



±4.23 Acre PAD Ready Site for Sale



14130 W Mountain View Blvd

SURPRISE, AZ 85374

PRESENTED BY:

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PROPERTY SUMMARY

14130 W MOUNTAIN VIEW BLVD

SURPRISE, AZ 85374

OFFERING SUMMARY

SALE PRICE:	\$3,039,000
PRICE PSF:	\$16.50/PSF
PARCEL SIZE:	4.23 Acres
ZONING:	PAD
APN:	503-60-585
2025 PROPERTY TAX:	\$18,746.24

LOCATION SUMMARY

The subject site is located in the heart of Surprise, AZ. Situated within a rapidly growing area, the location offers proximity to notable attractions such as Surprise Stadium, the vibrant Surprise Marketplace, and the adventurous Wildlife World Zoo, Aquarium & Safari Park. With its strategic positioning and access to major roadways, this area presents an enticing opportunity for a Land/Retail investor seeking to capitalize on the thriving commercial landscape. Embrace the spirit of dynamic growth and explore the possibilities that await at this promising location in Surprise, AZ.



PROPERTY HIGHLIGHTS

- ±4.23 Acres of Land for Sale (Graded + Asphalt)
- Site Features Paved, Striped Parking, Curbed Landscape, Graded Dirt PAD
- Water, Sewer, Gas Utilities in Place Adjacent to Site
- Part of the Larger Grand Village Center South Complex
- Anchored by Trader Joe's and Texas Roadhouse
- Quadrant Plan Style Site w/ Two PAD Sites Facing Highway Fronting PADs
- Cross Parking Access (At Least 5 Spaces per 1,000 SF)
- Trader Joe's Across the Parking Lot (Only one in City of Surprise)
- Banner Del Webb Medical Campus Minutes Away



**TRADER JOE'S
SHADOW ANCHOR**



AREA AMENITIES



US-60 Grand Ave VPD 37,042



TRIBE

OUTBACK
STEAKHOUSE



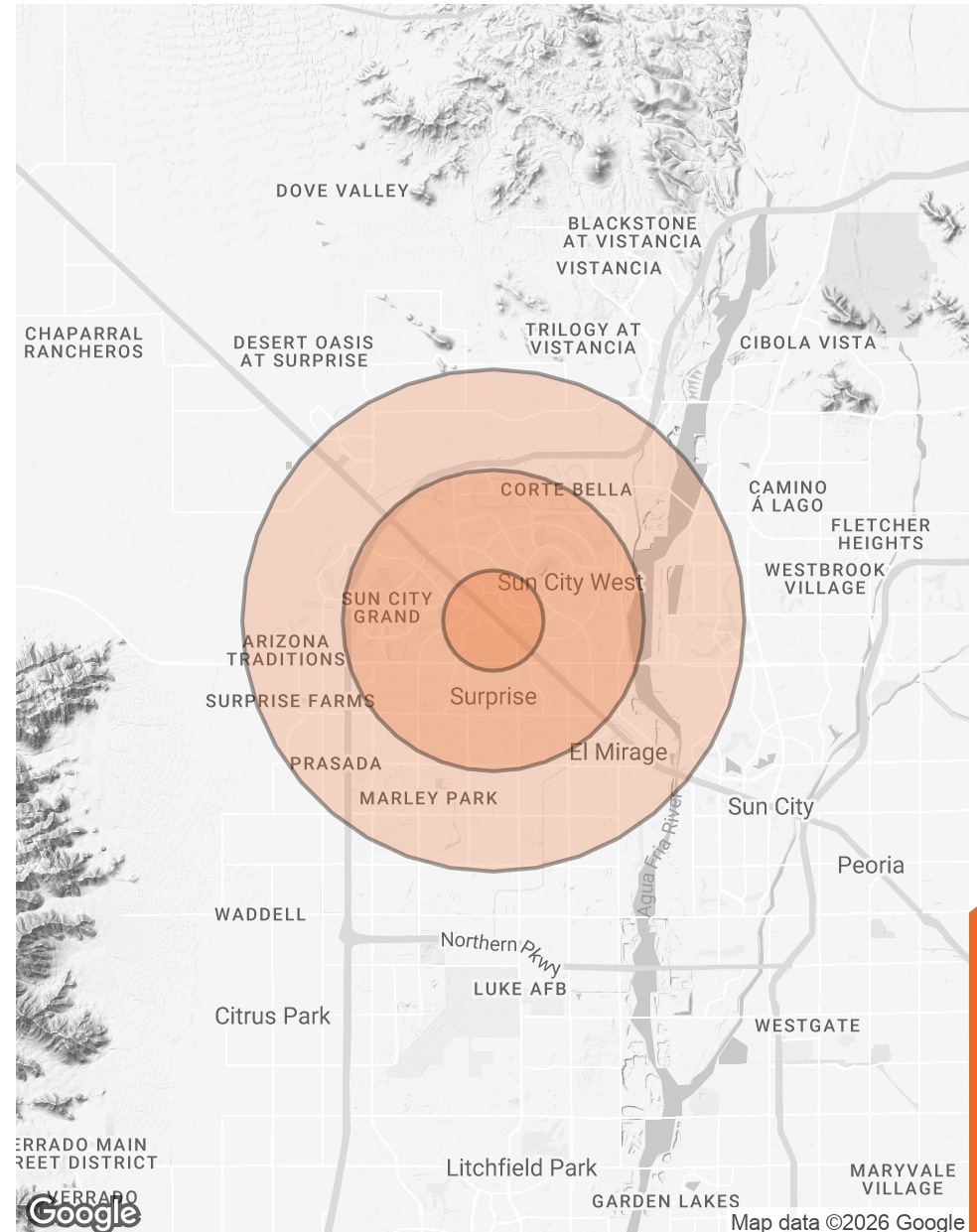
Mountain View Blvd

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,158	86,979	212,358
AVERAGE AGE	64.1	52.7	46.2
AVERAGE AGE (MALE)	61.6	52.4	45.7
AVERAGE AGE (FEMALE)	65.8	52.3	46.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,857	39,259	84,473
# OF PERSONS PER HH	1.9	2.2	2.5
AVERAGE HH INCOME	\$80,017	\$91,822	\$96,057
AVERAGE HOUSE VALUE	\$312,856	\$372,996	\$387,292

2023 American Community Survey (ACS)



DISCLAIMER

We obtained the information presented within from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions, or estimates are for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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Collective Strength, Accelerated Growth

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