

SITE AERIALS & MAPS

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LEE & ASSOCIATES

LAND FOR SALE

243rd Ave & Grand | Surprise Planning Area

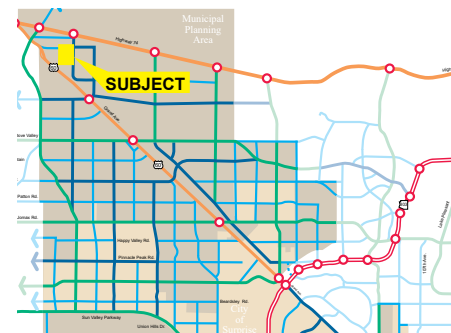
TOUR THE SITE

SITE SUMMARY

Located within Surprise Planning Area is ± 480 acres of land zoned for neighborhood and scenic lands development and is surrounded by views of city lights and the Sonoran Desert landscape.

SITE FEATURES

- ± 440 acres available
- General plan calls for neighborhood and scenic lands development
- Within minutes of SR-74/US-60 junction and quick access to Loop 303 and US 60 interchange
- 25-minute commute to Loop 303 & Northern jobs corridor & Taiwan Semiconductor
- High desert land at 2,000' elevation with mountain views
- Well on site with Depth of 1000', Diameter of casing: 8", max pump capacity 35 gals/minute, and depth to water is around 700'
- Site features an 18,000 SF home, warehouse/mill, guest house, one-mile oval horse track, stables and landing strip; bones of the home could easily be converted to a clubhouse
- Ideal horse/grazing property as interim use ahead of explosive housing development



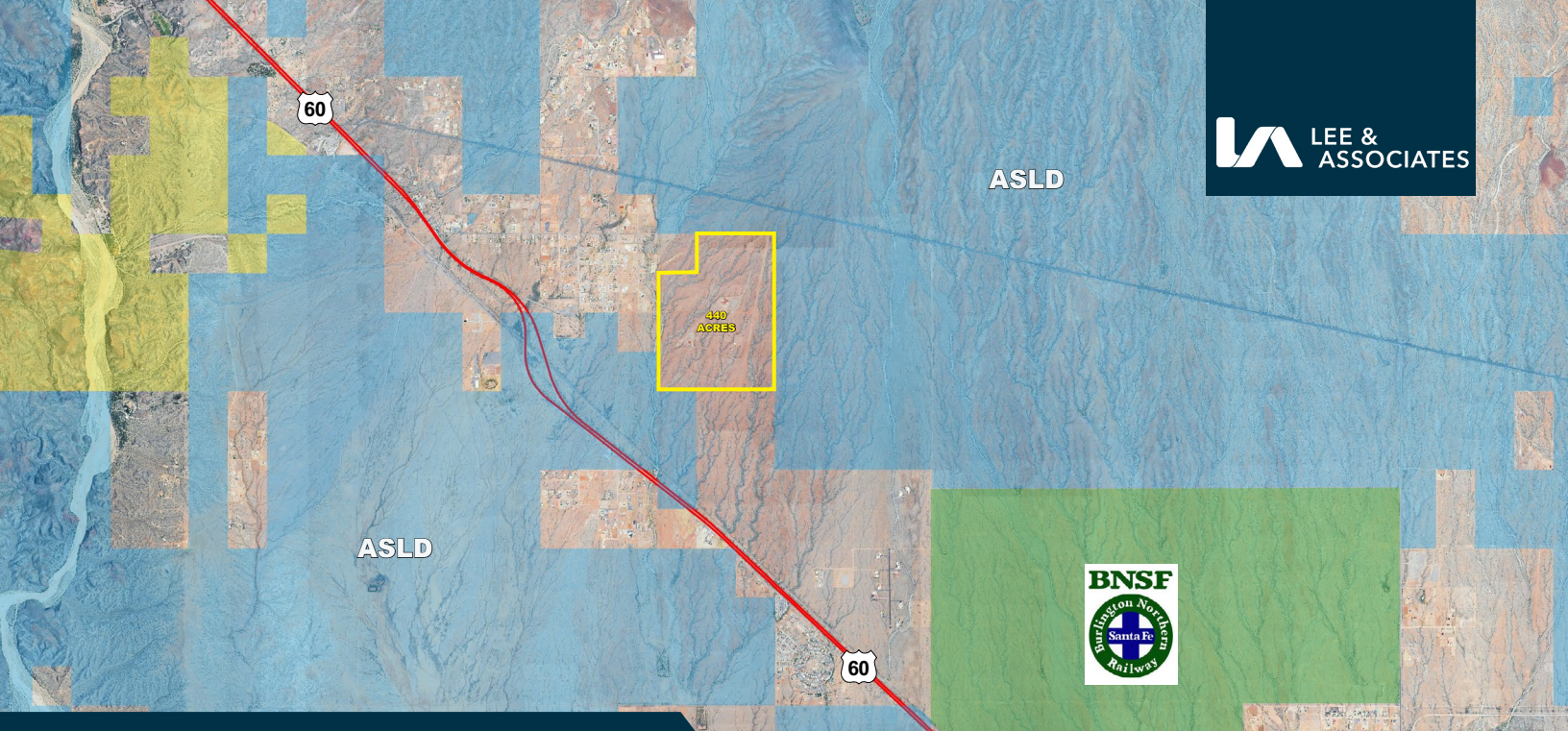
FOR MORE INFO
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AREA SUMMARY

The site is located just north of Surprise, making it an ideal location as development continues to grow rapidly north of Phoenix.

AREA FEATURES

- Surrounding area features significant Arizona State Land providing moderate barriers to entry
- Nearby lakes and hiking trails provide residents and travelers with an array of outdoor activities
- Located near significant growth corridors in between Surprise and Wickenburg
- Close proximity to Quintero & Wickenburg Ranch golf courses



2.1%

Average Annual Growth Rate



49.3

Median Age



\$74,644

Median Household Income

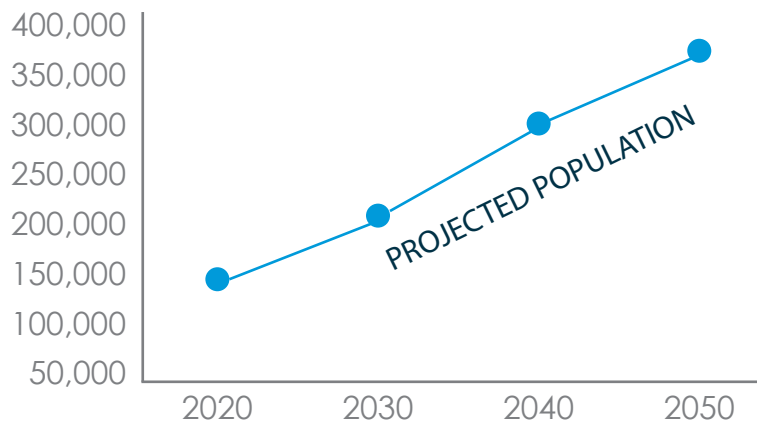


\$533,448

Average Home Value
(ERSI 2026)

GROWTH ON THE RISE

CITY OF SURPRISE



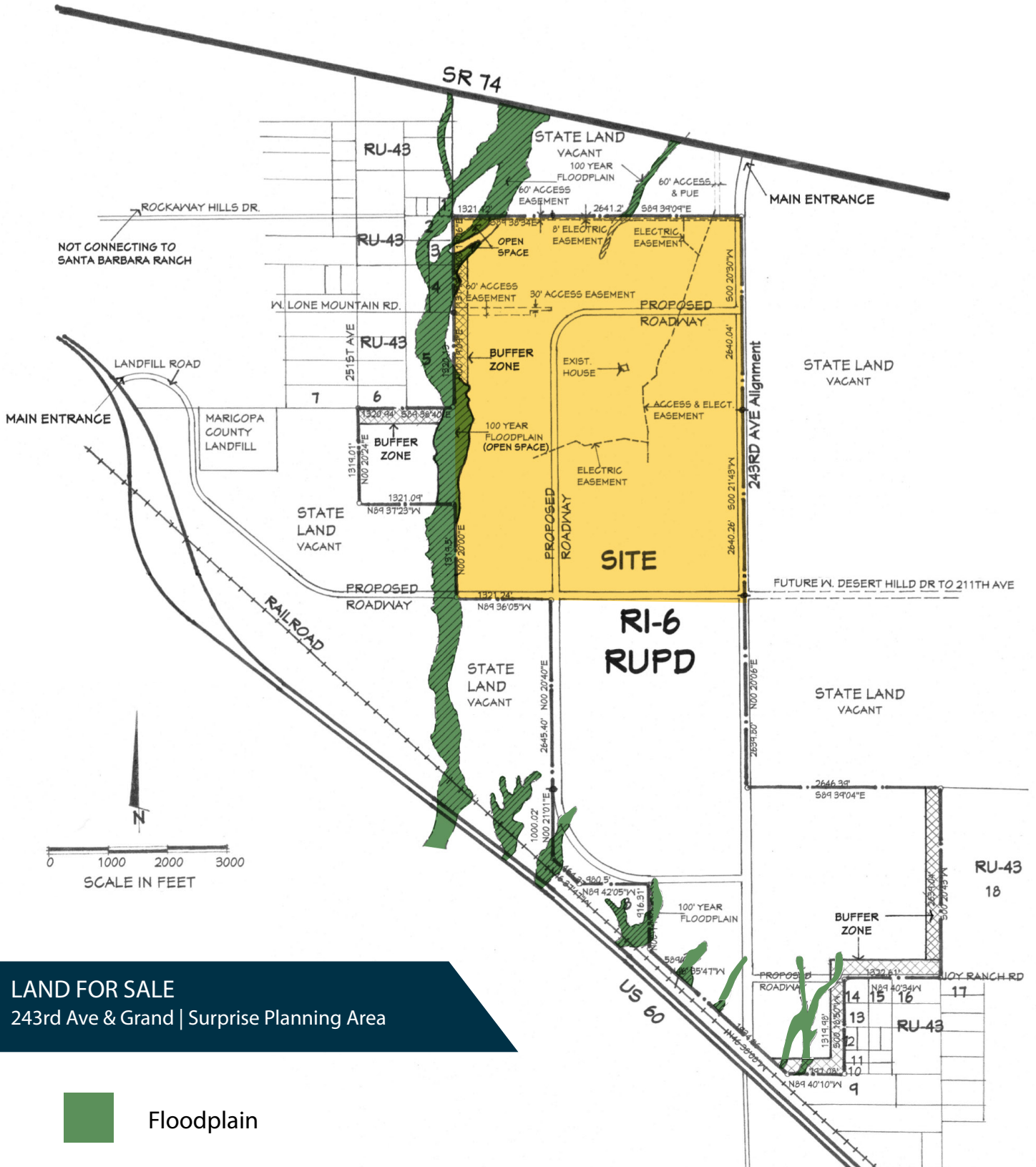
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- Floodplain
- Development Site

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