

EXECUTIVE SUMMARY

**FOR SALE Or BUILT TO SUIT Corner Lot - 2.37 AC Vacant Land - More AC Available.
Retail, Multi-family, Medical Office, Senior Living, Religious Facility, School.**

15851 N. REEMS RD. , SURPRISE, AZ



OFFERING SUMMARY

Offering Price: \$990,000
\$9.58 SF

Lot Size: 2.37 Acres

APN #: 501-19-0630

Zoning: C-1 (PAD)

PROPERTY HIGHLIGHTS

- CORNER LOT - LOCATED CLOSE TO THE 303 LOOP
- MORE ACREAGE AVAILABLE TO THE EAST / 1.68 AC
- MORE ACREAGE AVAILABLE TO THE NORTH / 5.00 AC to 9.00 AC
- Best use: APARTMENTS / TOWN HOMES.
- Retail / Fast Food Restaurant
- C-store – Gas Station.
- Walgreens / CVS, Health Care
- Medical, Office Park,
- Senior living
- Planned Unit Development,
- Religious Facility
- School



FOR MORE INFORMATION CONTACT:

WALTER UNGER, CCIM CCIM, CCSS, CCLS, Senior Associate Broker
walterunger@ccim.net (P) 602.759.1209 (C) 520.975.5207

The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

PROPERTY SUMMARY

FOR SALE Or BUILT TO SUIT Corner Lot For Retail, Multi-family, Medical Office, Senior Living, Religious Facility, School.

15851 N. REEMS RD. , SURPRISE, AZ



PROPERTY DESCRIPTION

CORNER LOT - CLOSE TO LOOP 303 - The property is adjacent and close to various shopping centers. In 2017, Surprise, AZ had a population of 130k people with a median age of 41.3 and a median household income of \$62,927. Between 2016 and 2017 the population of Surprise, AZ grew from 127,492 to 129,534, a 1.6% increase and its median household income grew from \$61,035 to \$62,927, a 3.1% increase. The population of Surprise, AZ is 70.3% White Alone, 18.7% Hispanic or Latino, and 5.63% Black or African American Alone. 13.1% of the people in Surprise, AZ speak a non-English language, and 96.9% are U.S. citizens. The median property value in Surprise, AZ is \$213,600, and the homeownership rate is 74%. Most people in Surprise, AZ commute by Drove Alone, and the average commute time is 28.2 minutes. The average car ownership in Surprise, AZ is 2 cars per household.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$990,000
Lot Size:	2.37 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,349	30,672	64,974
Total Population	13,030	81,356	163,509
Average HH Income	\$68,291	\$68,609	\$65,540



KLCommercialGroup.com

FOR MORE INFORMATION CONTACT:

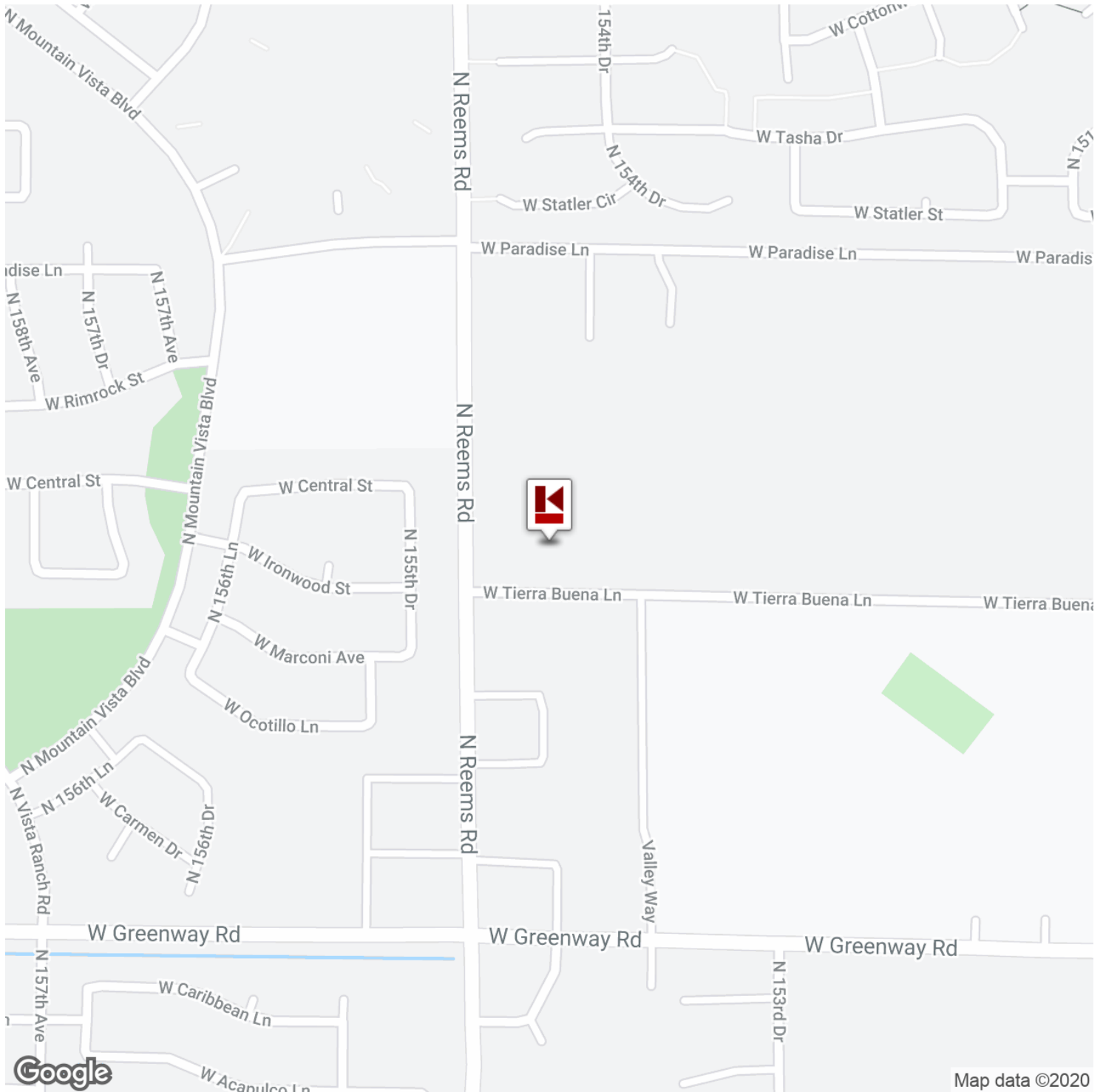
WALTER UNGER, CCIM CCIM, CCSS, CCLS, Senior Associate Broker
walterunger@ccim.net (P) 602.759.1209 (C) 520.975.5207

The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

LOCATION MAPS

FOR SALE Or BUILT TO SUIT Corner Lot For Retail, Multi-family, Medical Office, Senior Living, Religious Facility, School.

15851 N. REEMS RD. , SURPRISE, AZ



KLCommercialGroup.com

FOR MORE INFORMATION CONTACT:

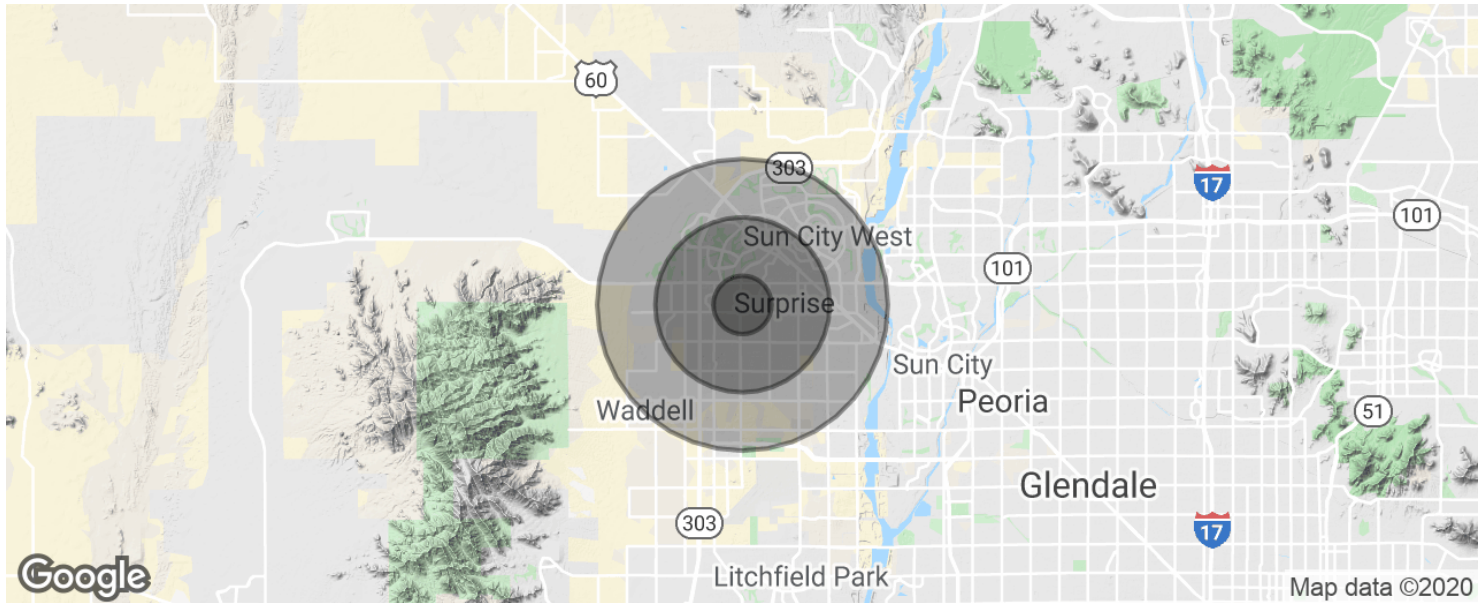
WALTER UNGER, CCIM CCIM, CCSS, CCLS, Senior Associate Broker
walterunger@ccim.net (P) 602.759.1209 (C) 520.975.5207

The information contained herein is from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. The Purchaser is advised to independently verify the accuracy and completeness of the information in order to determine the suitability of the property for the Purchaser's needs.

DEMOGRAPHICS MAP & REPORT

FOR SALE Or BUILT TO SUIT Corner Lot For Retail, Multi-family, Medical Office, Senior Living, Religious Facility, School.

15851 N. REEMS RD. , SURPRISE, AZ



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,030	81,356	163,509
Median age	30.6	39.1	43.0
Median age (Male)	30.6	38.9	43.1
Median age (Female)	30.8	39.3	42.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,349	30,672	64,974
# of persons per HH	3.0	2.7	2.5
Average HH income	\$68,291	\$68,609	\$65,540
Average house value	\$264,997	\$296,696	\$277,905

** Demographic data derived from 2010 US Census*