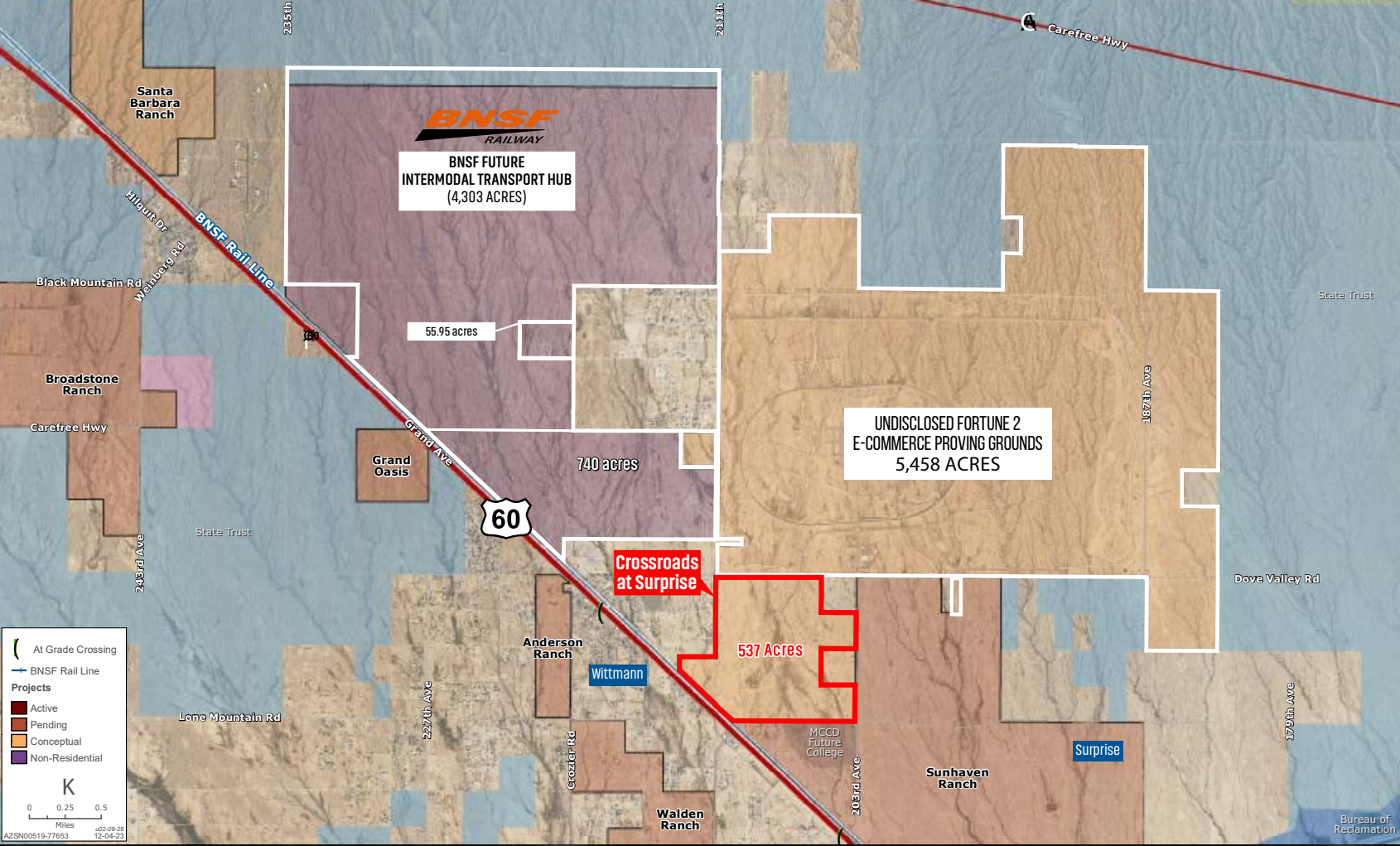


±537 ACRES

INDUSTRIAL / COMMERCIAL LAND FOR SALE

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



FOR SALES
 537 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.



350 ACRES
GRADING UNDERWAY

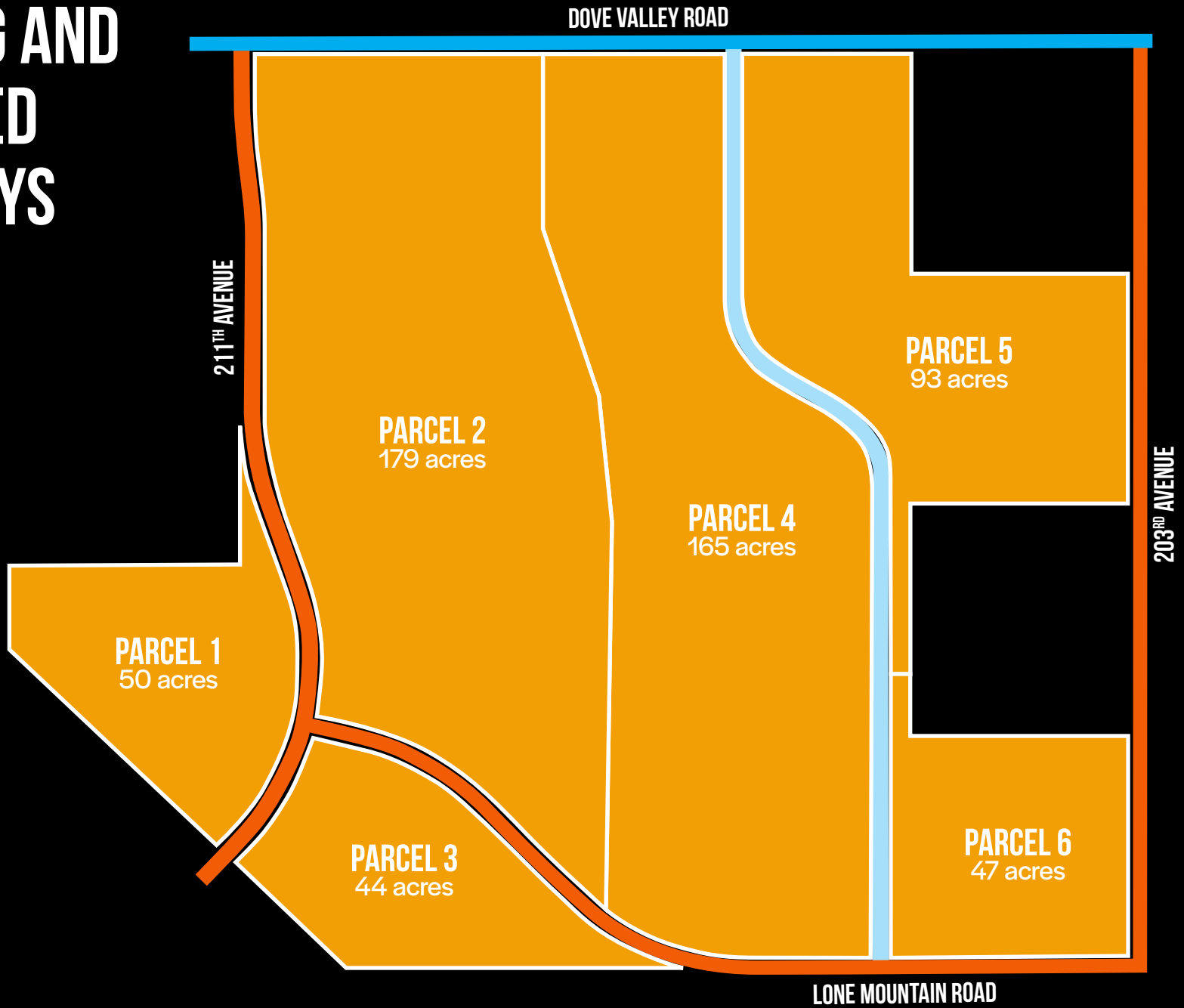
GRAND AVE

60

 **CROSSROADS**
AT SURPRISE

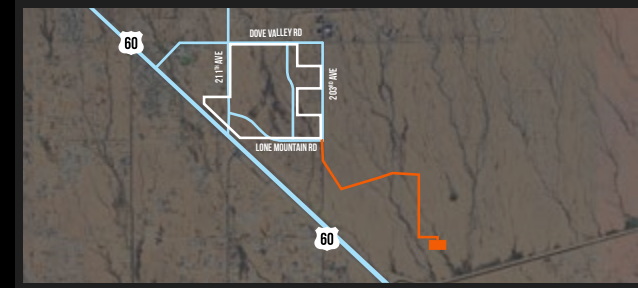
[LEARN MORE >](#)

EXISTING AND PROPOSED ROADWAYS

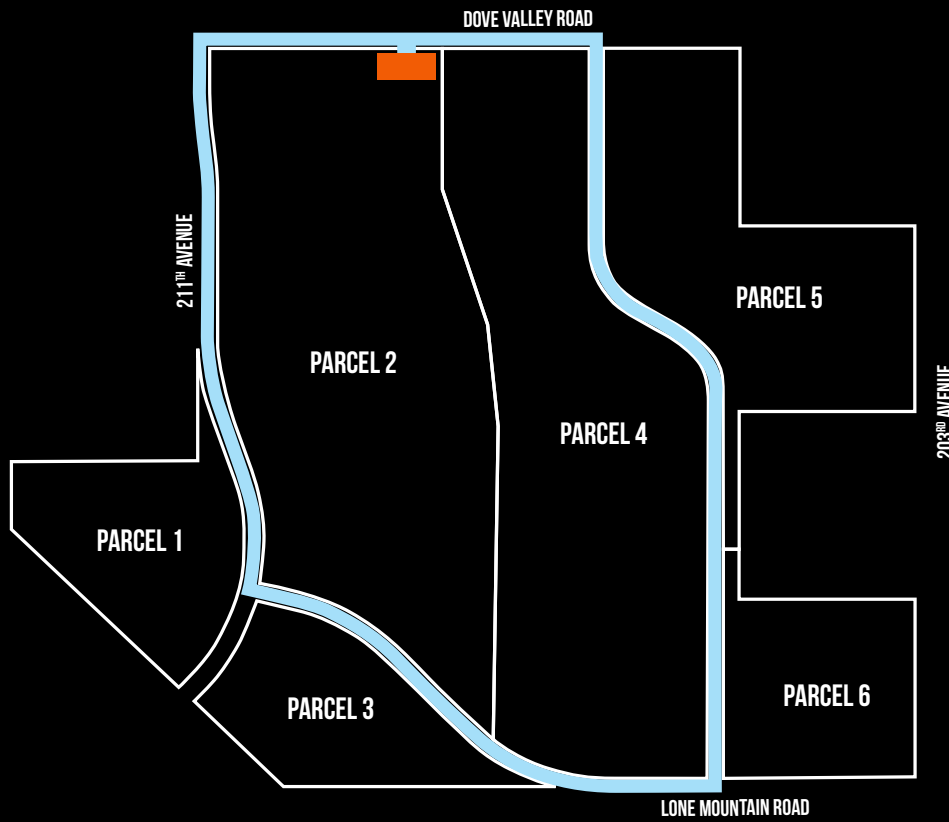


PLANNED UTILITIES TO SITE

FUTURE WASTEWATER TREATMENT PLANT

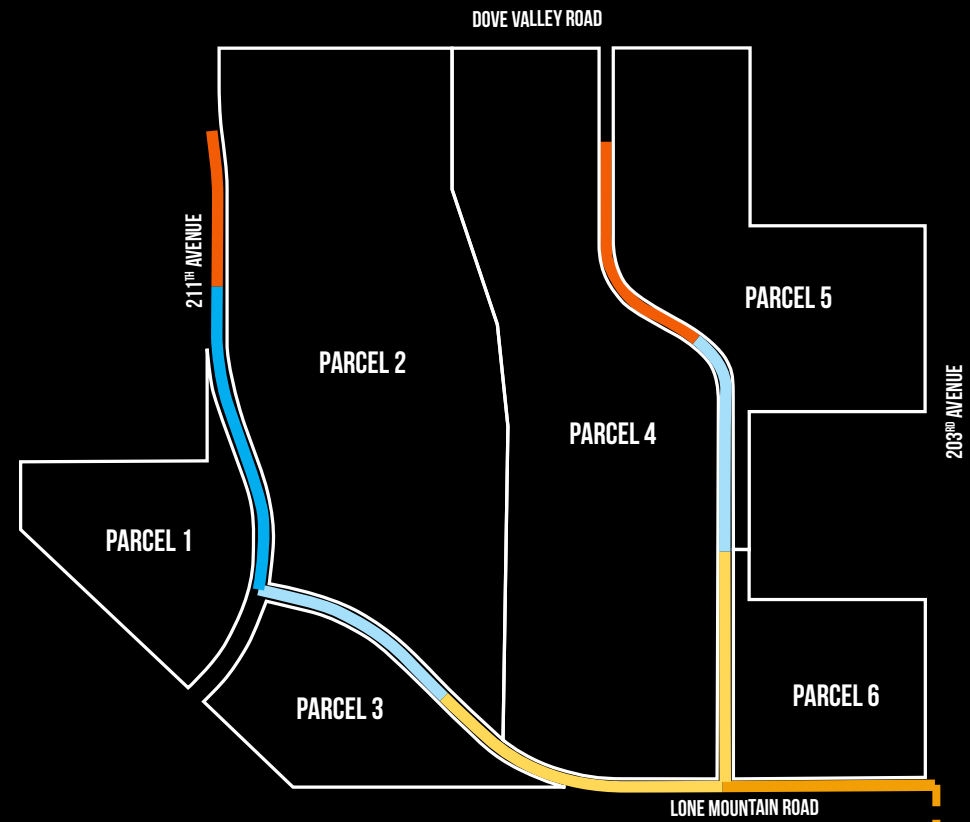


PROPOSED WATER MAIN MAP



- 12 inch water main
- Proposed water campus

PROPOSED SEWER MAP



- Future sewer
- 21 inch sewer
- 15 inch sewer
- 12 inch sewer
- 10 inch sewer
- 8 inch sewer

↑ LAS VEGAS
255 MILES

↑ I-40 / FLAGSTAFF
144 MILES

LAKE
PLEASANT

74

60

BNSF
LOGISTICS HUB

UNDISCLOSED FORTUNE
2 E-COMMERCE
PROVING GROUNDS

WITTMANN

CROSSROADS
AT SURPRISE

APPROX. 10 MIN DRIVE
TIME TO LOOP 303

BNSF

DUNKIN'

Albertsons

WinCo FOODS **Walgreens**

CHASE **SAFEWAY**



SURPRISE

303

ROSS **Pier 1 imports** **BEST BUY**
DRESS FOR LESS

LOWE'S **THE HOME DEPOT** **TARGET** **Michaels**

BARNES & NOBLE **PET SMART** **OfficeMax**

101

BANK OF AMERICA

sam's club

frqs **babb**

SUN CITY

17

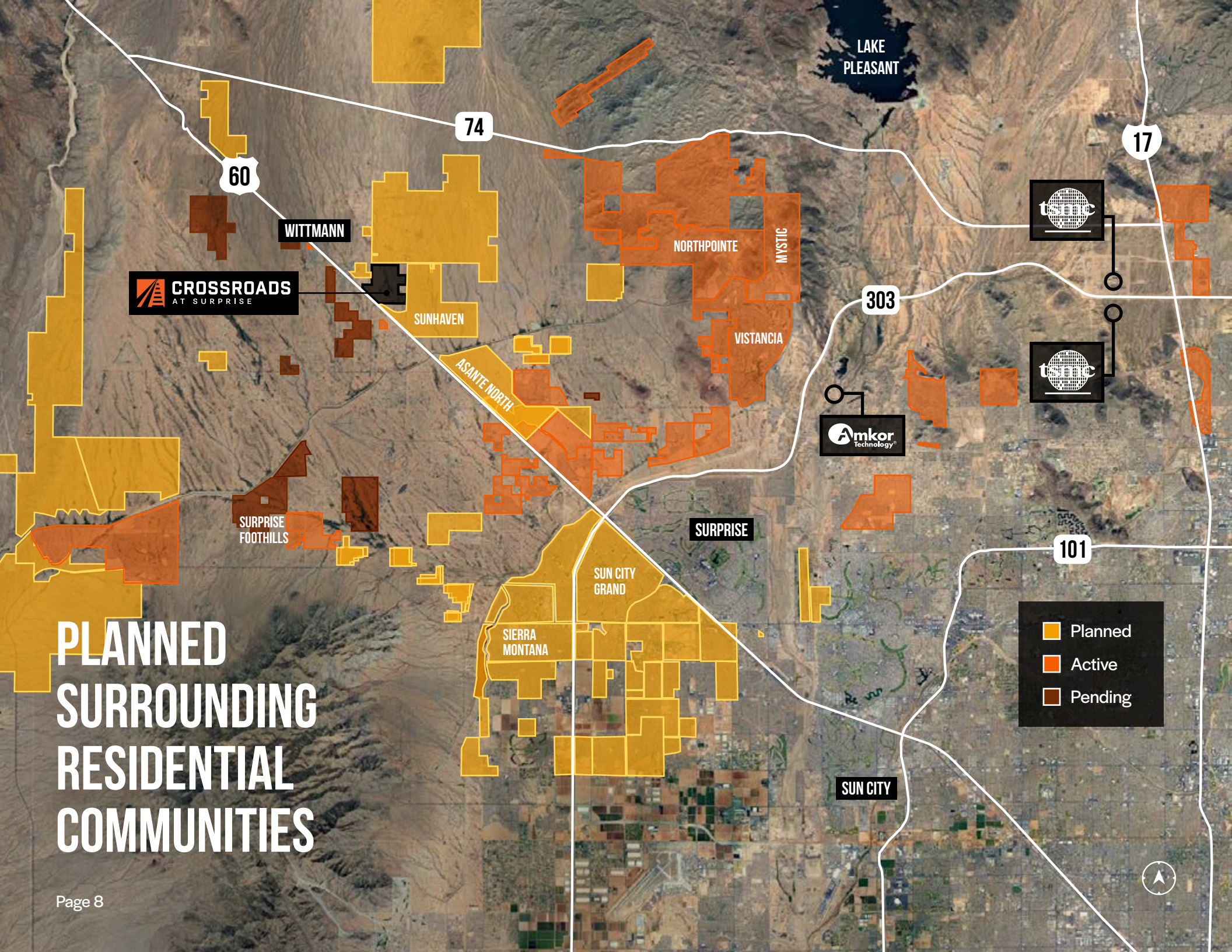
BNSF Railway is grading 350 acres at the southwest corner of the site to expand freight capacity, enhancing goods movement for Arizona residents and businesses and strengthening the strategic value of the Crossroads at Surprise location.

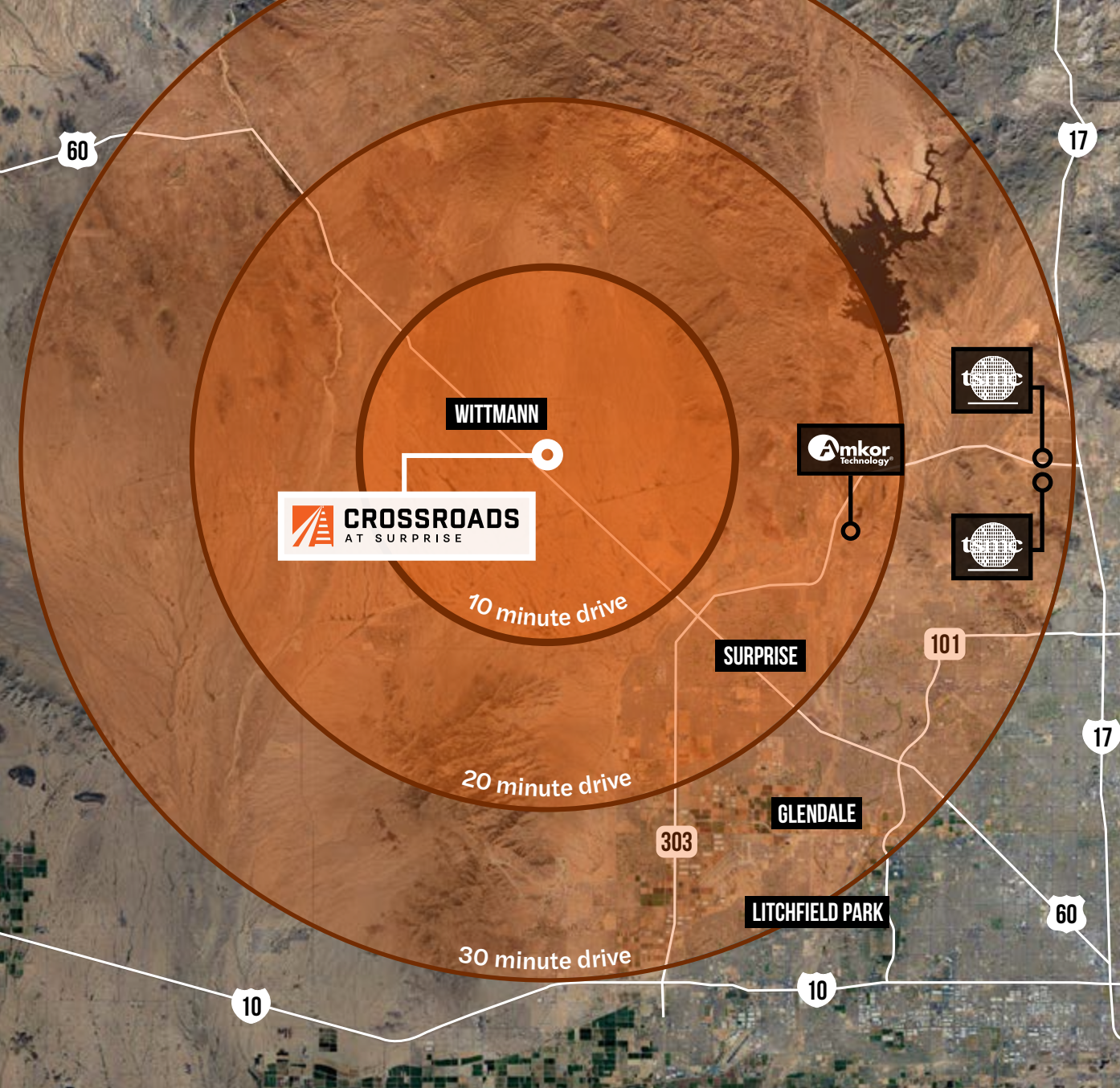
BNSF LOGISTICS HUB

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

PLANNED SURROUNDING COMMERCIAL / MIXED USE AREAS

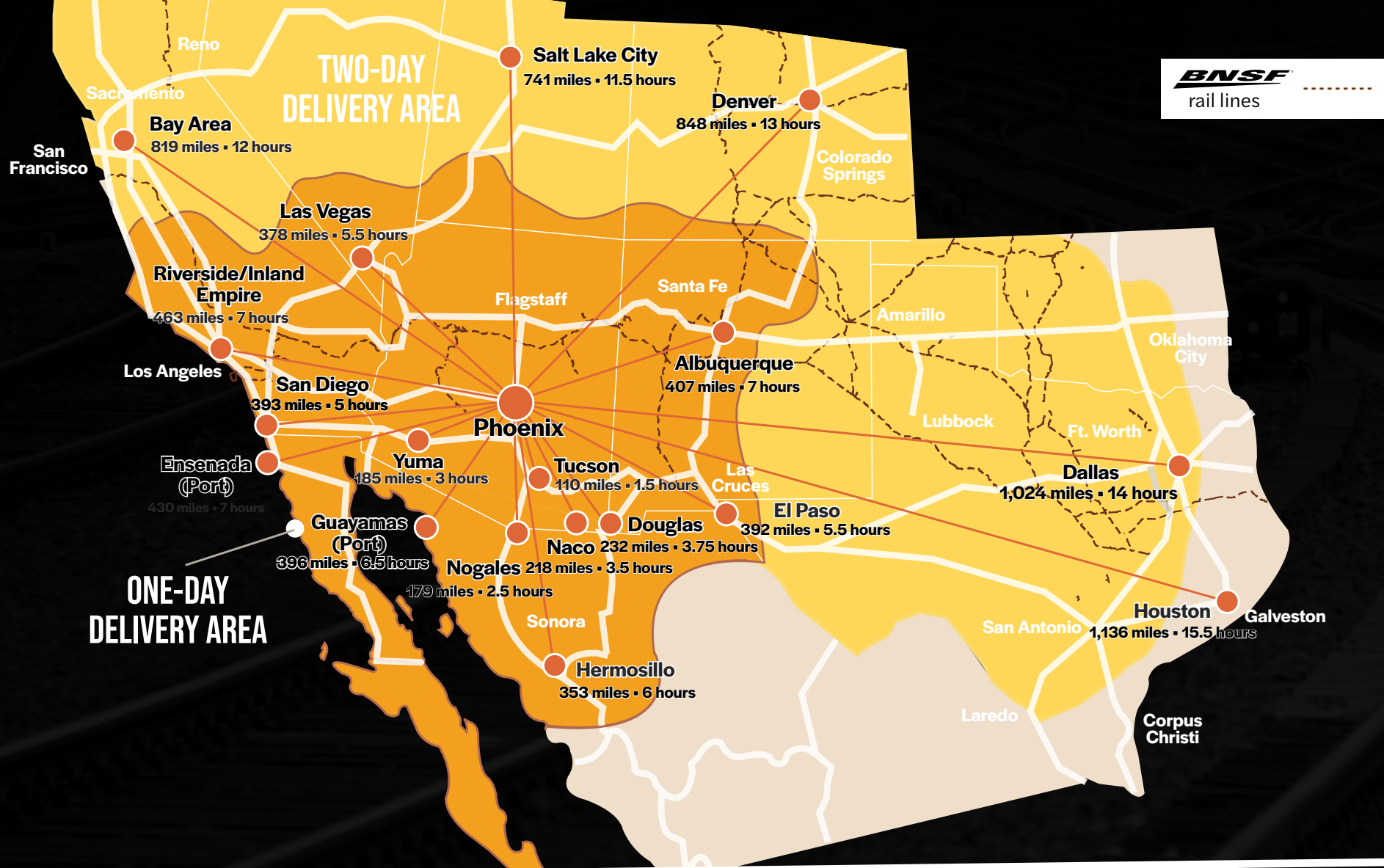
PLANNED SURROUNDING RESIDENTIAL COMMUNITIES





	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



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