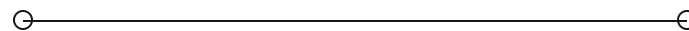




**FOR SALE**

**11548 W Bell Rd**

**SURPRISE, AZ 85378**



**PRESENTED BY:**

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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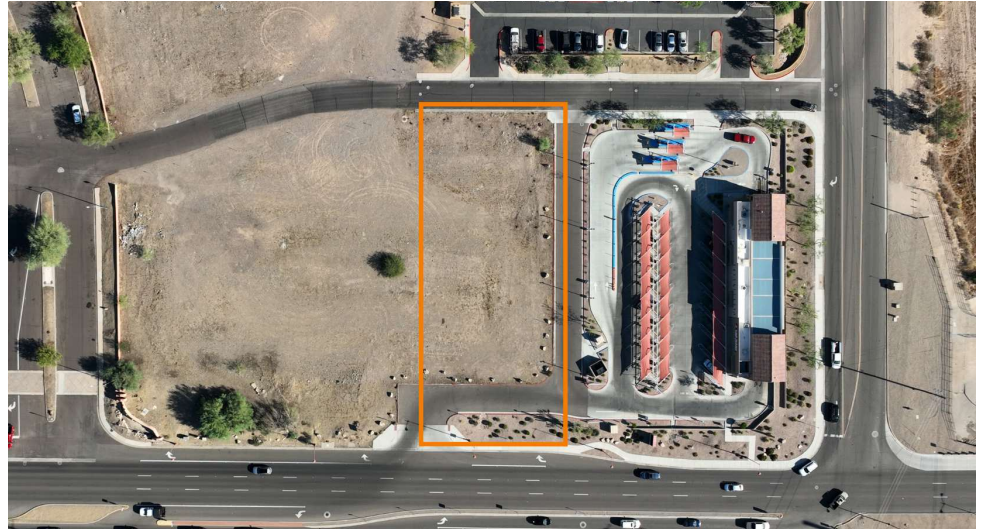
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# PROPERTY INFORMATION

## OFFERING SUMMARY

<b>SALES PRICE</b>	\$688,248
<b>LAND SIZE</b>	0.79 AC 34,401 SF
<b>PRICE/SF</b>	\$20/SF
<b>APN</b>	507-05-968
<b>ZONING</b>	PAD
<b>UTILITIES</b>	Stubbed to the right-of-way easement
<b>TRAFFIC COUNT</b>	±67,200 VPD



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## ZONING DESCRIPTION



## PROPERTY DESCRIPTION

Strategically located in the bustling commercial hub of Surprise, AZ, 11548 W Bell Rd is a highly visible land site ideal for development. Situated along one of the city's busiest thoroughfares, Bell Road, this property benefits from exposure to over 67,200 vehicles daily, making it perfect for businesses looking to attract significant foot and drive-by traffic. The site is conveniently positioned near popular retail destinations such as Surprise Marketplace, which includes major retailers like Target, Home Depot, and Ross, as well as Surprise Towne Center with Walmart Supercenter, Kohl's, and Lowe's. Additionally, dining options like Chick-fil-A, Starbucks, and Olive Garden are just minutes away, creating a vibrant area with heavy consumer activity. With its excellent frontage and proximity to key residential communities, this property offers an unmatched opportunity for commercial development in one of Surprise's most rapidly growing areas. Surrounding sites are approved for single-family development.

\*All roped-off photos are not to scale

## ZONING DESCRIPTION

The Planned Area Development (PAD) zoning is designed to support creative, flexible developments that combine residential and commercial uses into a cohesive, attractive community. PAD zoning allows for a customized approach to planning and development. It can also serve as a transition zone between different types of land uses. This offers excellent flexibility by focusing on performance and allows developers to create tailored solutions for land use, design standards, and other key elements.

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**PROPERTY AERIAL**



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# RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

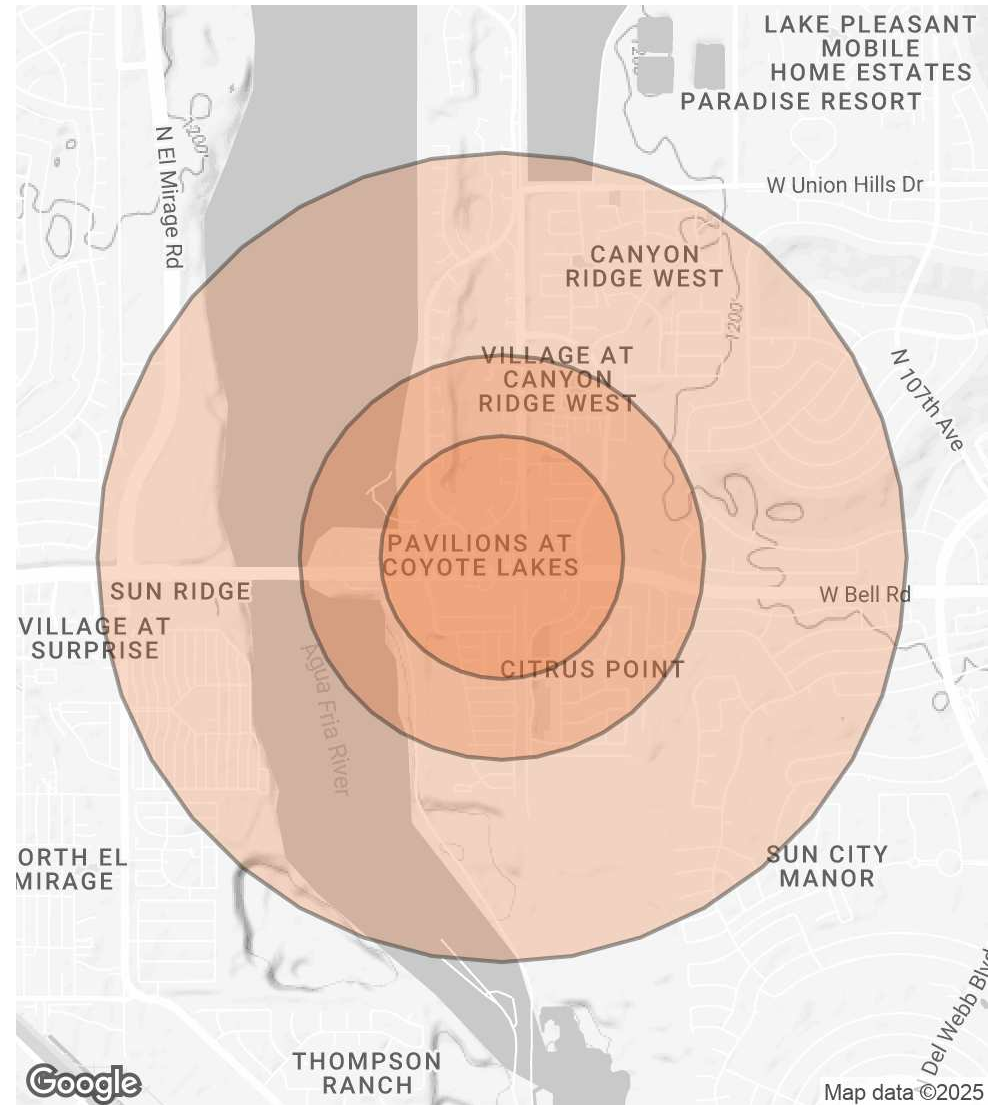
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	884	2,329	7,214
AVERAGE AGE	50	50	51
AVERAGE AGE (MALE)	49	49	49
AVERAGE AGE (FEMALE)	51	51	52

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	404	1,075	3,350
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$76,163	\$75,062	\$75,455
AVERAGE HOUSE VALUE	\$450,174	\$443,649	\$398,513

\* Demographic data derived from 2020 ACS - US Census



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