

SURPRISE POINTE

E55 FITNESS

FRYS **WELLS FARGO** **SUBWAY**
SONIC **CHASE** **Cafe Rio**

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

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

UNDER CONTRACT

135TH AVENUE

WADDELL ROAD

WILLOW AVENUE

1

4

3

2



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

WADDELL ROAD
& 135TH AVENUE,
SURPRISE, ARIZONA

4 PARCELS | ±2 TO ±9.48 ACRES

FOR SALE/BUILD TO SUIT - FULLY IMPROVED-FTZ ENABLED

Incredible Commercial/Retail and Industrial Development Opportunities



ZONING & ACREAGE

1. 501-36-920 (2.43 AC) C3
2. 501-36-921 (2.38 AC) C3
3. 501-36-925 (2.34 AC) C3
4. 501-36-926 (2.33 AC) C3

Total Acreage: ±9.48 AC

Ten prime parcels along Waddell Road in Surprise, Arizona, offer exceptional development potential, ideally located between Litchfield and Dysart Roads, with zoning for retail, 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
- Foreign Trade Zone capable!



WHY SURPRISE

1. Strategic Location & Accessibility

- Only 45 minutes from downtown Phoenix
- Easy access to major highways (Loop 303, US-60, Loop 101)
- Key position near trade routes to California, Mexico, and the Southwest

2. Economic & Industrial Growth

- Expanding Class A industrial developments
- Strong logistics, manufacturing, and tech job growth
- Pro-business environment with streamlined permitting

3. Investment Advantages

- Lower cost per square foot than other Phoenix submarkets
- Limited industrial supply driving rental increases
- Access to Opportunity Zones and multiple tax incentives

4. Workforce & Demographics

- Young, skilled, bilingual labor pool
- Influx of residents from California and other high-cost states
- Supported by local colleges and Arizona State University

5. Quality of Life

- Safe, family-oriented community with parks and recreation
- Popular 55+ neighborhoods
- Balanced lifestyle with retail and healthcare access

6. Business & Growth Environment

- Active city support for businesses and infrastructure
- Over 300 days of sunshine and strong solar potential
- Growth momentum fueled by nearby cities and regional connectivity



**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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**SURPRISE
POINTE PARCELS**

Dysart Road

Waddell Road

EoS FITNESS

Fortune 2
E-commerce

TRIMACO

Cactus Road



Hutch Industrial



exhibitus



Expeditors



U-HAUL

HUGHES

**Hercules
INDUSTRIES**

Castrol

SWP
Southwest Products

Winsupply

Safelite
AutoGlass

**NATIONAL
INDOOR
RV CENTERS**

Bullard Avenue

Litchfield Road

Peoria Avenue

