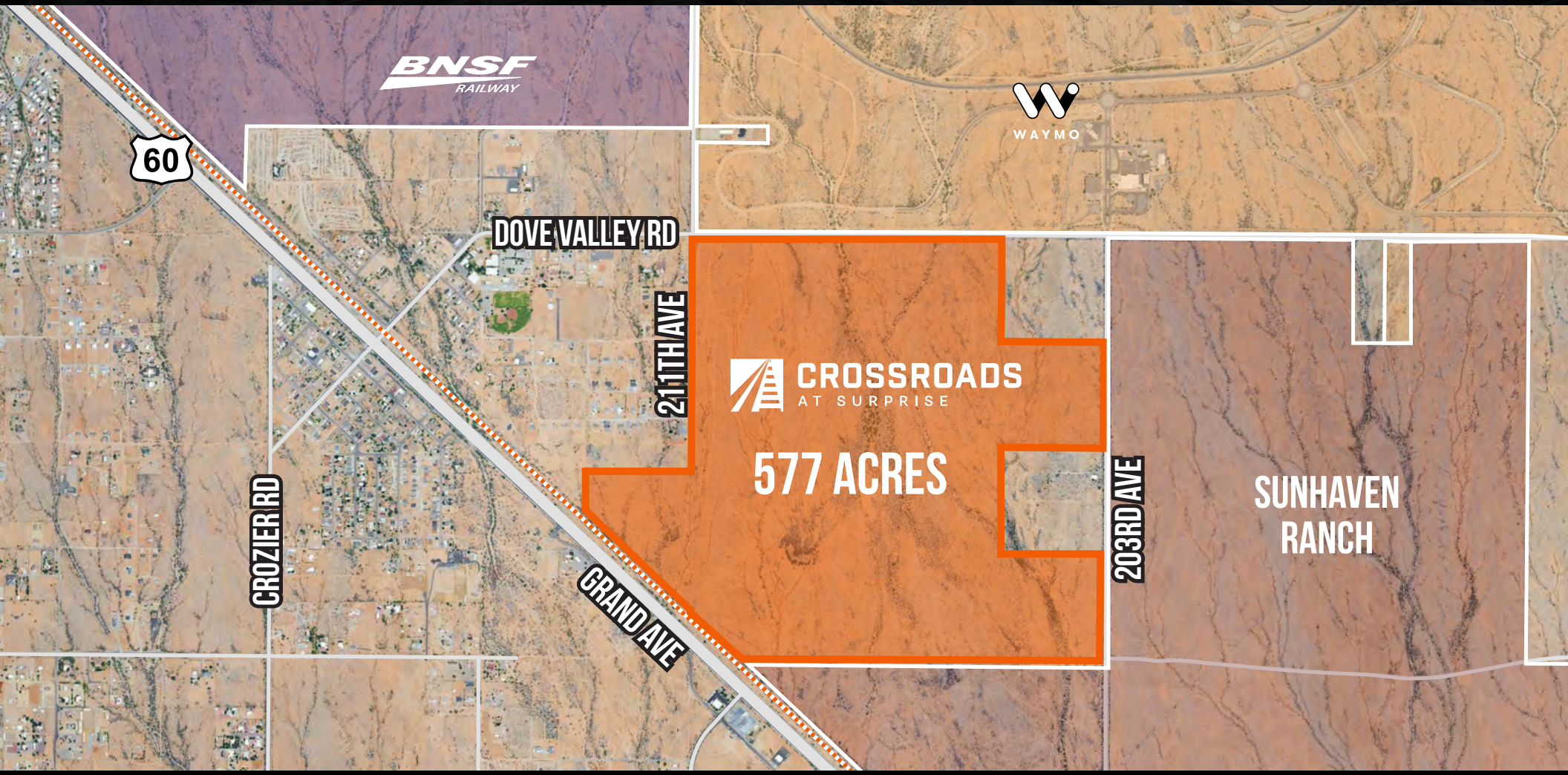
# CROSSROADS AT SURPRISE

CROWN WEST LAND GROUP

JLL

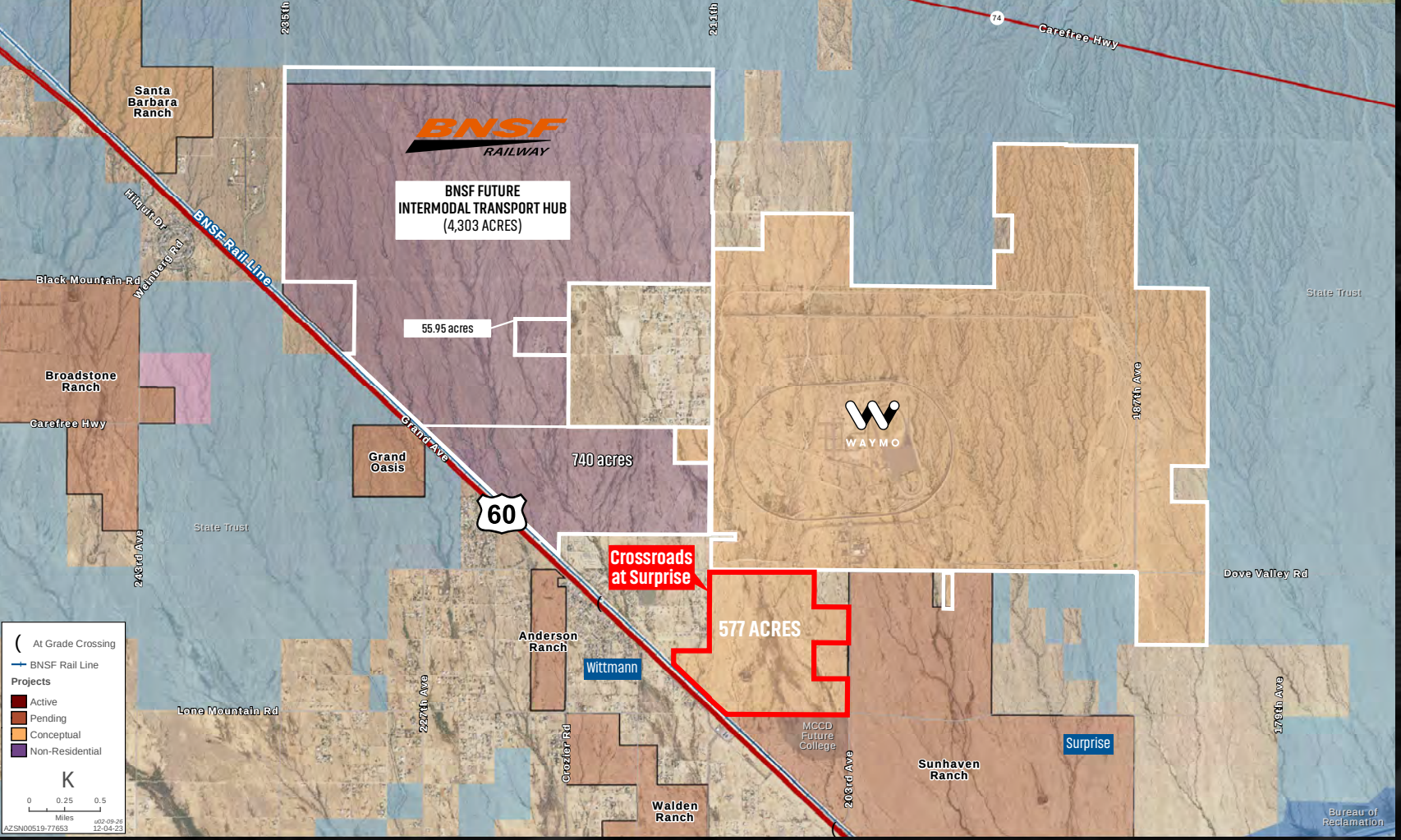



# ±577 ACRES

## INDUSTRIAL / COMMERCIAL LAND FOR SALE

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

Jones Lang LaSalle Americas, Inc. AZ License #CO508577000




FOR SALE
±577 ACRES

# PROPERTY HIGHLIGHTS

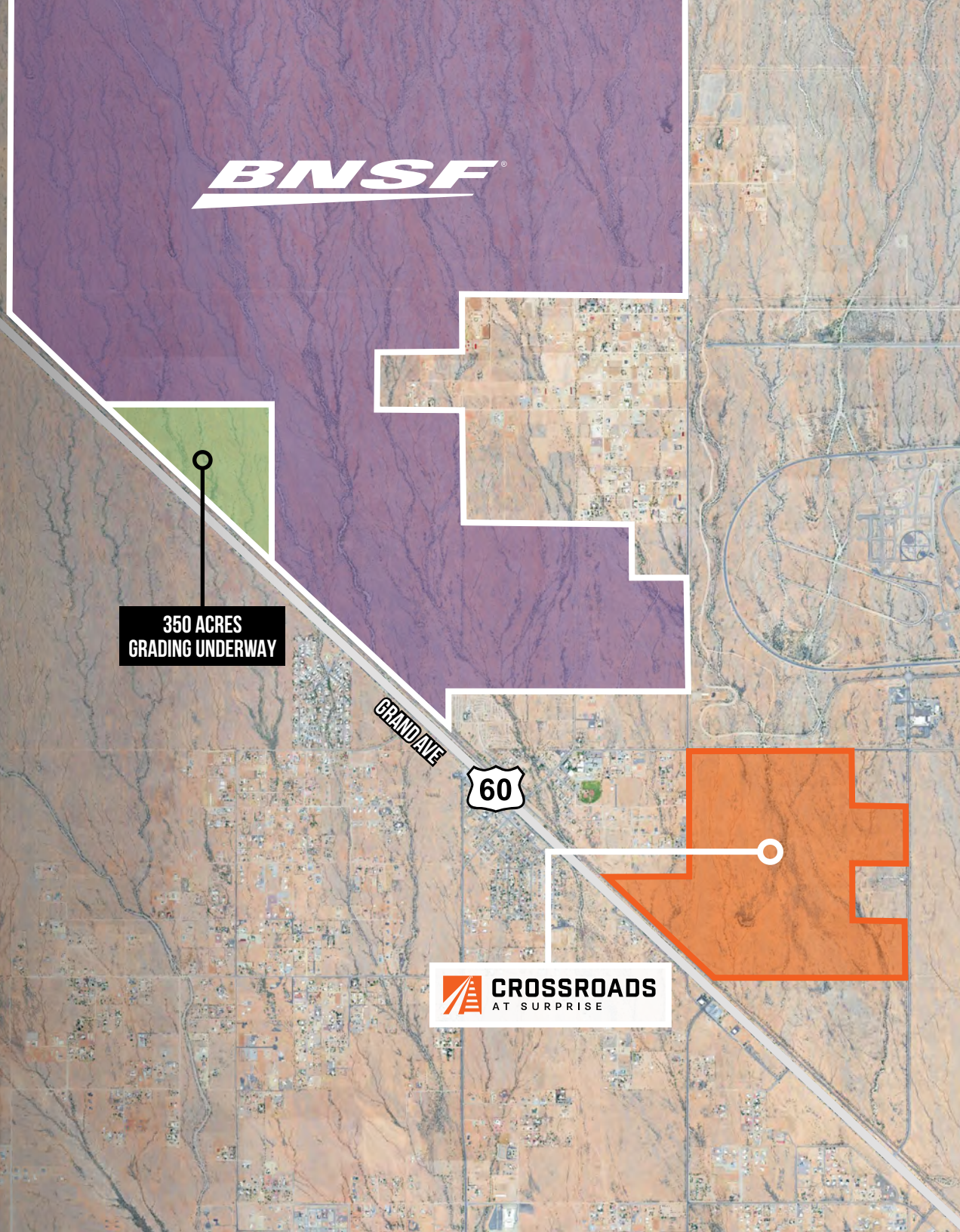
- Introducing an ideal site for a large-scale logistics park, manufacturing site, or data center
- Frontage on US 60 (Grand Avenue) and the BNSF rail line, and only 30 minutes from TSMC
- Power provided by APS
- Water provided by West End Water Company: offers robust water entitlements
- Wastewater services provided by the City of Surprise
- ±12,300 vehicles per day on US 60 and 211th Avenue
- 6 parcels offered for sale
- Zoned General Industrial (I-2)
- Close proximity to the future 4,303-acre BNSF intermodal and carload hub

# CONCEPTUAL SITE PLAN



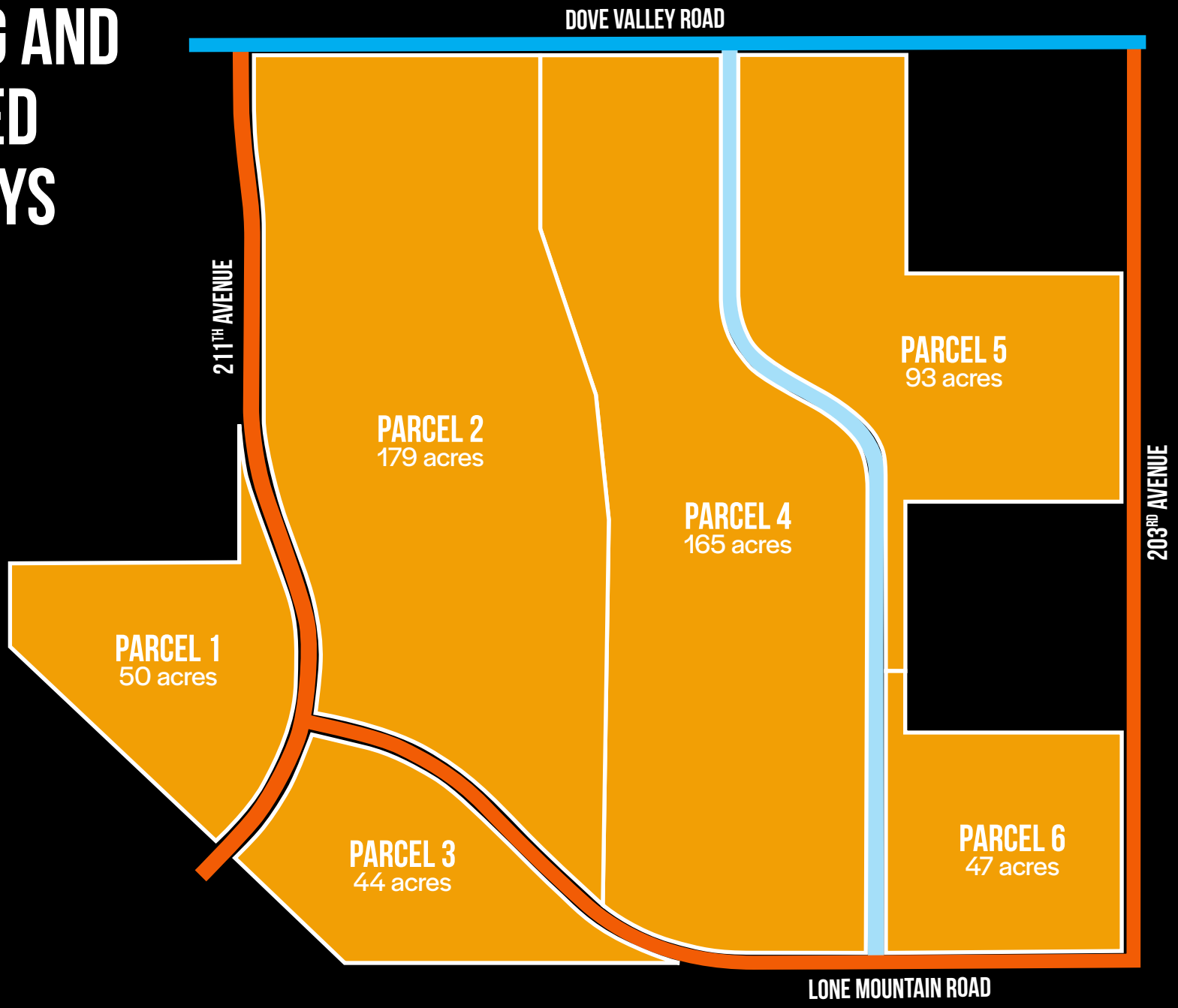
# BNSF SITE IMPROVEMENTS UNDERWAY

- Groundwork has begun on the site of BNSF's proposed, $3.2 billion Logistics Park Phoenix rail hub in Wittmann. Grading underway on about 350 acres in the southwest corner of land BNSF owns near 235th Avenue and the U.S. 60 in the rural, far northwest Valley.
- AZBEX reports that the project is designed to integrate an intermodal facility, a logistics park, and a logistics center to expand freight capacity in Arizona.
- The company is also constructing additional track as the first phase of the company's planned intermodal facility. The site is part of a 4,300-acre property BNSF owns in the area.
- BNSF touts that the project will bring 76,000+ jobs (direct, indirect, and induced) during and after construction, and generate $258 million annually in state and local taxes for Maricopa County schools, community colleges, flood control, and more.




LEARN MORE >

# EXISTING AND PROPOSED ROADWAYS

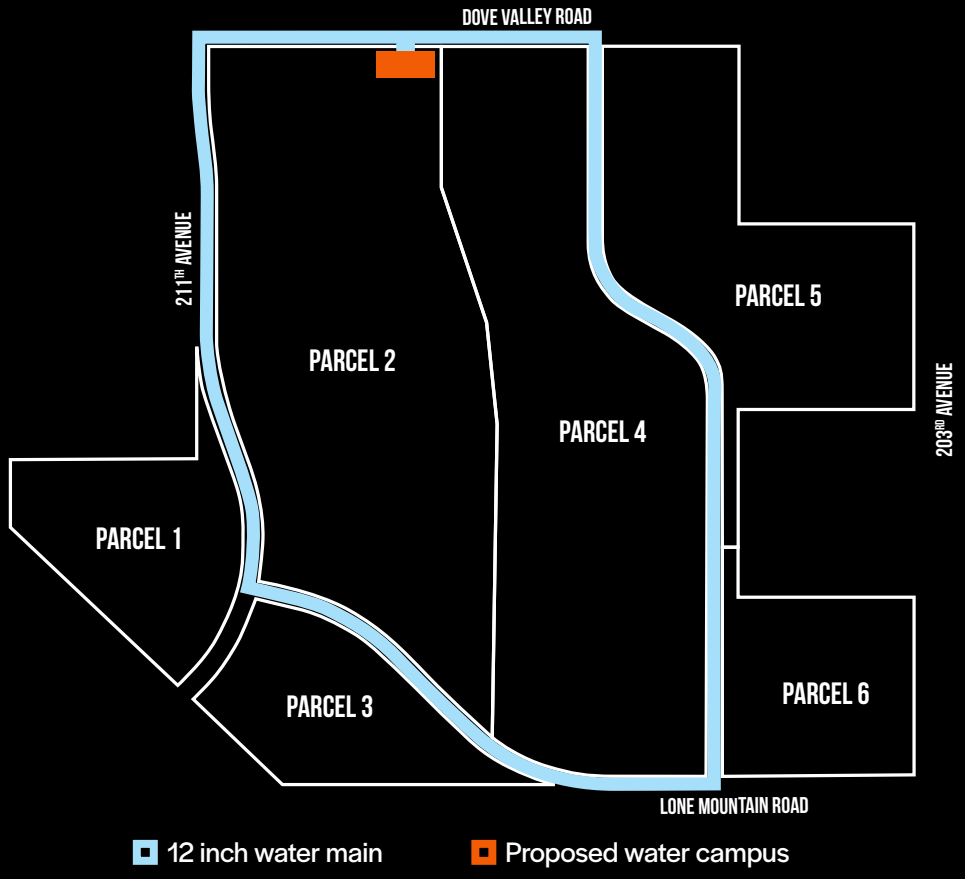


# PLANNED UTILITIES TO SITE

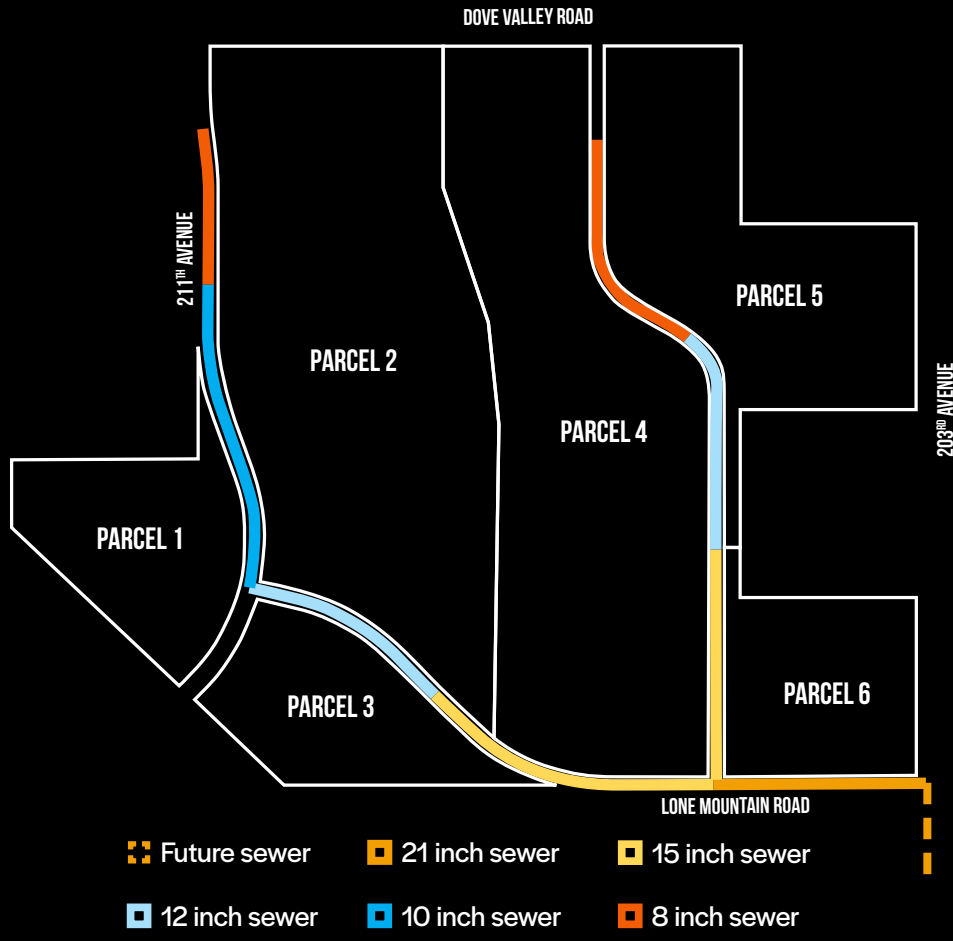
## FUTURE WASTEWATER TREATMENT PLANT

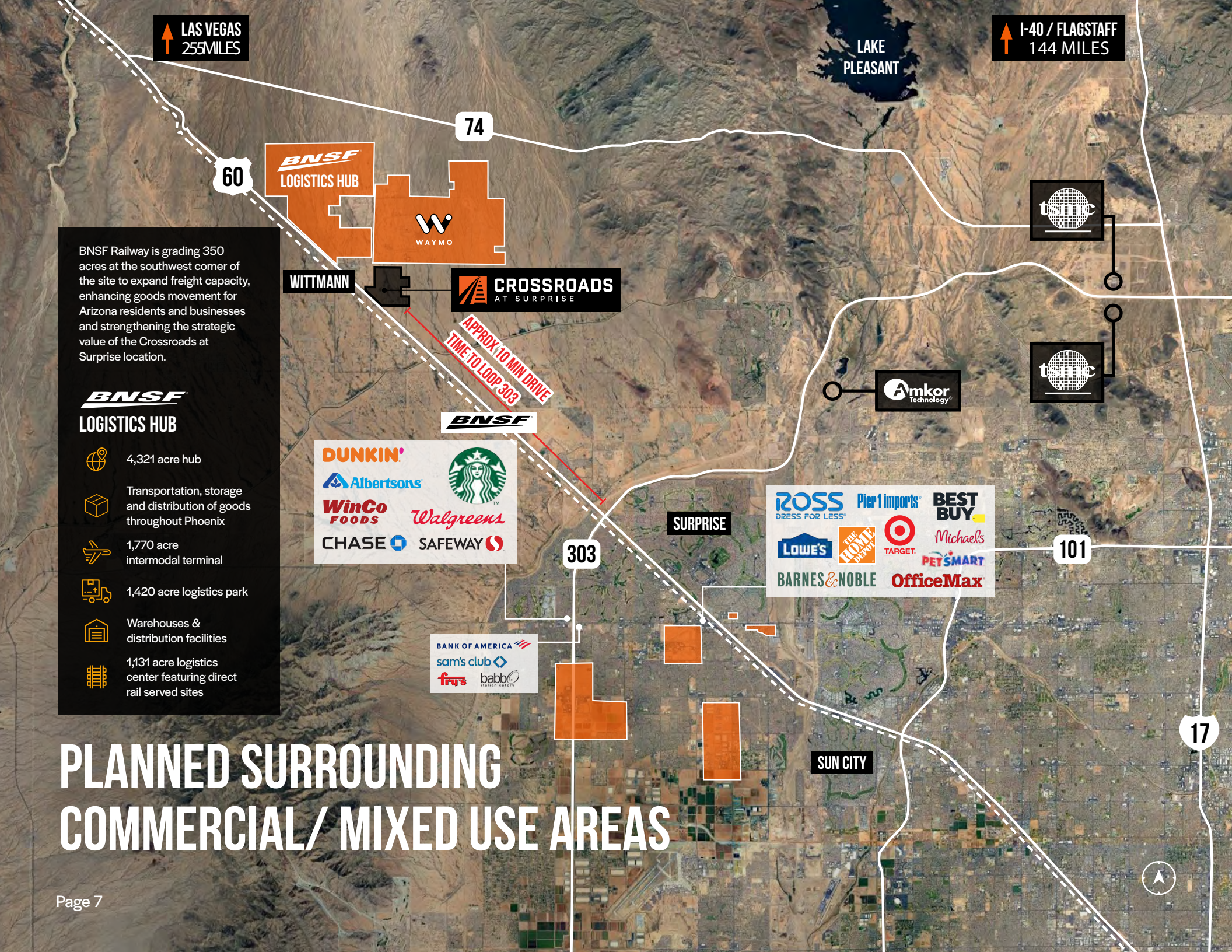



## PROPOSED WATER MAIN MAP

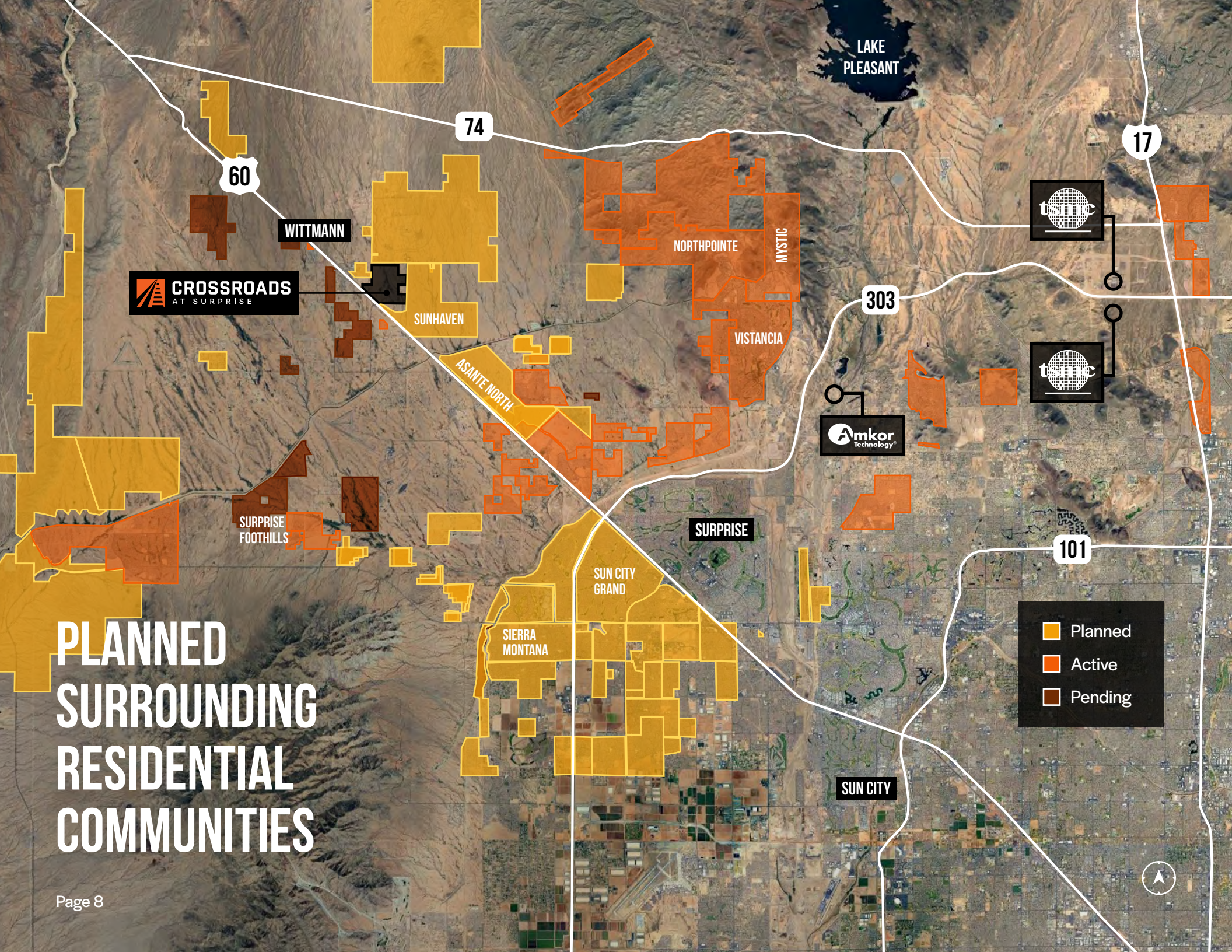



## PROPOSED SEWER MAP

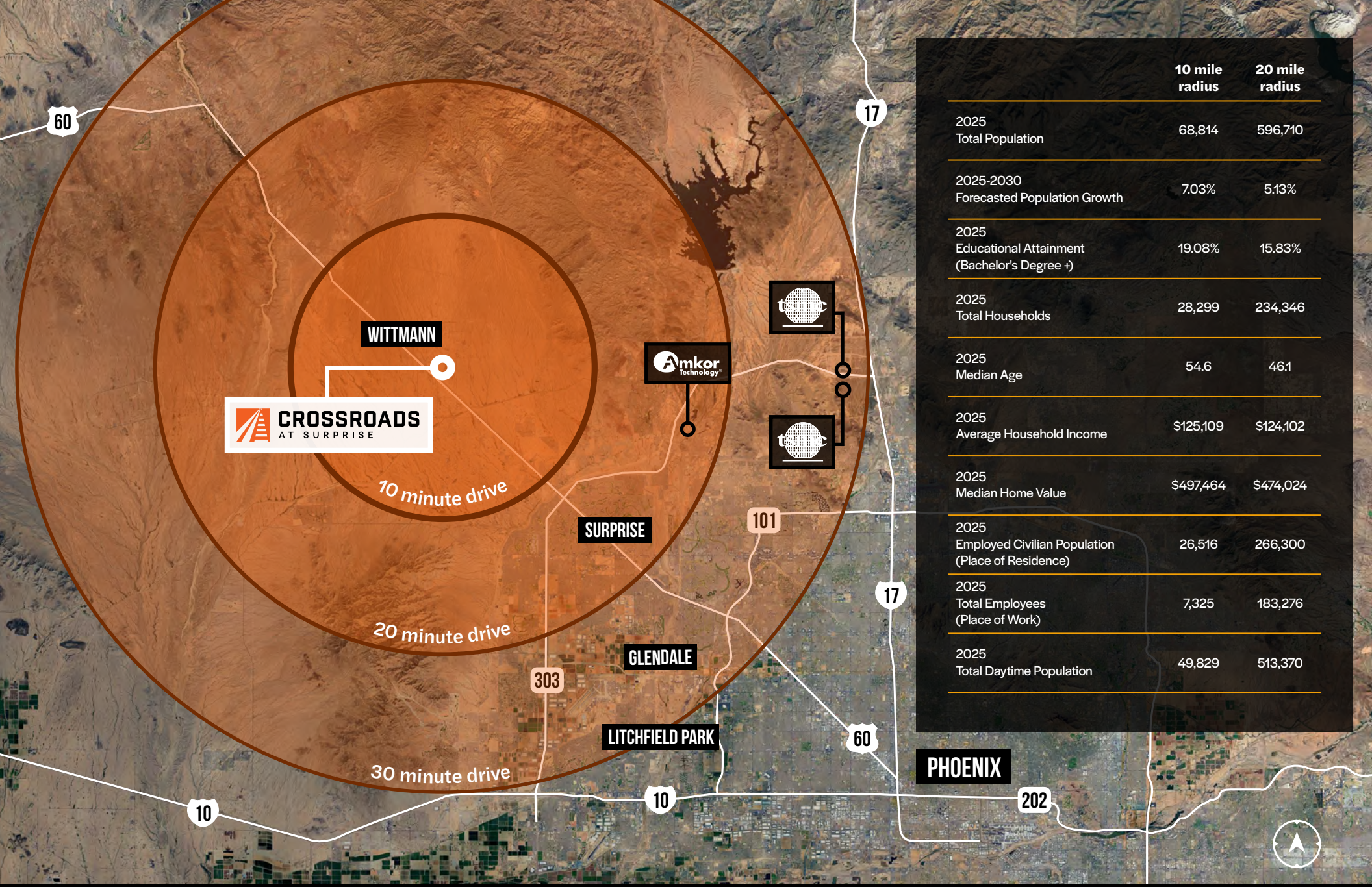





# PLANNED SURROUNDING COMMERCIAL/ MIXED USE AREAS

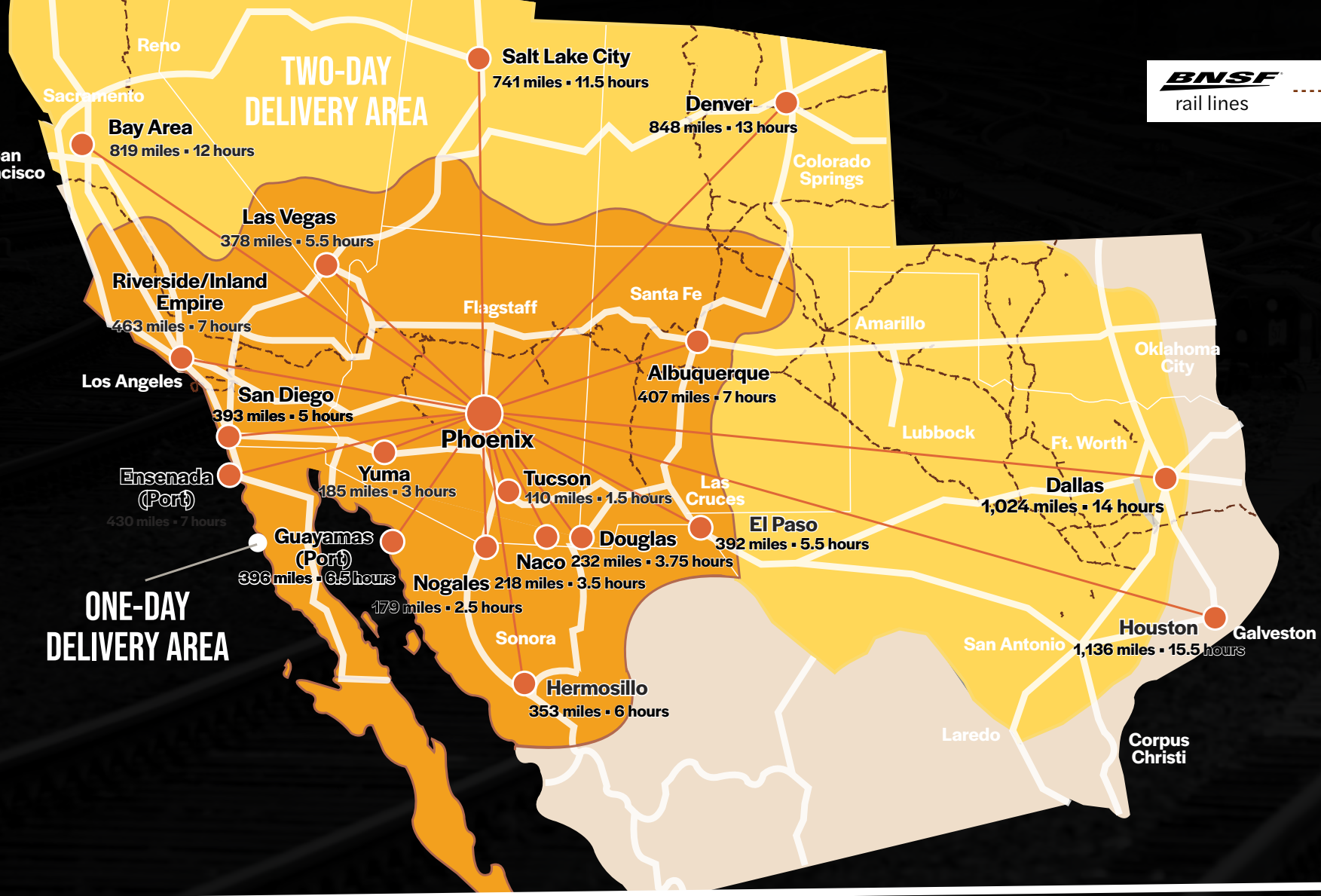



# PLANNED SURROUNDING RESIDENTIAL COMMUNITIES




| | 10 mile radius | 20 mile radius |
|---|---|---|
| 2025 Total Population | 68,814 | 596,710 |
| 2025-2030 Forecasted Population Growth | 7.03% | 5.13% |
| 2025 Educational Attainment (Bachelor's Degree +) | 19.08% | 15.83% |
| 2025 Total Households | 28,299 | 234,346 |
| 2025 Median Age | 54.6 | 46.1 |
| 2025 Average Household Income | $125,109 | $124,102 |
| 2025 Median Home Value | $497,464 | $474,024 |
| 2025 Employed Civilian Population (Place of Residence) | 26,516 | 266,300 |
| 2025 Total Employees (Place of Work) | 7,325 | 183,276 |
| 2025 Total Daytime Population | 49,829 | 513,370 |

# DRIVE TIMES | AREA DEMOGRAPHICS





**ANTHONY LYDON, SIOR**
Vice Chairman
T +1 602 282 6268
M +1 602 469 1843
aj.lydon@jll.com

**MARC HERTZBERG, SIOR**
Vice Chairman
T +1 602 282 6269
M +1 602 625 2804
marc.hertzberg@jll.com

**KELLY ROYLE**
Vice President
T +1 602 282 6258
M +1 602 814 1583
kelly.royle@jll.com

**JARROD HOWARD**
Director
M +1 503 320 9955
jarrod.howard@jll.com



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