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:

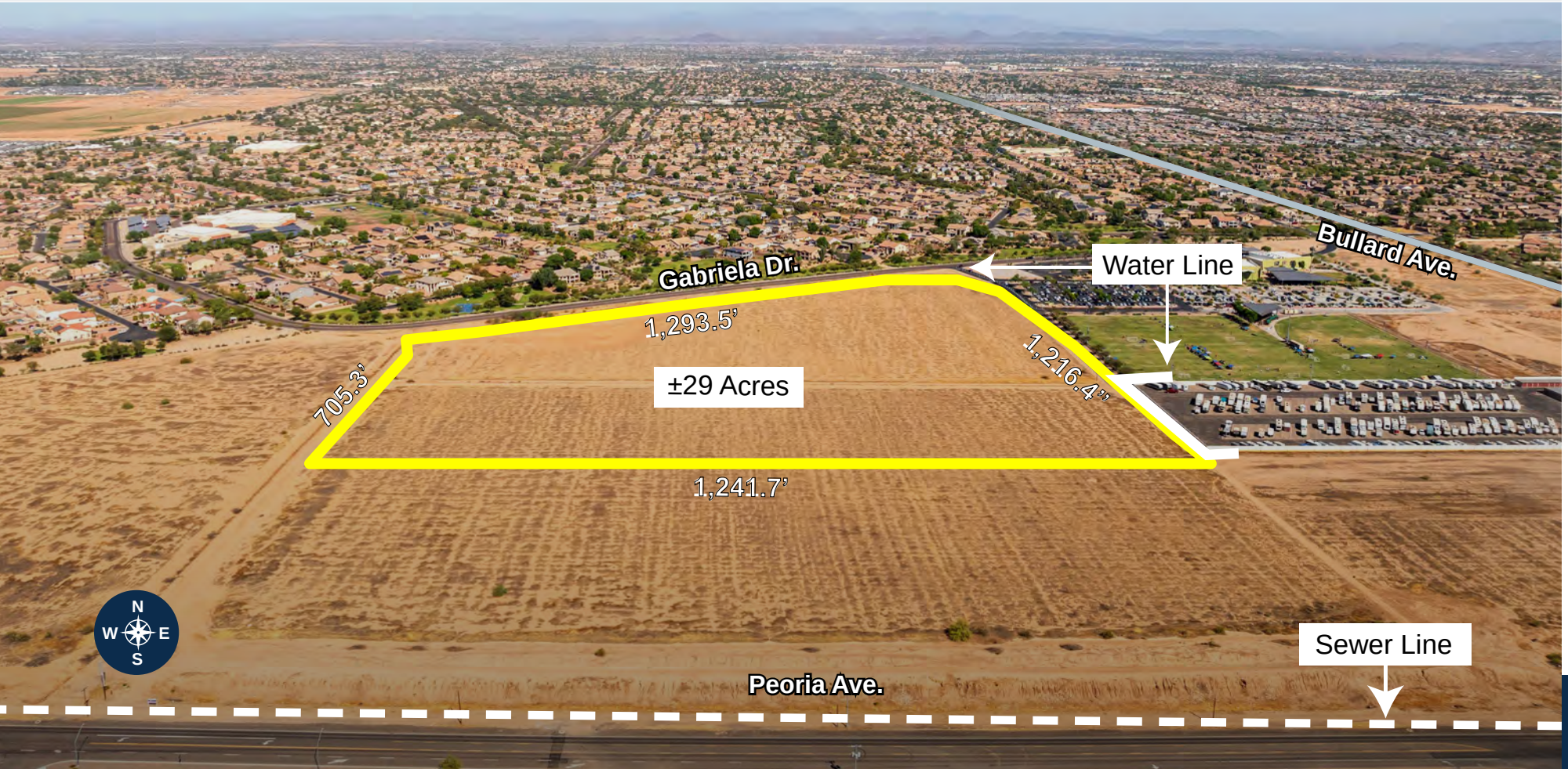
- Warehousing & distribution
- Manufacturing & processing
- Contractor's storage yard
- Automobile, boat or recreational vehicle sales, service, rental & storage

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




HUBSTARR LOGISTICS
Lineage
USDA
PCA
PACKAGING CORPORATION OF AMERICA
Ball
WHITE CLAW HARD SELTZER
Red Bull
RAUCH
Sewer Line
W. Peoria Ave.
±29 Acres
Water Line
Water Line
W. Gabriela Dr.
N
E
S
W


SUBJECT PROPERTY
Reems Road
Bullard Avenue
Peoria Avenue
Olive Avenue
Northern Avenue
Northern Parkway
Glendale Avenue
Bethany Home Road
Dysart Road
Luke AFB
LOOP 303
Fortune 2 ecommerce
Fortune 2 E-commerce
N
W
E
S
Walmart
The Habit Burger Grill
Chick-fil-A
Buffalo Wild Wings
First Watch
Portillo's
Costco Wholesale
Dutch Bros
Prasada
Pita Jungle
Panda Express
Zupas
Arby's
Cooper's Hawk
Tilted Kilt
Firebirds
Kohl's
Iris
Expeditors
SWP Southwest Products
Ball
Rauch
Red Bull
White Claw
Lineage
USDA
PCA
Hubstarr Logistics
Westcore
Avanti
Compass Datacenters
CMS
Microsoft
Puma
Novo
Nestlé
Lovett Industrial
U-Haul
Lincoln Property Company
TransPak
CA
Lennox
Pizzuti
Markettech
Sweetwater
Cubework
Barclay Group
Scannell Properties
Jacuzzi
WPT Industrial REIT
Aligned Energy
Williams Sonoma
Saddle Creek
US Merchants
MLily
Logistics+
FedEx
ViaWest Group

SURPRISE, AZ


AMKOR
TSMC
VISTANCIA
NORTERRA
ARROWHEAD RANCH
DOVE VALLEY RANCH
SUN CITY WEST
DEER VALLEY
SURPRISE
PRASADA
SUBJECT PROPERTY
EL MIRAGE
SUN CITY
PEORIA
GLENDALE
LOOP 303
LOOP 101
60
17
ARIZONA 51
10
N
W
E
S
SUBJECT PROPERTY
Peoria Avenue
Olive Avenue
Reems Road
Northern Avenue
Northern Parkway
Dysart Road
Fortune 2 ecommerce
Luke Air Force Base
PCA
CMS
COMPASS
Microsoft
WILLIAMS SONOMA
LOVETT
U-HAUL
TransPak

CITY OF SURPRISE

SURPRISE
ARIZONA

POPULATION
166,000

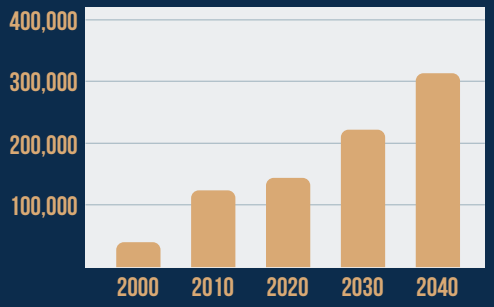
MHHI
$96,912

SPRING TRAINING VISITORS ANNUALLY
200,000+

MEDIAN AGE
38.3

GROWTH CITY IN AMERICA
***U-HAUL GROWTH INDEX**
#8

40 Year Population Growth



Single Family Home Permits Last 3 Yrs

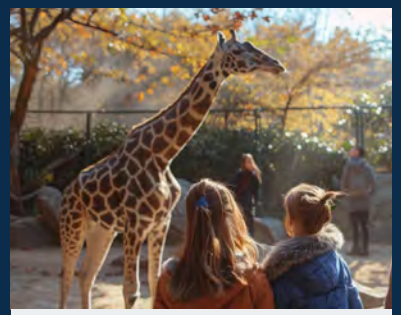
FISCAL YEAR	ISSUED	BUILT
FY 23	1,349	2,119
FY 22	2,850	1,678
FY 21	2,853	2,066
3-YR Total	7,052	5,863

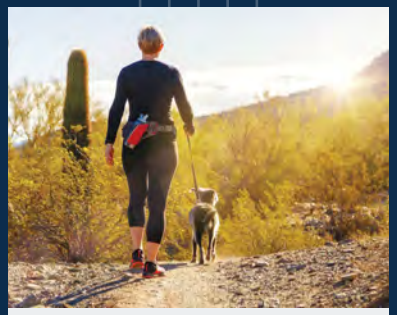
Source: City of Surprise


Spring Training


Golf Central


Championship Tennis


World Wildlife Zoo


White Tank Mountains


Retail Therapy

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%

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JLL

SURPRISE ARIZONA

Greater Phoenix Economic Council

ARIZONA COMMERCE AUTHORITY

WOOD PATEL

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