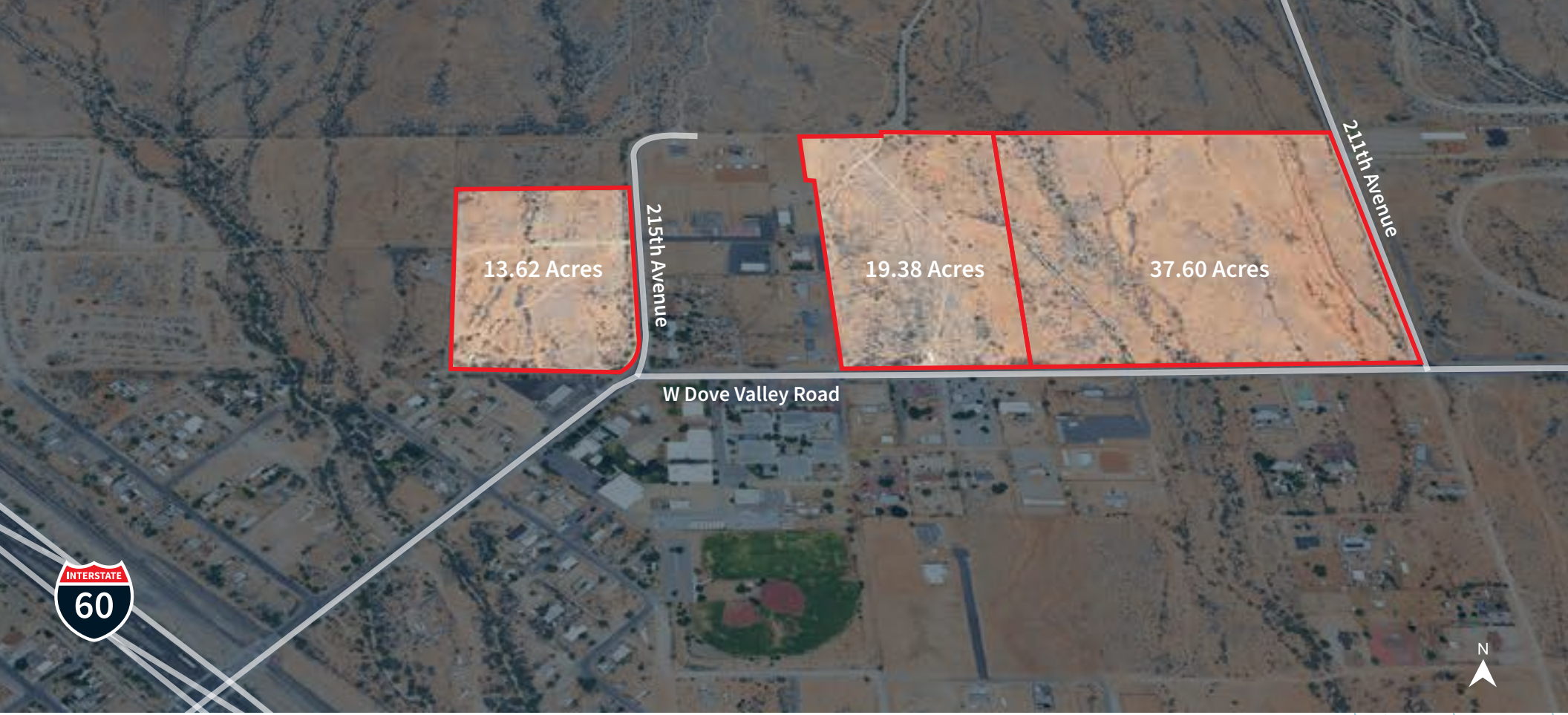


JLL SEE A BRIGHTER WAY

±70.6 Industrial acres for sale

211th Ave and Dove Valley Road, Wittman AZ

Located in the heart of Phoenix's Semi-con Corridor
Adjacent to Planned BNSF Intermodal Logistics Park.

Property information

Location	The property includes 56 acres situated at the northwest corner of 211th Avenue and Dove Valley Road, plus an additional 13.62 acres on 215th Avenue.
Size	±70.6 Acres
Maricopa county parcel numbers	503-17-018K: 13.62 acres 503-17-435: 19.38 acres 503-17-017U: 37.60 acres
Zoning	RU-43 | Maricopa County *Maricopa County general plan shows industrial zoning
Utilities	Electricity: APS Water: West End Water Company Sewer: City of Surprise Gas: Southwest Gas
Comments	Located in Maricopa County's rapidly growing Northwest Valley Submarket, the site is surrounded by the master-planned communities of Vistancia, Sunhaven, North Copper Canyon, Surprise Foothills, and Asante. Bordering the new BNSF Railroad site to the north, the property benefits from BNSF's $3.2 billion logistics park and intermodal rail hub, which began land grading in late February 2026. **CLICK HERE** for more BNSF information.



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Northwest valley quick facts

Population

North Phoenix: **1.445,632**
Glendale: **249,630**
Peoria: **194,917**
Surprise: **149,191**

Opportunity triangle

The Northwest Valley is a rapidly developing area that is ideal for future-ready industries and companies. Technology-focused companies such as TSMC, BNSF Railroad and Apple are **Growing, expanding, and reshaping** the northwest valley **constant innovation.** Employers will find a **solid workforce** within a 30-minute commute shed near Loop 303 and Lake Pleasant Parkway.
Source: peoriaed.com

Opportunity triangle

Northwest valley's largest employers

Luke Air Force Base **5,100**
Banner Thunderbird Health System **3,000**
USAA **2,900**
Peoria Unified School District **2,711**
Dysart Unified School District **1,800**
Cigna Healthcare of Arizona Inc. **1,626**

Transportation

- Phoenix Sky Harbor International Airport **40 Mins**
- Robust Highway Transportation Systems **(I-10, I-17, Loop 101, Loop 303, U.S.-60)**
- Access to more than **2M Residence** in the entire West Valley

Education

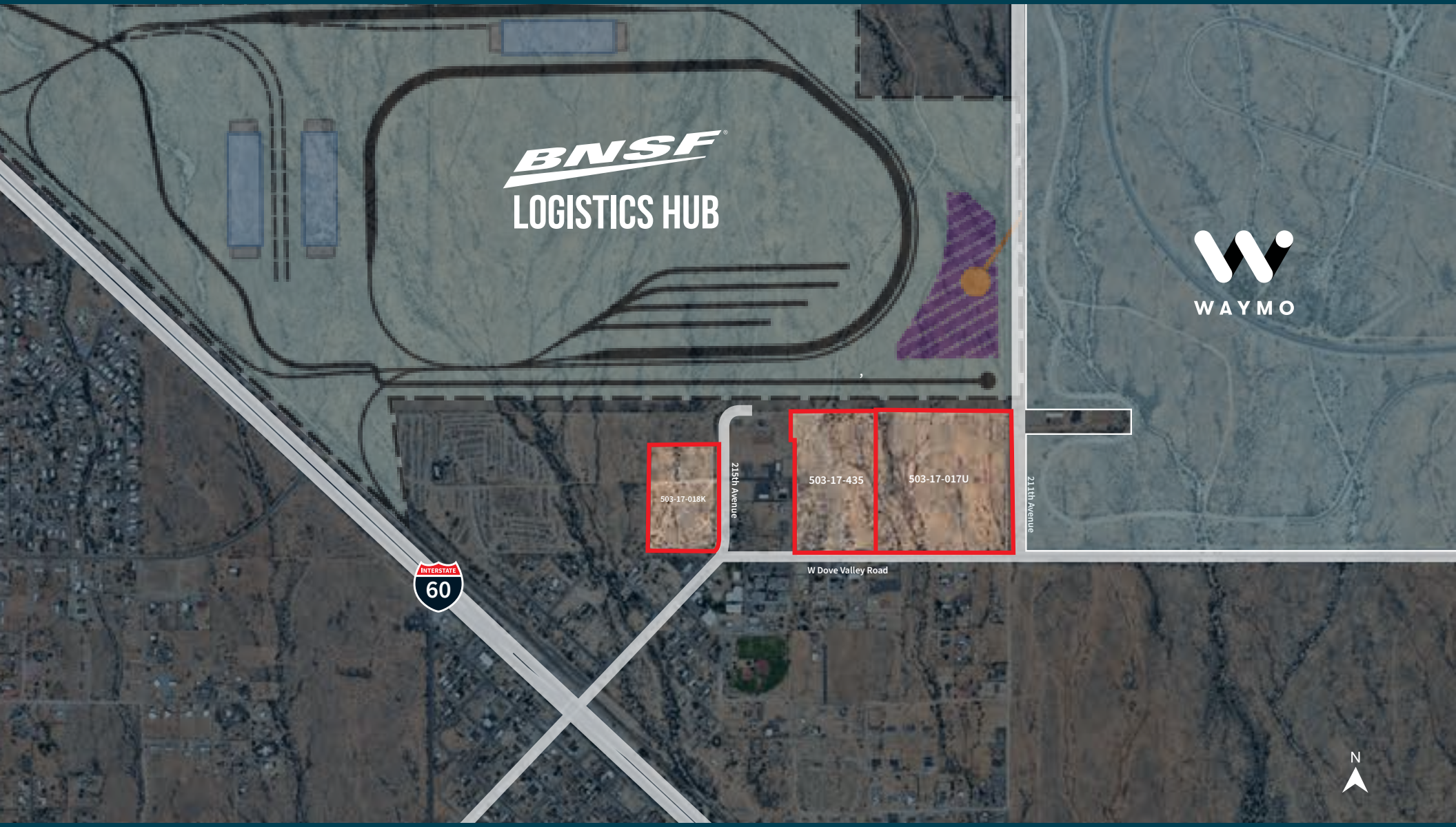
Colleges and Universities serving the NW Valley:
Arizona State University **74,878**
Grand Canyon University **63,752**
Glendale Community College **16,518**
Rio Salado College **3,824**
West-MEC Career & Tech Education Center **1,678**
Ottawa University **972**
The SouthWest Skill Center **100**

Attractions

Wildlife World Zoo And Aquarium **Litchfield Park**
Sahuaro Ranch Park **Glendale**
White Tank Mountain Regional Park **Waddell**
Adobe Mountain Desert Railroad Park **Glendale**
Tolmachoff Farms **Glendale**
Cactus League Spring Training **Phoenix, Goodyear, Surprise & Peoria**
Westgate Entertainment District **Glendale**
Hurricane Harbor Phoenix - Six Flags **Glendale**

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Map



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Planned surrounding commercial and mixed use areas

BNSF Railway is grading 350 acres at the southwest corner of the site to expand freight capacity, enhancing goods movement for Arizona residents and businesses and strengthening the strategic value of the Crossroads at Surprise location.

BNSF

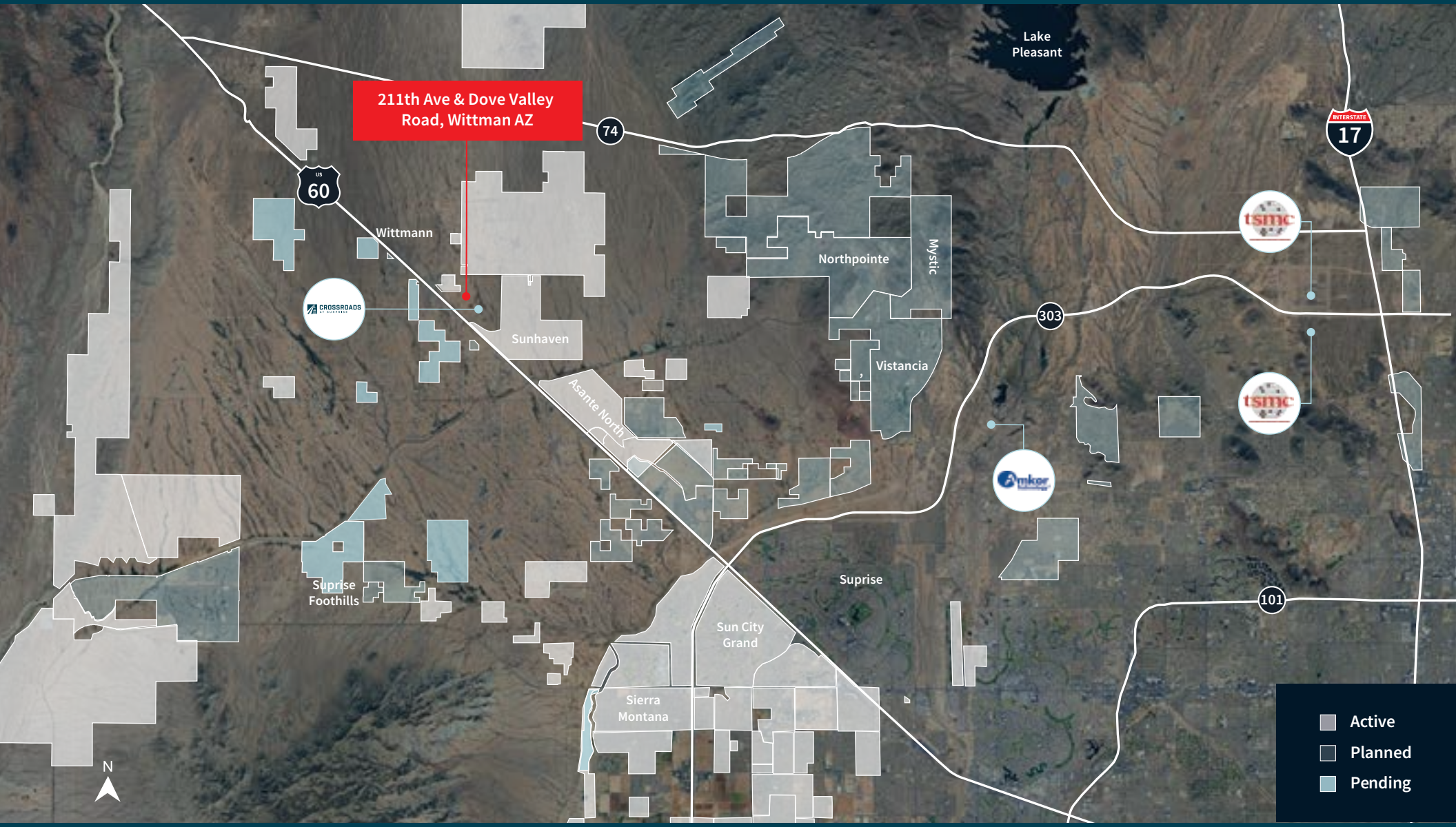
Logistics hub

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



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Planned surrounding residential communities



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Drive times | Area demographics

	10 miles	20 miles
2026 Total population	62,549	567,346
2026-2031 Annual growth rate: population	1.98%	1.02%
2026 Pop age 25+: bachelor's/grad/prof degree (%)	36.31%	37.27%
2026 Total households	24,541	224,784
2026 Median age	50.0	46.5
2026 Median household income	$106,495	$101,362
2026 Median home value	$519,165	$478,714
2026 Civ pop 16+/ labor force	27,551	263,471
2026 Total employees (NAICS)	2,278	116,271
2026 Total daytime population	43,946	492,784



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