



W CACTUS RD

N LITCHFIELD RD (+/- 18,000 VPD)

+/- 15 ACRES
Zoned C-2

W PEORIA AVE (+/- 5,000 VPD)

Intersection +/- 22,000 VPD

NWC Litchfield Rd & Peoria Ave
**Commercial Land for Sale
in Surprise AZ**

\$10.50 SF

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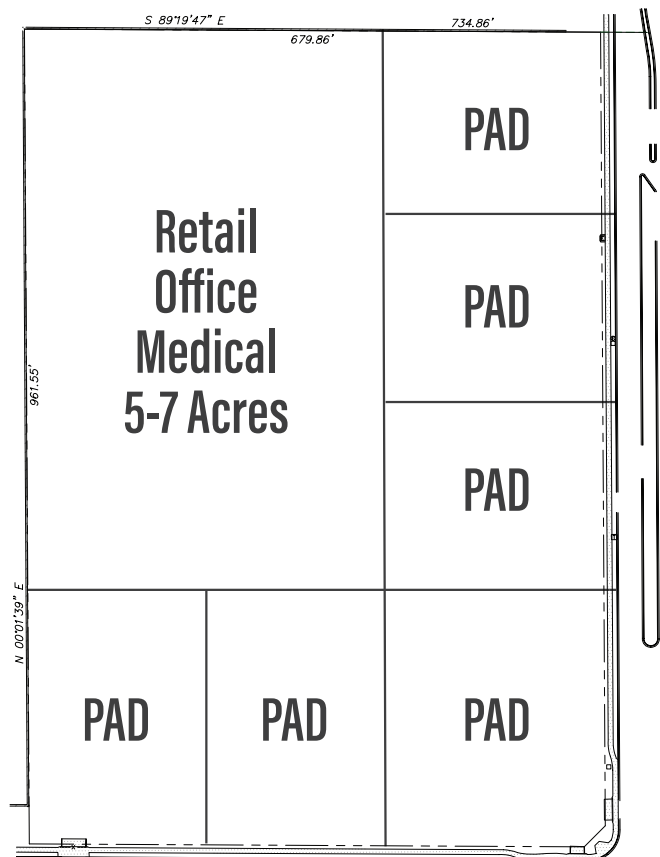
Property Details

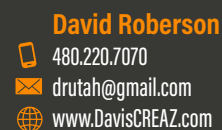
- +/- 15 Acres (Zoned-C-2)
- \$10.50 Square Foot
- Owners May Demise
- Lot Restrictions
 - No Overnight Stay, No Industrial, No Self Storage & No Multi-family

Property Location

- NWC of Litchfield and Peoria
- APN | 501-39-917
- Less than 5 miles East of 303
- Surrounded by existing and future Industrial developments
- Adjacent to high density residential
- Opportunity to serve South Surprise in growing economic area
- Rapidly growing employment area
- Surprise supports business growth

Possible Lot Split



[illegible]

AREA DETAILS



141,664

Population



51,125

Households



110,738

Daytime Population



\$84,672

**Average Household
Income**



41.2

Median Age



7,000+

Businesses



20,440

Jobs



819

Employers



**40 Min
to Sky Harbor**



**200,000+
Spring Training**

*source City of Surprise

ABOUT DAVIS COMMERCIAL AZ

At Davis Commercial AZ, we are committed to helping our clients realize their commercial real estate vision. With more than 70 years of accumulated experience, Davis Commercial has closed over \$340M in real estate transactions.

Active in the entire Phoenix Metropolitan area including Scottsdale, Tempe, Buckeye, Peoria, and surrounding cities, we are experts in this unique commercial real estate climate. We assure that our clients receive all possible incentives and achieve maximum value in every transaction. Clients of Davis Commercial AZ gain from our undivided support, attention, and effort. Our dedication to our clients is at the center of everything we do.

Davis Commercial AZ was founded by Andrea Davis, a respected industry leader whose expertise spans every aspect of commercial real estate. She is acknowledged in Commercial AZ 's prestigious Office Brokerage top-ten list, and is recognized by commercial influencers on social media. Davis is respected in the realtor community as an innovative thought leader, and speaks on numerous panels and podcasts.

Education focused, Andrea writes monthly blogs, shoots educational videos and has authored two books which help readers feel secure in moving forward with real estate endeavors. SimpleASEity™ neutralizes business owners' fears, and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream, equips readers with the tools and confidence needed when purchasing commercial real estate property.

Sign up for news and updates at www.daviscreaz.com.



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