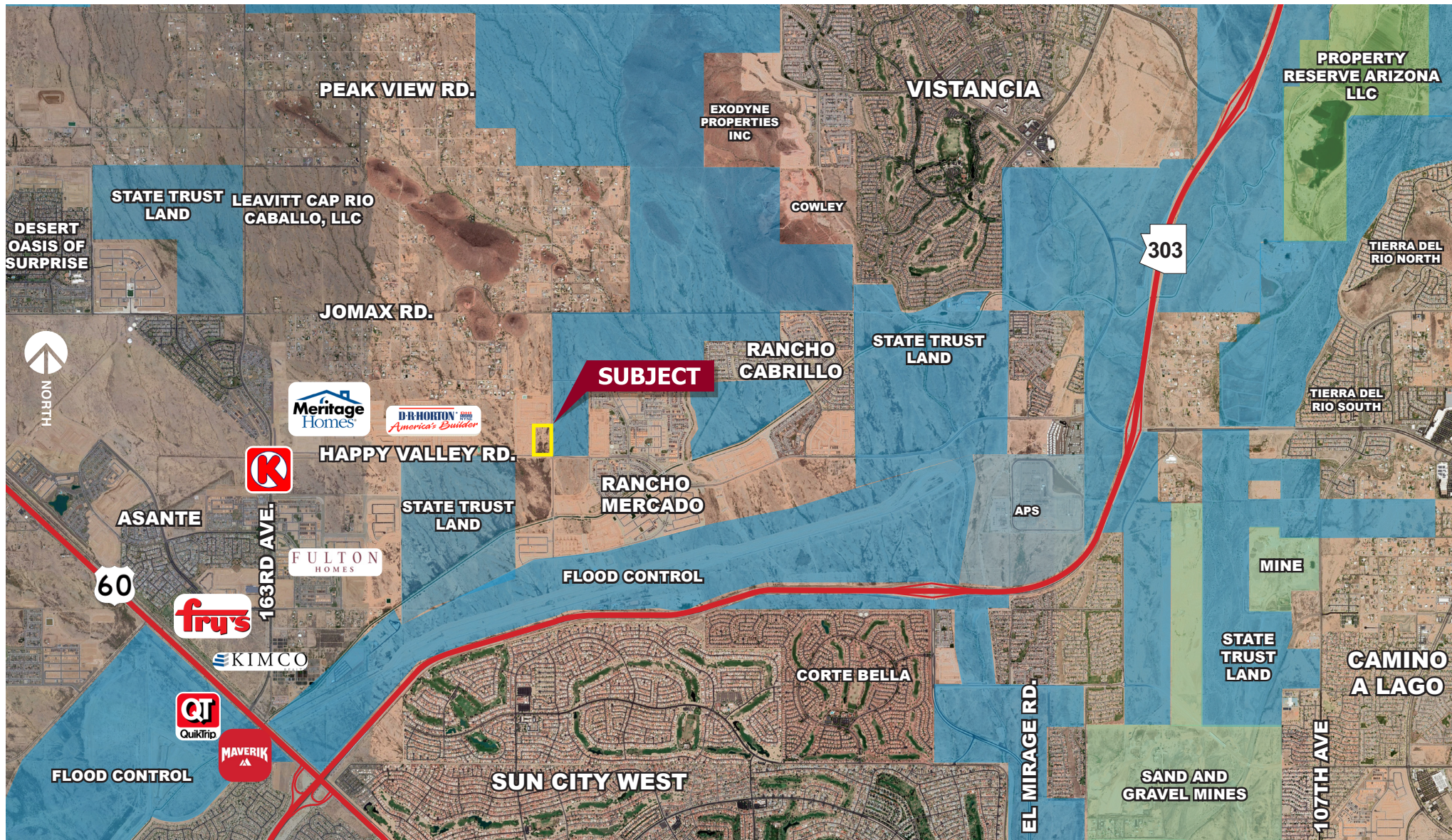


18 ACRES - PAD ZONING



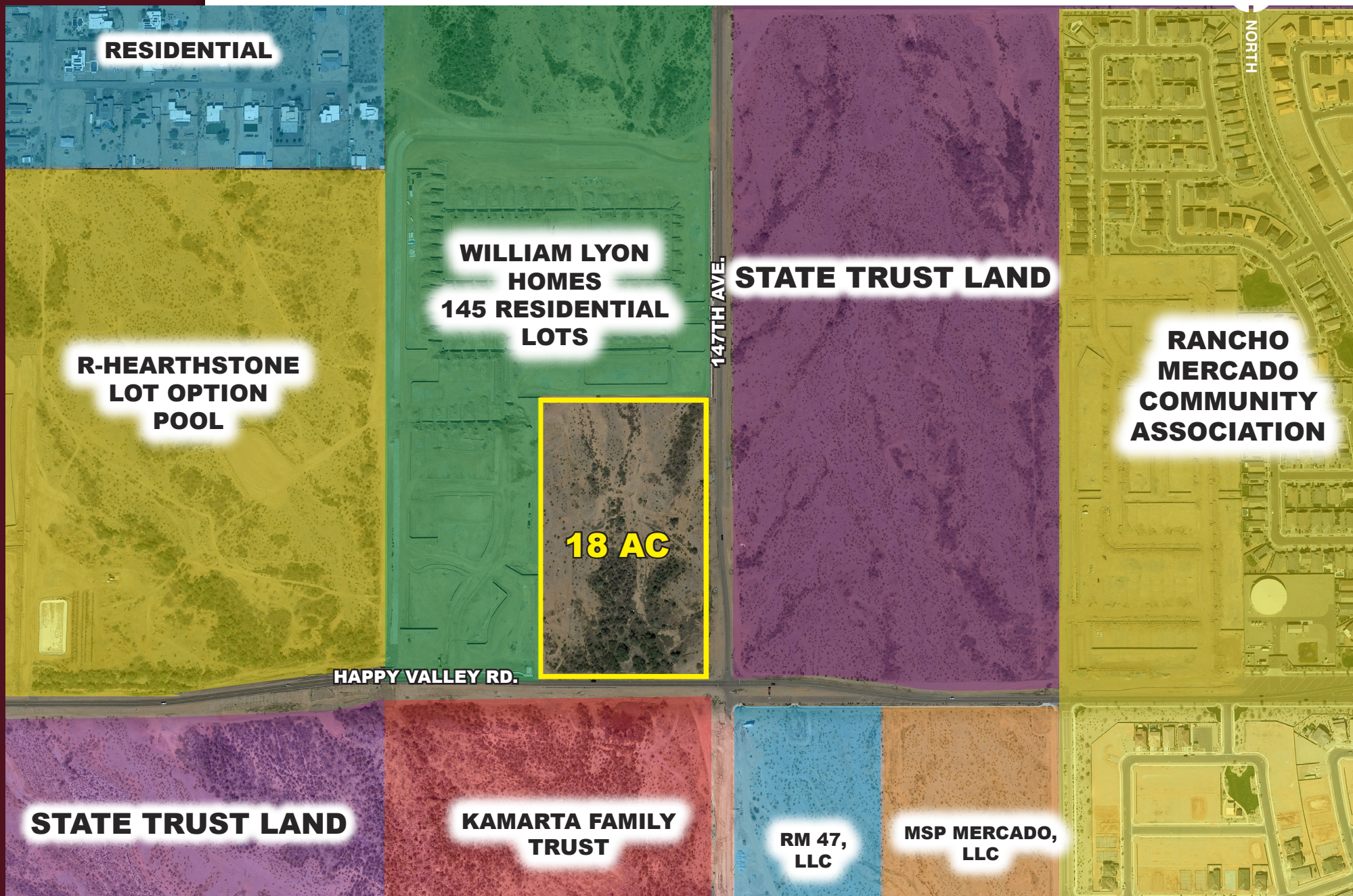
NEC HAPPY VALLEY ROAD & 147TH AVENUE | SURPRISE, AZ

MARK T. BRAMLETT

602.834.3111

mbramlett@leearizona.com

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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mbramlett@leearizona.com

2022 NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 NUMBER OF HOUSEHOLDS
3 MILE	26,318	102,206	21,006	12,579
5 MILES	93,025	104,446	81,868	42,370

PROPERTY HIGHLIGHTS

- Hard Corner Signalized
- Improved Land
- The remaining available corner on Happy Valley

POWER/UTILITIES

- APS
- American Water
- Southwest Gas

**MARK T.
BRAMLETT**

Direct
602.834.3111

Email
mbramlett@leearizona.com



18 AC
LOT SIZE

PAD
ZONING

503-54-006K

APN