

# PADs available for ground lease & build to suit

SEC Cactus Rd & Dysart Rd  
El Mirage, AZ

2720 E Camelback Rd, Suite 150 Phoenix, AZ 85016

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For further  
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**ARMSTRONG  
DEVELOPMENT**



**AVISON  
YOUNG**





## Project summary

Price	Contact broker
Availability	Lots B & C
Zoning	UC, Urban Corridor
APN	501-44-003J
County	Maricopa County

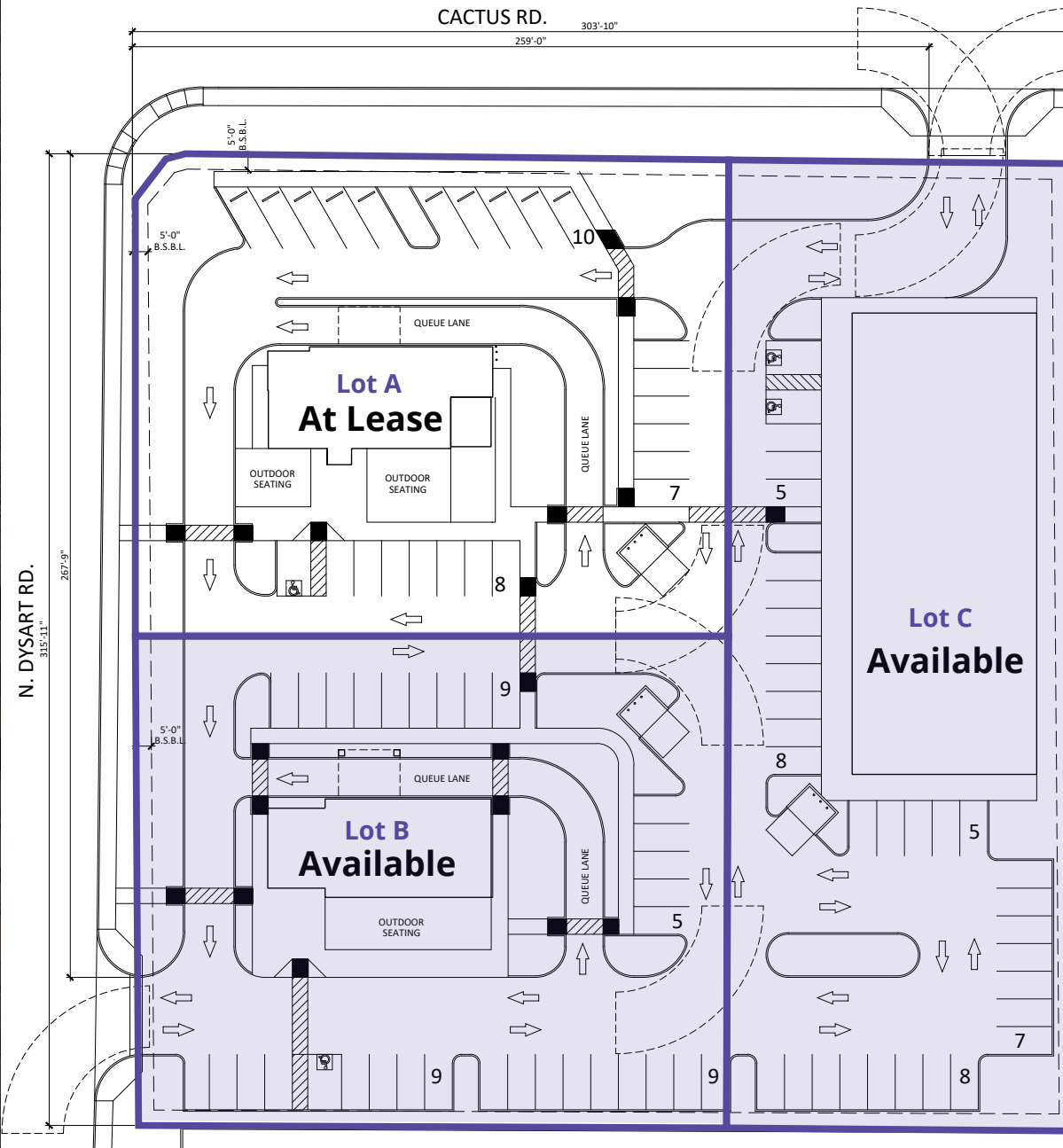
## Features

- Cactus Road and Dysart Road frontage
- Located less than 5-miles from both Loop-303 and Loop-101 and 3-miles from Northern Parkway
- Hard corner of signalized intersection with excellent visibility and high traffic counts
- Proximity to Dysart High School (±1,611 students), Skyway and Skycom Business Parks and Desert Cove Commercial Park
- Corporate business park environment
- 1.9M population within a 35 minute drive
- Proximity to corporate neighbors like IRIS USA, Expeditors, Crescent Crown, Trimaco, Central Pet & Garden, and Southwest Products

Click here to learn more: [Zoning table of land uses](#)

**Located near Surprise, one of Arizona's fastest growing cities.**





## Availability

Lot A ±29,908 sf

Lot B ±30,723 sf

Lot C ±35,087 sf

Lots B-C ±65,810 sf





1-mile	3-miles	5-miles
<b>10,317</b>	<b>93,624</b>	<b>205,231</b>



1-mile	3-miles	5-miles
<b>31.2</b>	<b>34.9</b>	<b>43.1</b>



1-mile	3-miles	5-miles
<b>1,515</b>	<b>12,202</b>	<b>48,462</b>



1-mile	3-miles	5-miles
<b>\$80,484</b>	<b>\$75,936</b>	<b>\$69,984</b>



1-mile	3-miles	5-miles
<b>3,256</b>	<b>34,126</b>	<b>94,340</b>

## Travel time



Travel to work in 14 minutes or less

**15,403 (18.5%)**

Avg. minutes travel to work

**24.0**

## Traffic counts

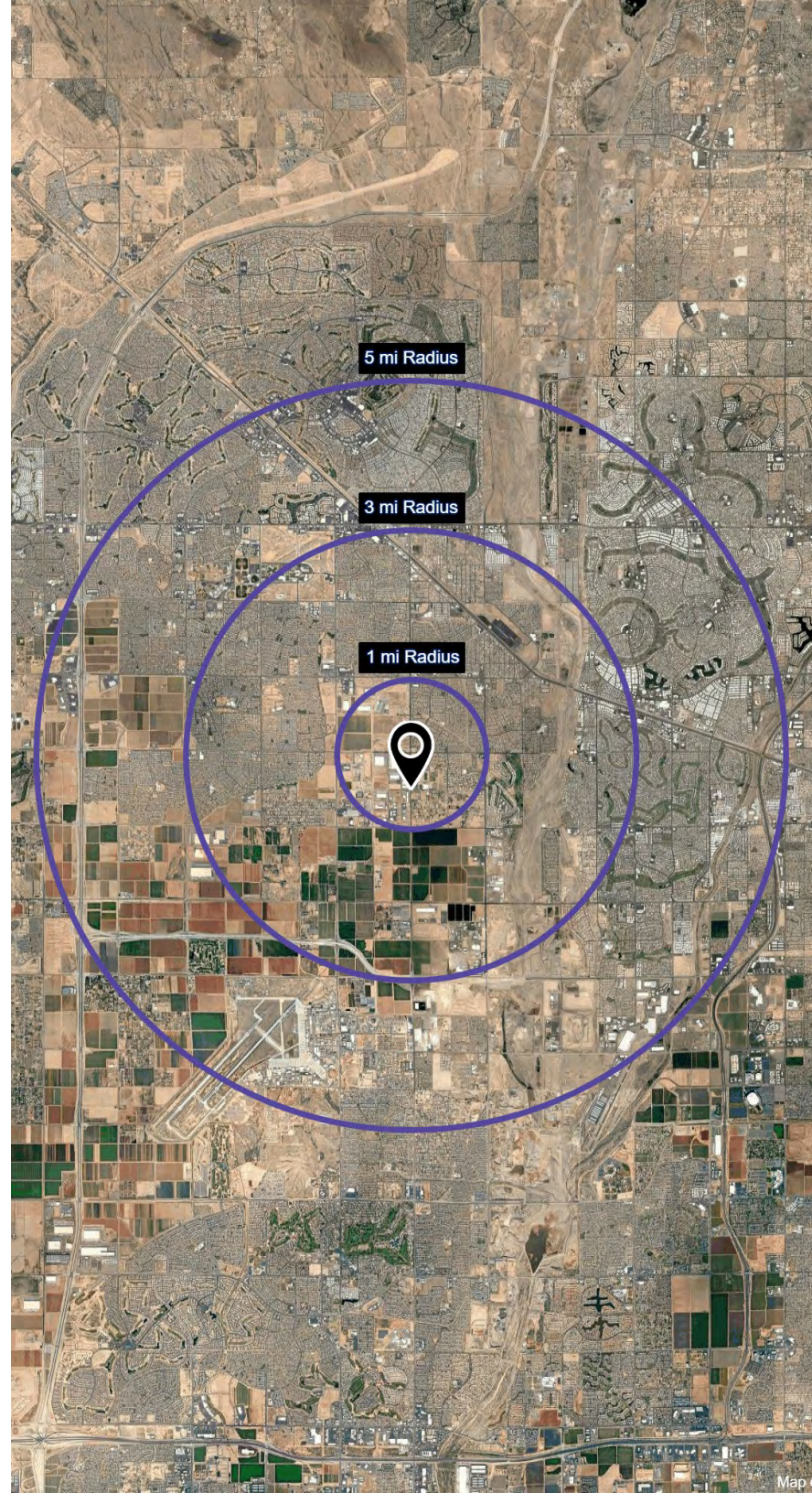


Cactus Road

**± 16,290 cpd**

Dysart Road

**± 24,284 cpd**





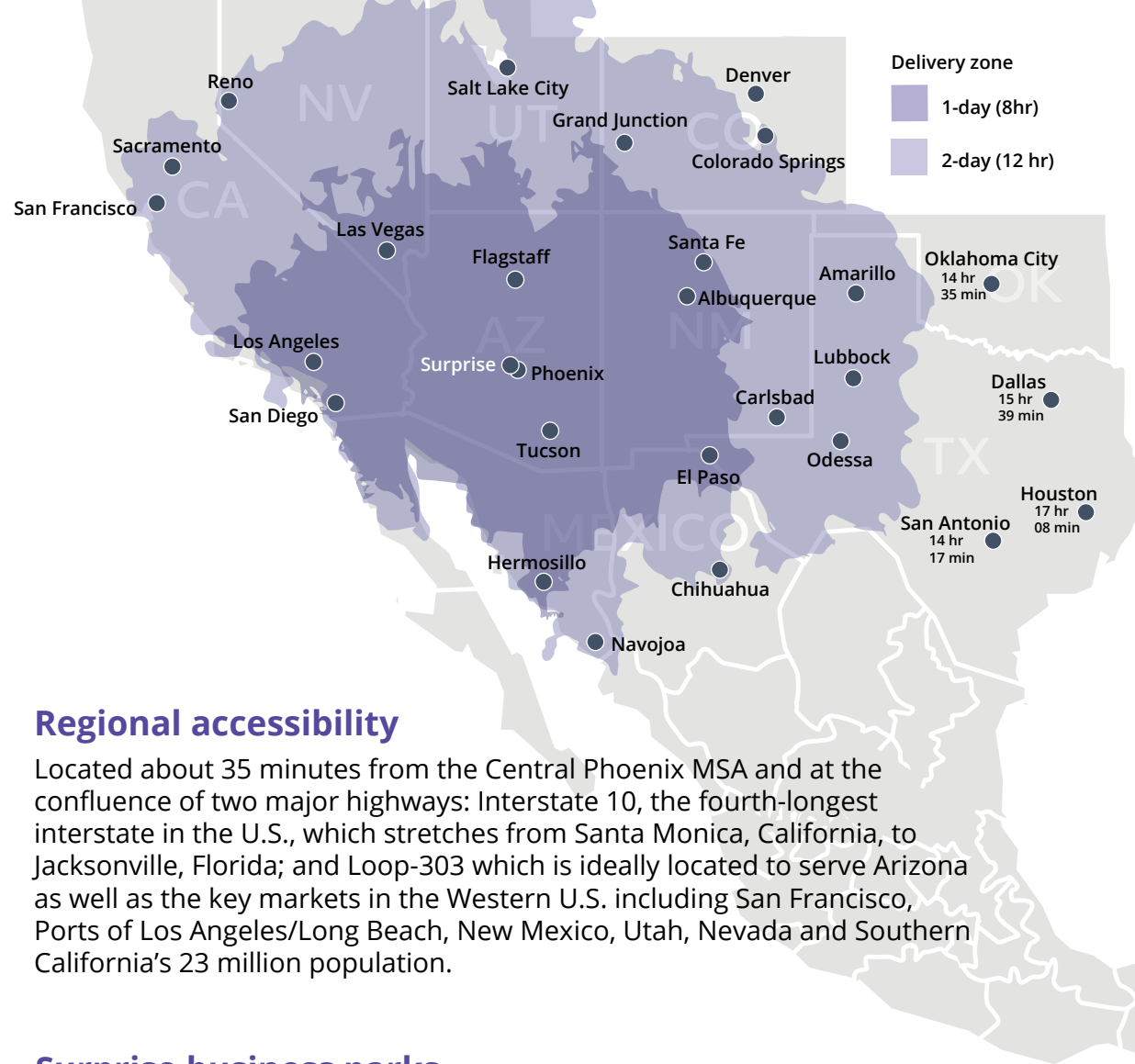
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## Regional accessibility

Located about 35 minutes from the Central Phoenix MSA and at the confluence of two major highways: Interstate 10, the fourth-longest interstate in the U.S., which stretches from Santa Monica, California, to Jacksonville, Florida; and Loop-303 which is ideally located to serve Arizona as well as the key markets in the Western U.S. including San Francisco, Ports of Los Angeles/Long Beach, New Mexico, Utah, Nevada and Southern California's 23 million population.

## Surprise business parks

The parcel is located near three major business parks: Skyway and Skycom Business Parks and Desert Cove Commercial Park. Skyway Business Park, is a ±300-acre rail-served business park situated in the heart of the northwest Phoenix MSA, is home to an impressive collection of businesses. Skycom Business Park consists of two building developments located within Skyway Business Park. Desert Cove Commercial Park is nearly 5 acres of industrial land with over 600 feet of frontage along Litchfield Road.