



LAND FOR SALE - SURPRISE AZ (All or Part)

3.72 Acres with 677 Feet of frontage on Grand Avenue

East of the Southeast corner of Grand Avenue (US 60) and Deer Valley Rd.

\$2,430,648.00 (\$15.00/sq. ft.)

This 3.72-acre commercial land in Surprise, AZ, located along US 60 (Grand Avenue) near the Loop 303 Freeway interchange, captures heavy daily commuter and freight traffic. Driven by massive and rapid population growth in the Northwest Valley, the US 60 corridor provides high regional visibility, expansive growth zones, and strong consumer demand making this property a prime development opportunity.

APN: 503-73-028U

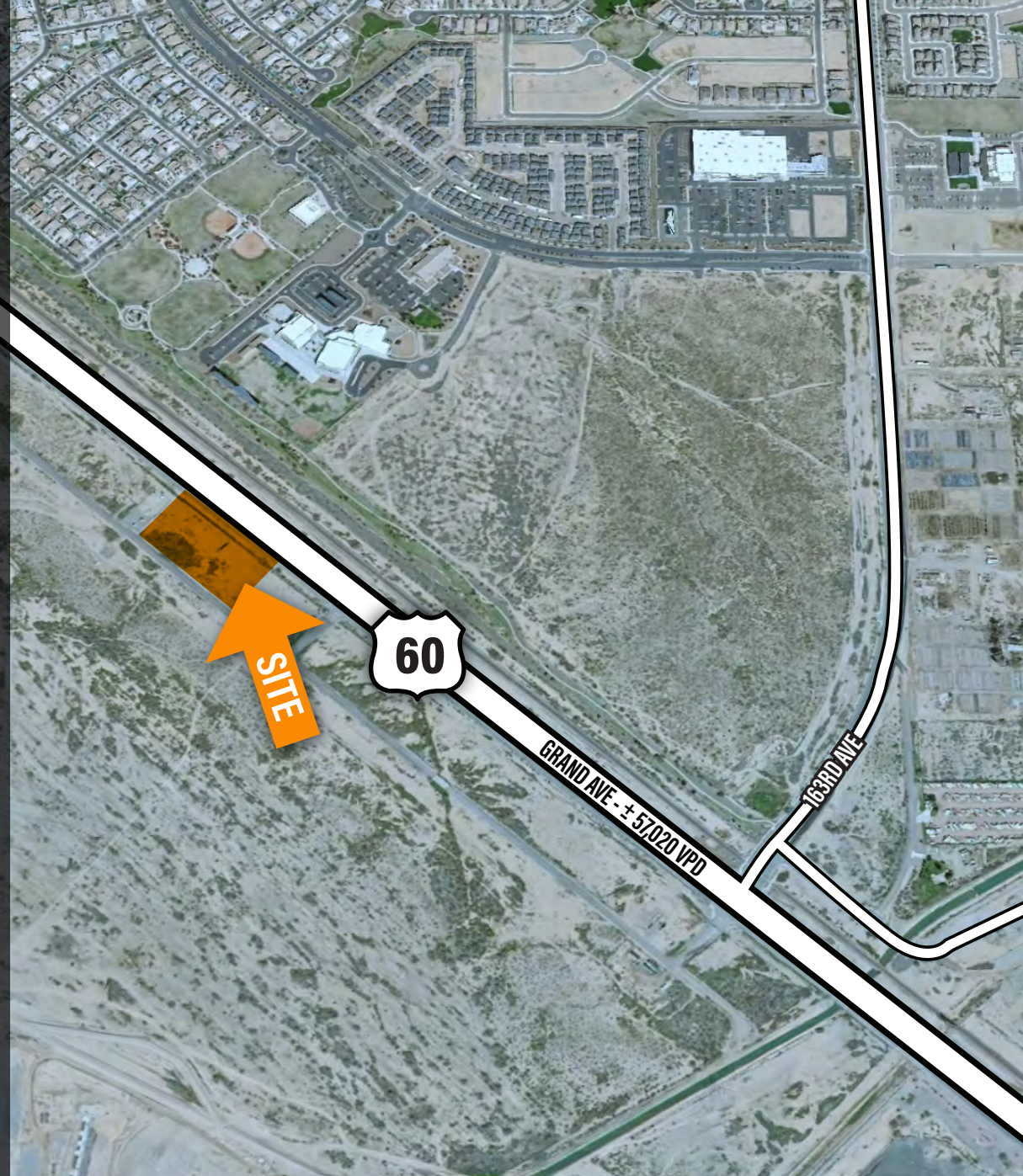
Zoning: Business Park (BP) - As defined in the City of Surprise Municipal Code, the Business Park (BP) zoning district is designated for integrated, campus-style developments accommodating technology firms, research and development, corporate offices, light industrial, and product distribution. Limited retail and service uses are also permitted primarily to serve the employees working within the development.

Property Highlights:

- Power: Arizona Public Service (APS)
- Water: Beardsley Water Company
- Sewer: Dedicated Septic System
- Unrivaled Logistical Connectivity: The property allows for immediate access to Grand Avenue (US 60) and 5-minute convenient access to Loop 303 (Estrella Freeway). This location in Surprise, AZ, offers exceptional key benefits including streamlined regional logistics, proximity to a rapidly growing consumer and labor market, and access to massive ongoing transportation investments.
- Employment & Flex Space: The adjacency to both major freeways makes this a prime location for corporate offices and light flex industrial use, capturing both local workers and Phoenix-wide supply chains

Community Overview:

- Maricopa County estimated 2026 population is 4,724,969
- Surprise, Arizona 2026 estimated population is 181,000.
- Growing Talent Pool: The property straddles the explosive growth zones of Surprise and Peoria. Master-planned developments—such as Peoria's planned 7000-acre "innovation city"—ensure a steady influx of skilled professionals and service workers to support expanding operations.
- Competitive Cost of Operations: Compared to neighboring states like California, leasing or building commercial and industrial space in the Phoenix West Valley offers major cost-saving benefits.
- Proximity to Master-Planned Communities: The location serves as a gateway to rapidly expanding northern communities like Asante, which lack localized regional services and medical amenities
- Pro-Business Environment: The City of Surprise actively zones these corridors to host large-scale employer-focused commercial, medical, and industrial developments.
- Direct Regional Access: The Loop 303 corridor serves as a premier gateway for distribution. From this interchange, you can serve over 35 million consumers within a one-day truck haul. It also offers swift access to California markets and the Port of Los Angeles. Both state and regional authorities are actively pouring capital into this node to ease congestion and boost capacity. This means any business will directly benefit from completed intersection upgrades and future major interchange overhauls planned by the ADOT. The intersection of US 60 and the Loop 303 Freeway connects businesses directly to the broader Valley with easy access to I-10, making it effortless for employees and suppliers to bypass traditional central city bottlenecks



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Davis Commercial AZ was founded by Andrea Davis, an innovative and respected industry leader. She is acknowledged in Commercial AZ's prestigious Office Brokerage top ten list and recognized by commercial influencers for her thought leadership. Andrea's commitment to education helps clients feel secure in moving forward with real estate endeavors. She writes monthly blogs, shoots educational videos, is a respected speaker on numerous industry panels, and will be launching her new educational podcast in 2026.

Andrea has authored two essential books designed to demystify complex transactions and reflect the core mission of Davis Commercial AZ: empowerment through expertise. SimpLEASEity™ neutralizes business owners' fears and equips them with necessary knowledge when leasing office or retail space. Simply Own It, the American Dream provides readers with the tools and confidence needed when purchasing commercial property. These resources ensure you are equipped with the knowledge and confidence to make informed real estate decisions.

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