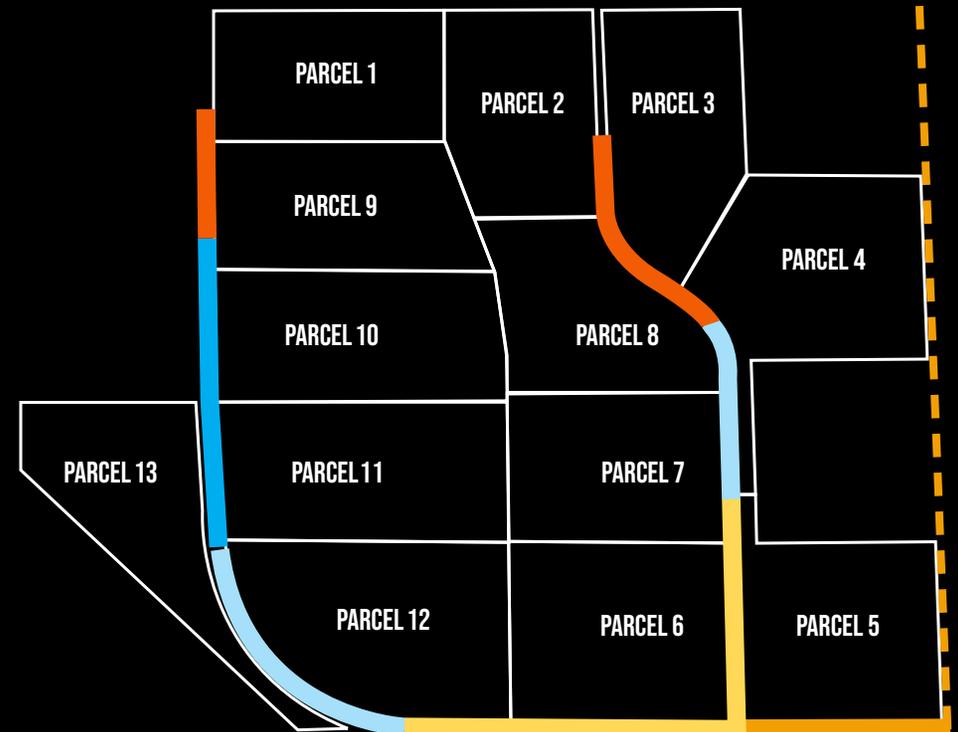


## PROPOSED WATER MAIN MAP

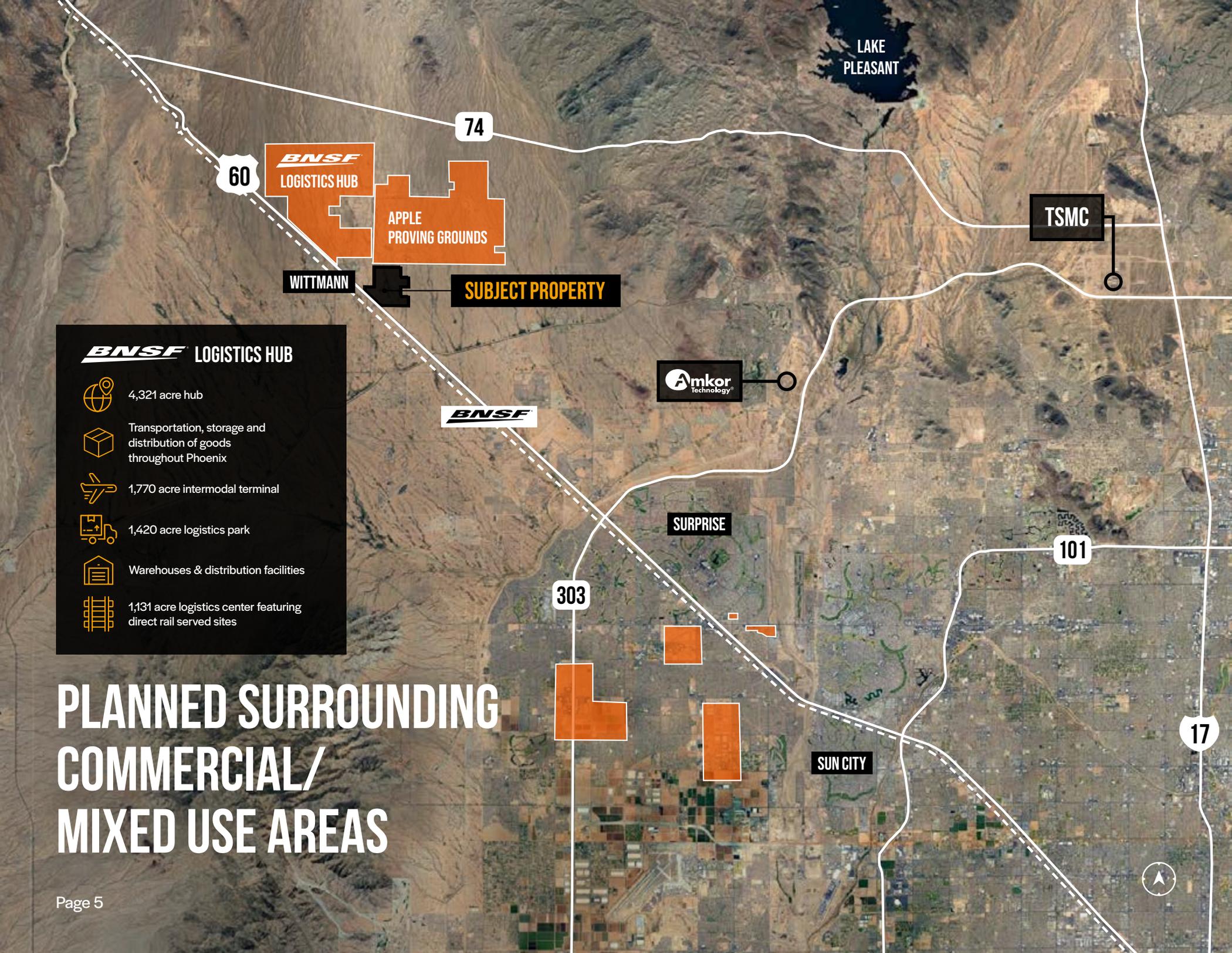


■ 12 inch water main    ■ Proposed water campus

## PROPOSED SEWER MAP



■ Future sewer    ■ 21 inch sewer    ■ 15 inch sewer  
 ■ 12 inch sewer    ■ 10 inch sewer    ■ 8 inch sewer



LAKE PLEASANT

74

60

**BNSF**  
LOGISTICS HUB

APPLE  
PROVING GROUNDS

WITTMANN

**SUBJECT PROPERTY**

TSMC

**Amkor**  
Technology

SURPRISE

101

303

SUN CITY

17

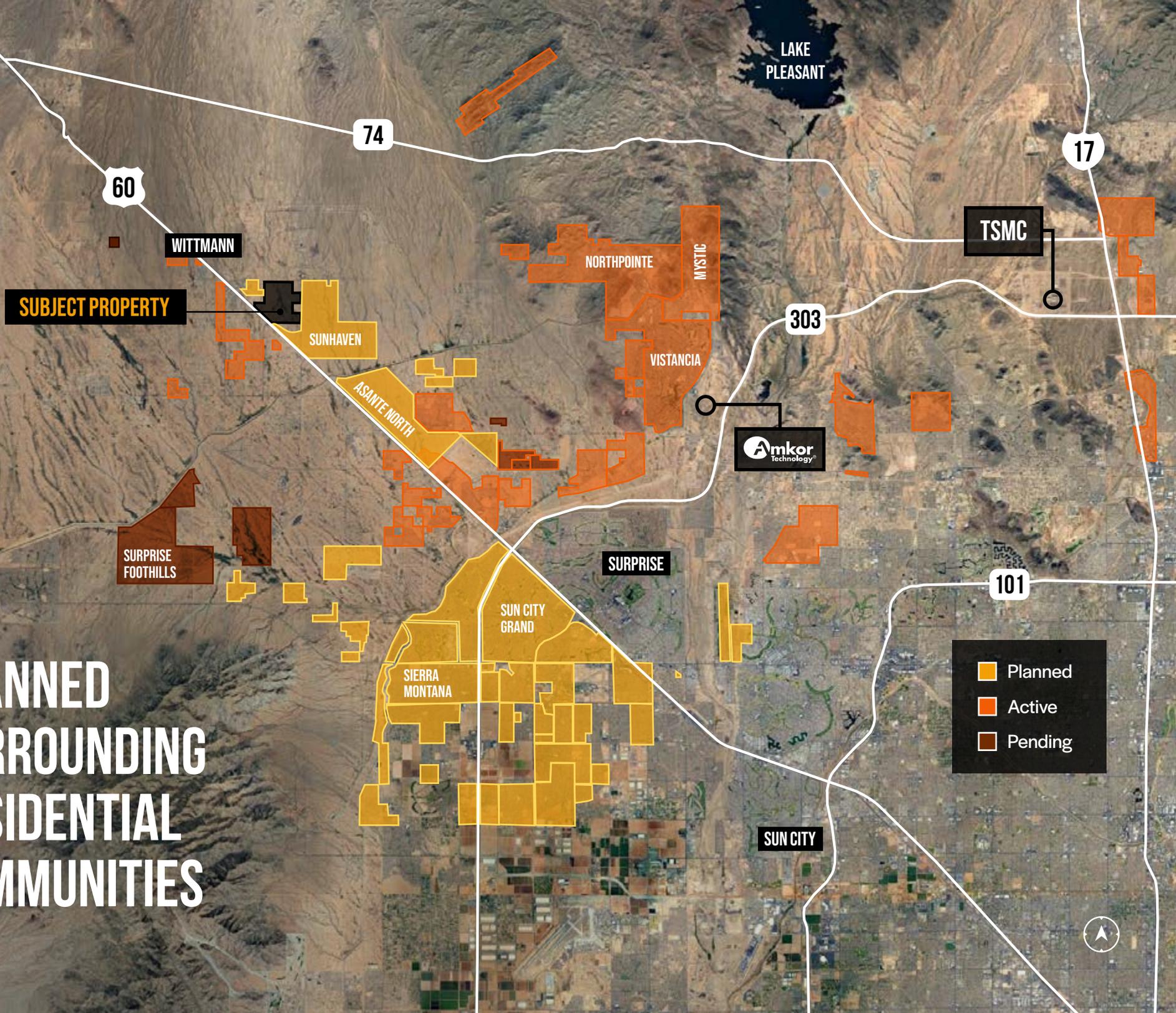
**BNSF** LOGISTICS HUB

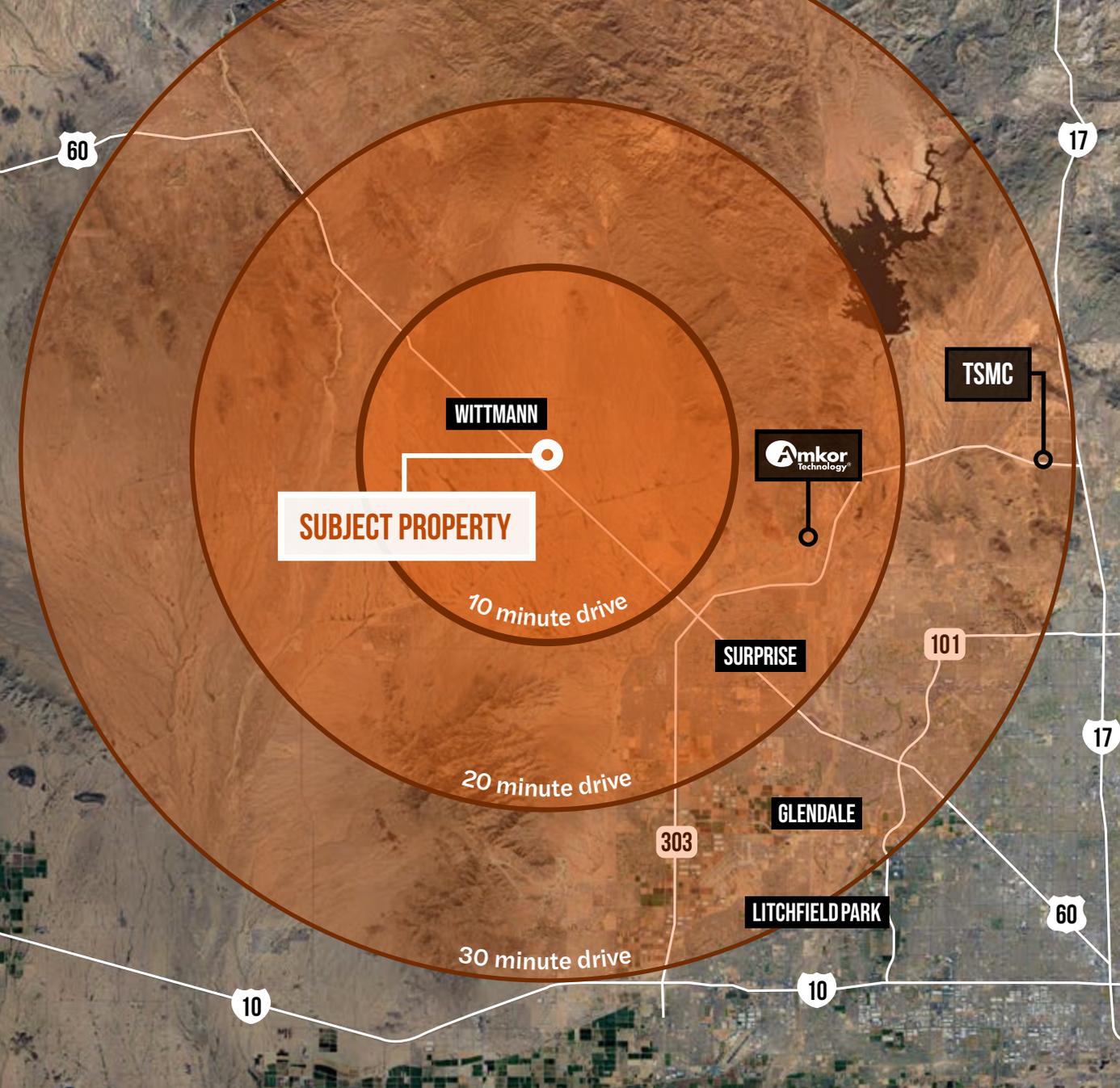
- 4,321 acre hub
- Transportation, storage and distribution of goods throughout Phoenix
- 1,770 acre intermodal terminal
- 1,420 acre logistics park
- Warehouses & distribution facilities
- 1,131 acre logistics center featuring direct rail served sites

# PLANNED SURROUNDING COMMERCIAL/ MIXED USE AREAS



# PLANNED SURROUNDING RESIDENTIAL COMMUNITIES





	10 mile radius	20 mile radius
2019 Total Population	53,207	537,381
2024 Total Population	73,573	606,190
2019-2024 Historical Population Growth	38.3%	12.8%
2024-2029 Forecasted Population Growth	7.7%	5.5%
2024 Educational Attainment (Bachelor's Degree +)	37.9%	35.7%
2024 Total Households	31,257	236,033
2024 Median Age	59.2	45.7
2024 Average Household Income	\$114,144	\$117,843
2024 Median Home Value	\$481,912	\$464,486
2024 Employed Civilian Population (Place of Residence)	26,481	270,181
2024 Total Employees (Place of Work)	3,091	128,900
2024 Total Daytime Population	54,607	513,574

# DRIVE TIMES | AREA DEMOGRAPHICS



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