

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



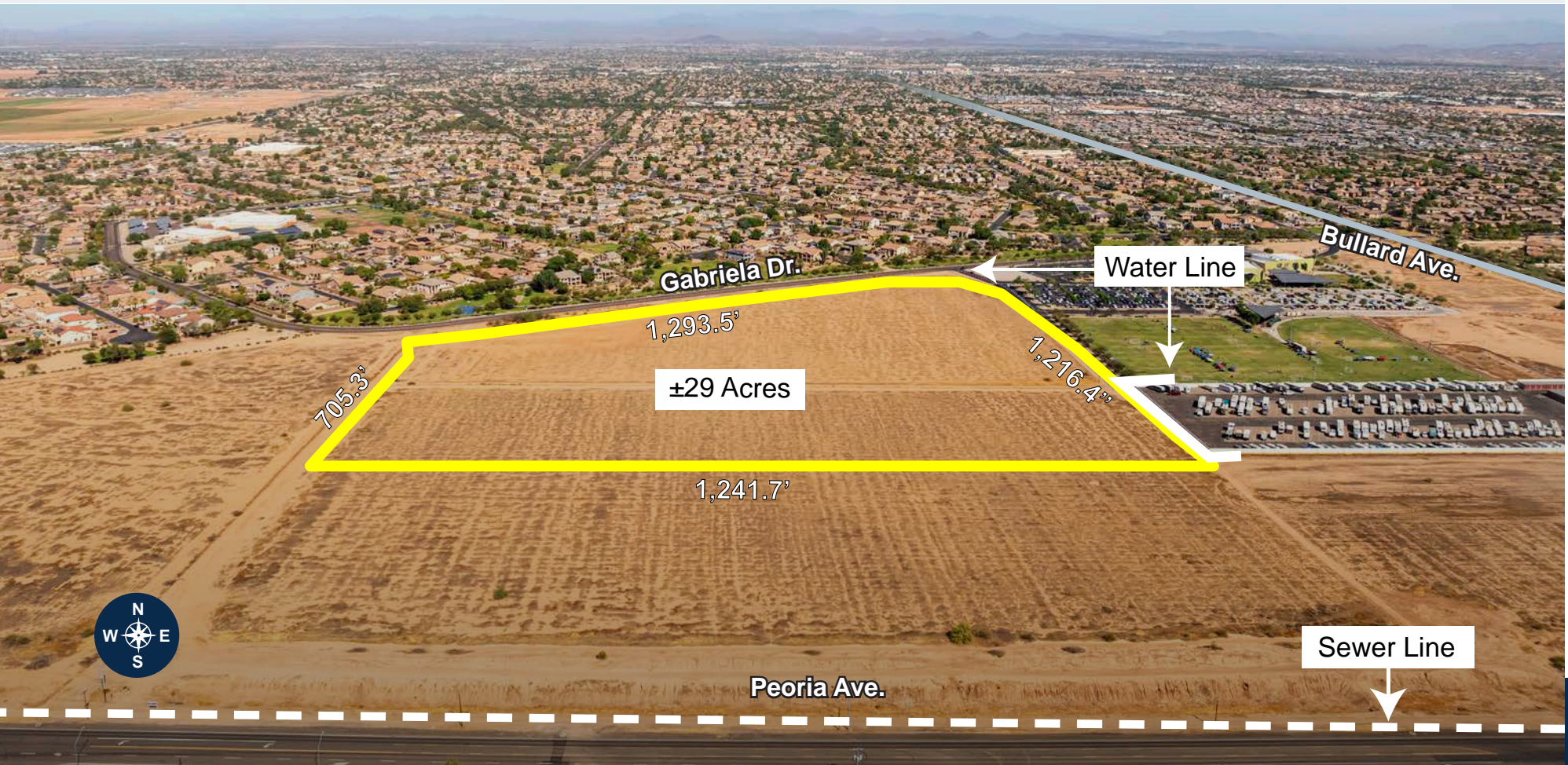
Full diamond interchange at Loop 303 and Peoria Avenue



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





SUBJECT PROPERTY

LOOP 303

Bullard Avenue

Reems Road

Peoria Avenue

Olive Avenue

Northern Avenue

Bethany Home Road

Northern Parkway

Dysart Road

Walmart

Habit Burger Grill

FIRST WATCH THE DAYTIME CAFE

Chick-fil-A

Portillo's

COSTCO WHOLESALE

PRASADA

ZUPAS

Arby's

COOPER'S HAWK

KOHL'S

FIREBIRDS

IRIS

Expeditors

SWP Southwest Products

Ball

Lineage USA

RAUCH

Red Bull ENERGY DRINK

PCA

WHITE CLAW BEER

HUBSTARR

AVANTI

COMPASS

WESTCORE

CMS

PUMA

M PARTNERS

PCA

Microsoft

NOVO

Nestle

LOVETT INDUSTRIAL

Northern Avenue

Fortune 2 ecommerce

Aligned Energy

LOVETT INDUSTRIAL

WILLIAMS SONOMA

U-HAUL

LINCOLN PROPERTY COMPANY

Luke AFB

LINCOLN PROPERTY COMPANY

TransPak

CA

LENNOX

PIZZUTI

5

Glendale Avenue

Sweetwater

markettech

US US MERCHANTS

CUBEWORK

BARCLAY

Walmart

MLILY

LOGISTICS+

SCANNELL

Jacuzzi

Fortune 2 E-commerce

WPTIREIT

FedEx

VIWEST Group



PRASADA
SUBJECT PROPERTY



CITY OF SURPRISE



POPULATION
166,000

MHHI
\$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

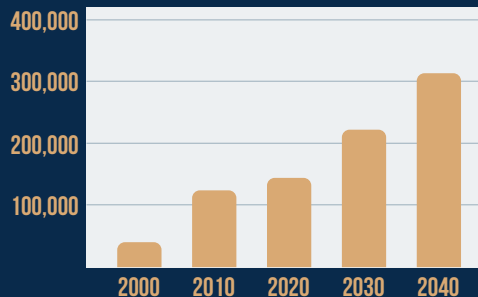


White Tank Mountains



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

M: +1 602 469 1843

JOHN LYDON

Managing Director

john.lydon@jll.com

M: +1 773 617 6511

KELLY ROYLE

Vice President

kelly.royle@jll.com

M: +1 602 814 1583

JARROD HOWARD

Director

jarrod.howard@jll.com

M: +1 503 320 9955



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.