

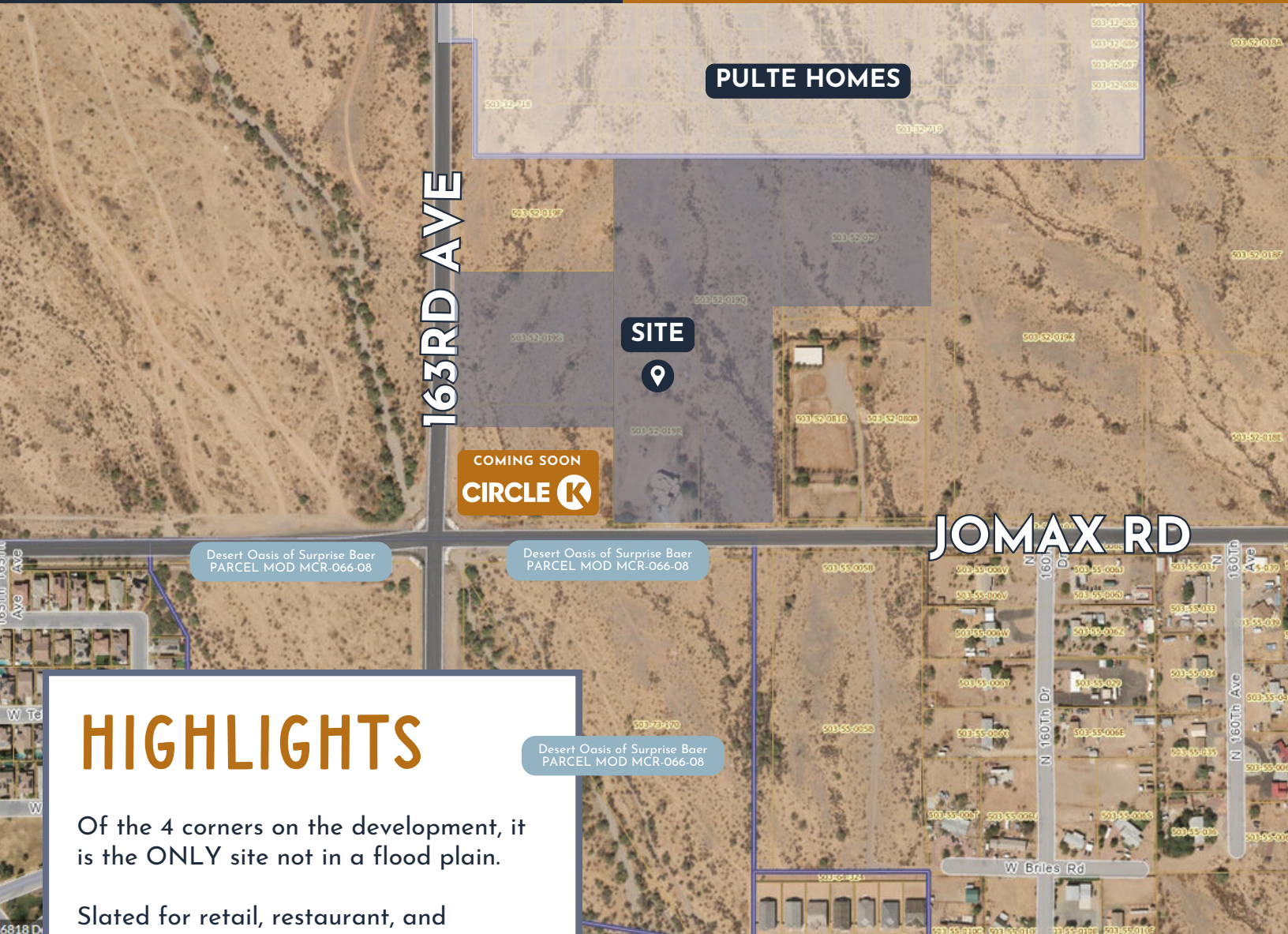


LAND FOR SALE

LEGACY VILLAGE

16160 WEST JOMAX ROAD
SURPRISE, AZ 85387

[LEGACY VILLAGE OVERVIEW VIDEO](#)



HIGHLIGHTS

Of the 4 corners on the development, it is the **ONLY** site not in a flood plain.

Slated for retail, restaurant, and commercial only.

15" sewer and 16" water lien along 163rd; power overhead along Jomax. APS lines along Jomax, and there are continual street improvements along 163rd as of right now, with plans for Jomax, too.

CONTACTS

BOBBIE MASTRACCI, CCIM, SIOR
PRINCIPAL / DESIGNATED BROKER

ELI MASTRACCI, CCIM
VICE PRESIDENT, PRINCIPAL

PROPERTY OVERVIEW

The Legacy Village Development planned area development (PAD 05-358) was approved by City Council and Planning & Zoning in April of 2006. The PAD itself was split into a northern single family residential development, whilst the southern bifurcation became the commercial half of the PAD. Per the County Assessor, it has been measured to be 21.05 acres, or 916,727 square feet.



The project is strategically placed near the north east hard corner of North 163rd Avenue, and North Jomax Road, encompassed entirely by pre-existing and proposed residential developments. The northern half of Legacy Village, as of 2024, is already beginning to turn dirt, and has been staked off. On the NWC of the same signaled intersection is State Trust Land that is currently encumbered by flood hazards. On the SWC and SEC are two additional planned area developments - Desert Oasis, an incoming residential development that has also been approved by the City. The site, however, is primarily targeting commercial users. It should be noted that there is a proposed gas station on the hard corner of the NEC, which will significantly improve nearby land value if approved to move forward.

Legacy Village is the only approved commercial development in relative vicinity to the hard corner of 163rd & Jomax that is not in a flood plain. Competition exists on the SWC and SEC of the intersection - as aforementioned, however both sites are zoned for residential use and are in floodplains. In accordance with the City of Surprise as of March 26th, 2024, the nearby utilities to the site include a 15" sewer and 16" water line along 163rd; and overhead power along Jomax.

The City is looking for site improvements in the realms of a half-street improvement along both 163rd and Jomax, and underground APS lines along Jomax.



PROPERTY SUMMARY

LEGACY VILLAGE - LAND SALE



SPACE	SIZE	PRICE
Land	916,727 sqft (21.05ac)	\$10.95/sqft or \$10,038,160.65

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The prospective Tenant/Buyer should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



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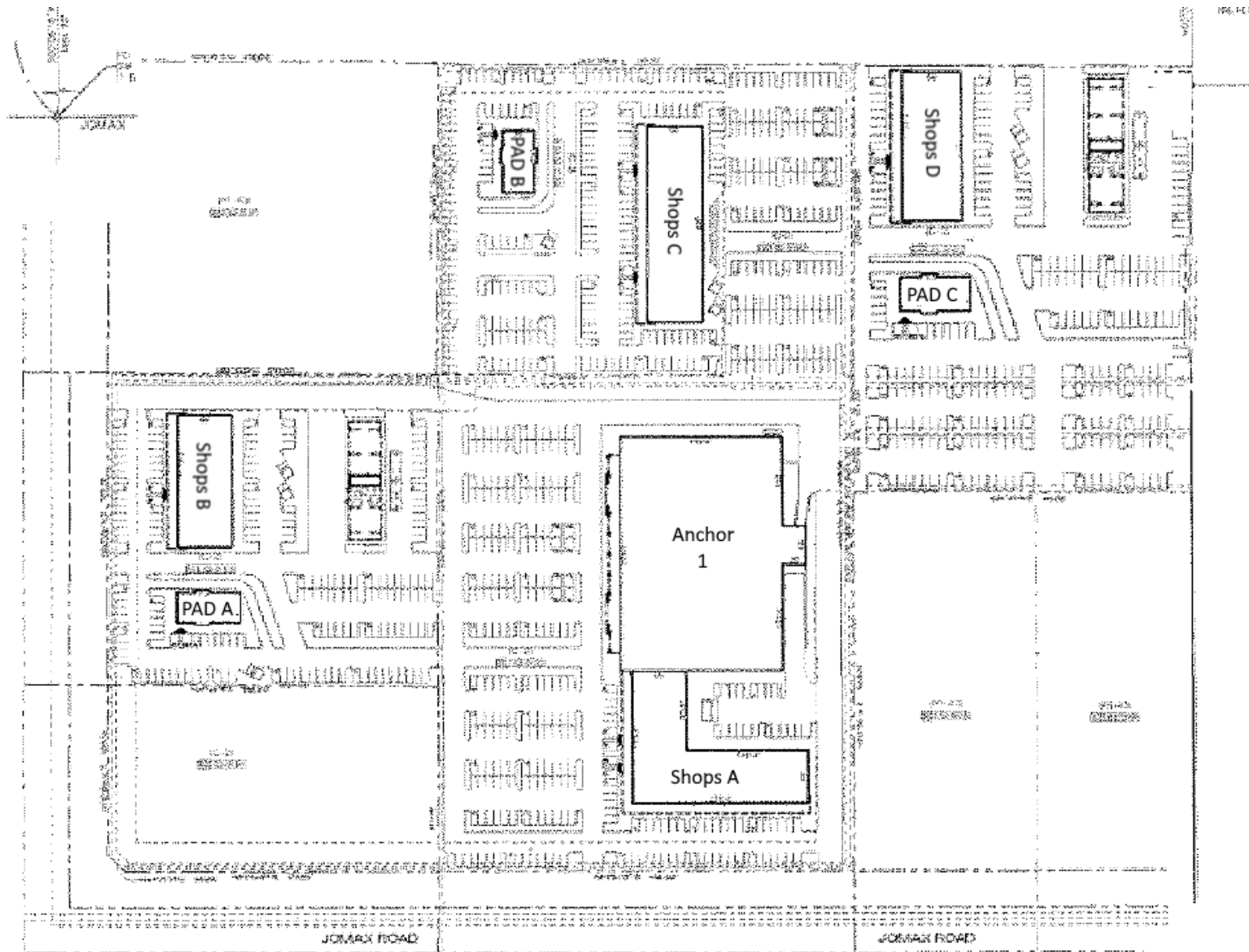


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POTENTIAL SITE PLAN



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TRADE AREAS



BOUNDARIES

The subject property is positioned along Jomax Road and 163rd Avenue, 163rd being the primary arterial road between Grand Avenue and Dove Mountain. The Asante North Surprise trade area extends east to Agua Fria River and west to Copper Canyon. There are 18,973 roof tops under construction with an additional 12,361 planned.



EMPLOYERS & BUSINESSES

The primary trade area employers are driven by Banner Del Webb Hospital on Grand Avenue, Ottawa University and the City of Surprise government, along with other medical and retail employment sectors.



TRANSPORTATION NETWORK

Transportation is primarily supported by the Loop 303 and Grand Avenue/Route 60, which interconnects Interstate - 10 and Interstate - 17. A traffic signal has been added to the 4 way intersection of Jomax and 163rd Avenue. The widening of 163rd Avenue south of the Subject Property is almost complete and areas north of the Subject Property are underway.

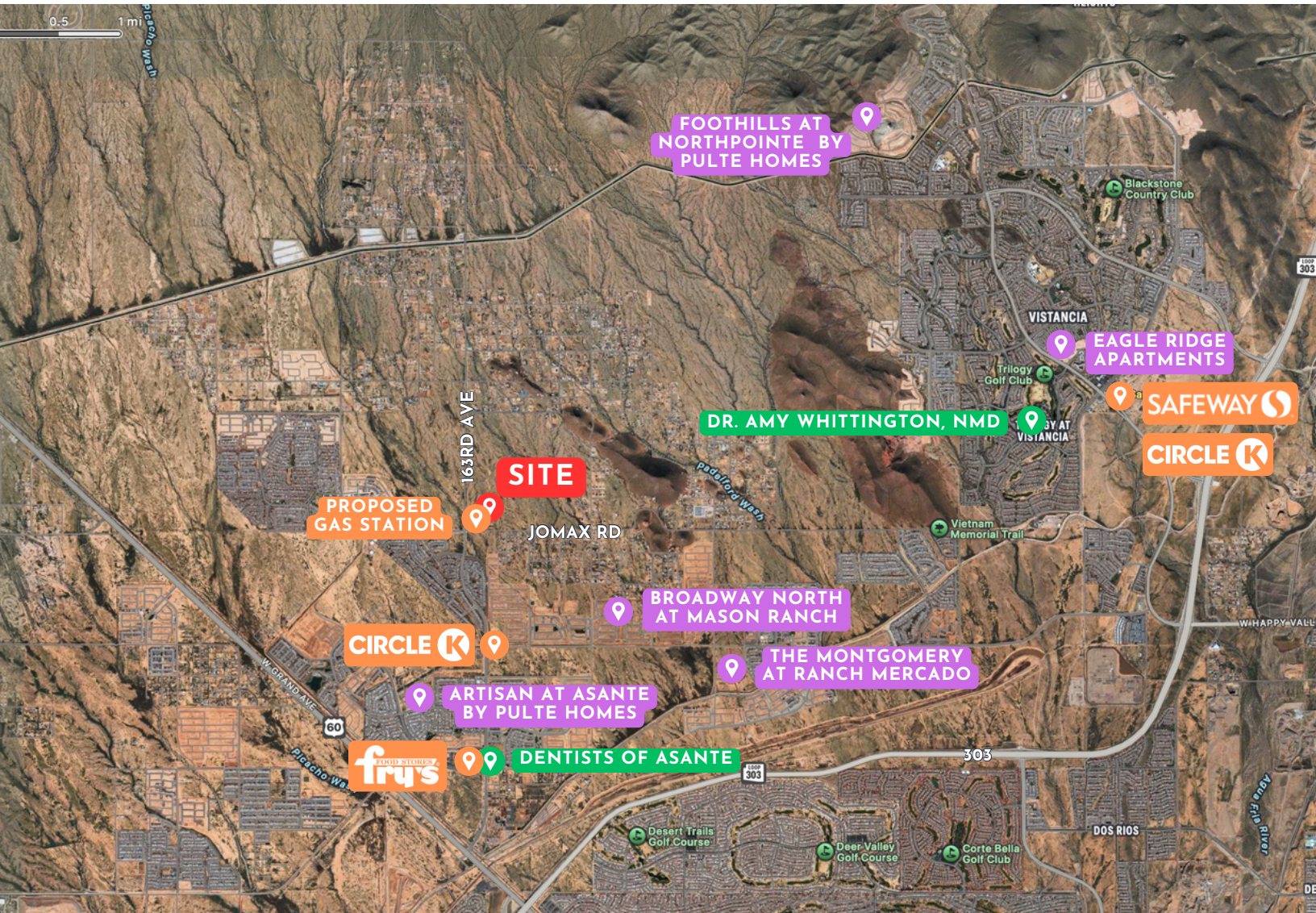


BROKER'S COMMENT

The Asante North Surprise area is growing at a rapid pace. The trade area will continue to benefit from the under-construction TSMC Plant on the Loop 303 and I-17, which will generate many high income jobs from TSMC itself and all of its adjacent suppliers/service providers. Further northwest, BNSF Rail Road has announced 700+ acres being developed for industrial, and Cielo Crossings of 500+ acres is slated for mixed use of residential, office, and industrial in order to create a high impact employment corridor.



AERIAL MAP



= SITE



= MEDICAL



= LIVING



= GROCERY/GAS



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HOUSING MARKET CHARACTERISTICS

DRIVE TIME OF 5 MINUTES



\$491,584+

Median Home Value
15% higher than Arizona
which is \$417,273



92

Housing Affordability
Index



28.0%

Percent of Income
for Mortgage



99

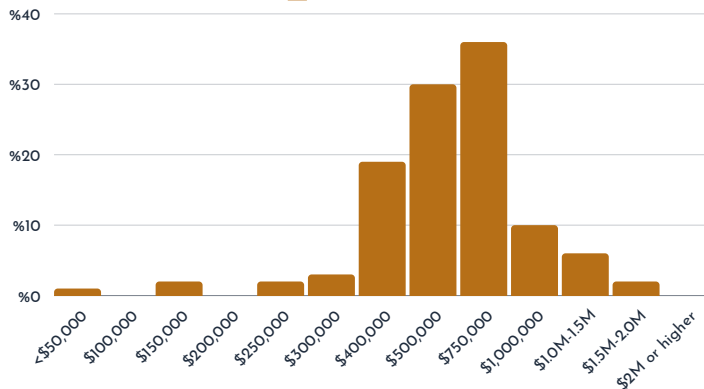
Percent of Income for
Mortgage (Index)

Age <18 **2,612** | Age <18 **6,288** | Age 65+ **1,850**

Total Pop **10,750** | Pop Growth **13.41%** | Average HH Size **2.98** | Median Net Worth **\$602,554**

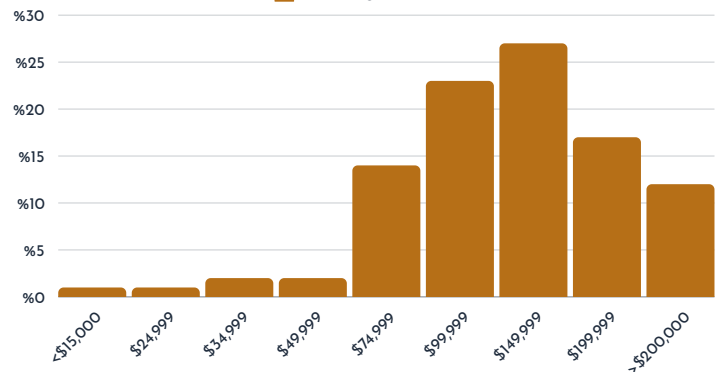
HOME VALUE

Percentage of Homes



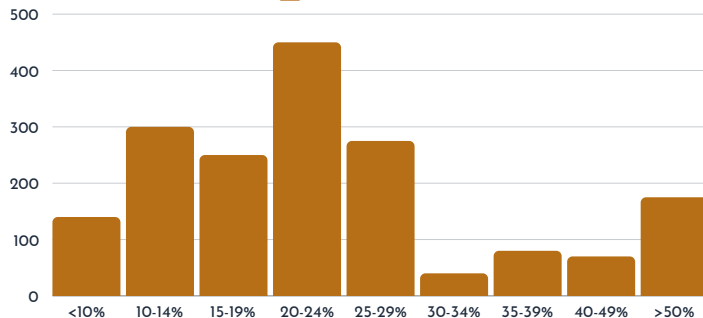
HOUSEHOLD INCOME

Percentage of Households



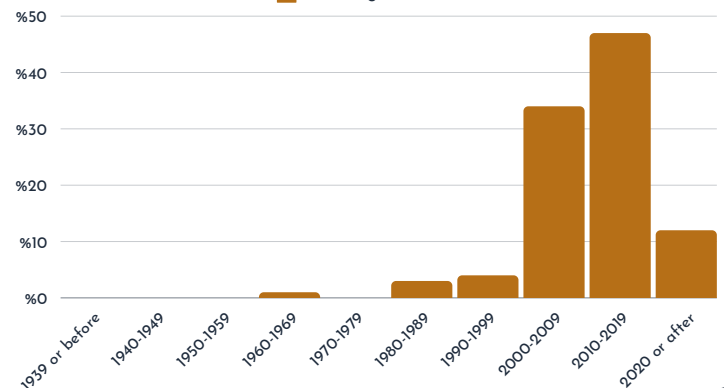
MORTGAGE AS % SALARY

Number of Households



YEAR PROPERTY BUILT

Percentage of Households



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HOUSING MARKET CHARACTERISTICS

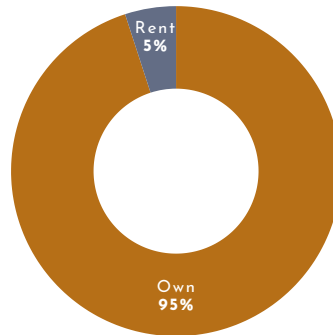
DRIVE TIME OF 5 MINUTES



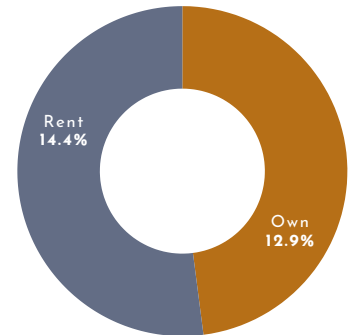
CENSUS HOUSING BY SIZE



HOME OWNERSHIP



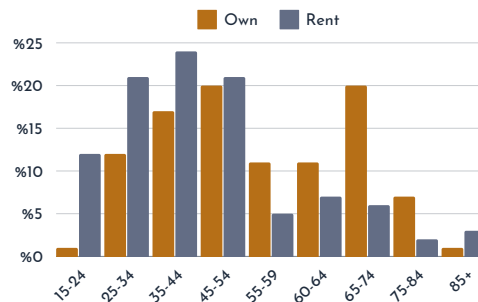
HISPANIC HOME OWNERSHIP



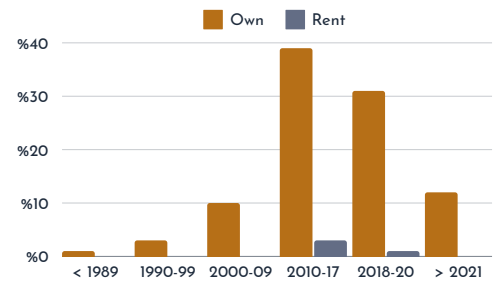
HOUSING BY RACE OF HOUSEHOLDER



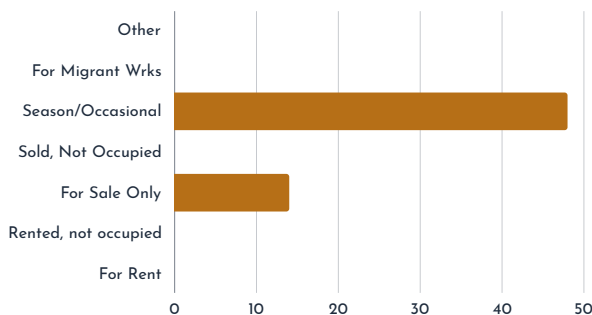
HOUSING BY AGE OF HOUSEHOLDER



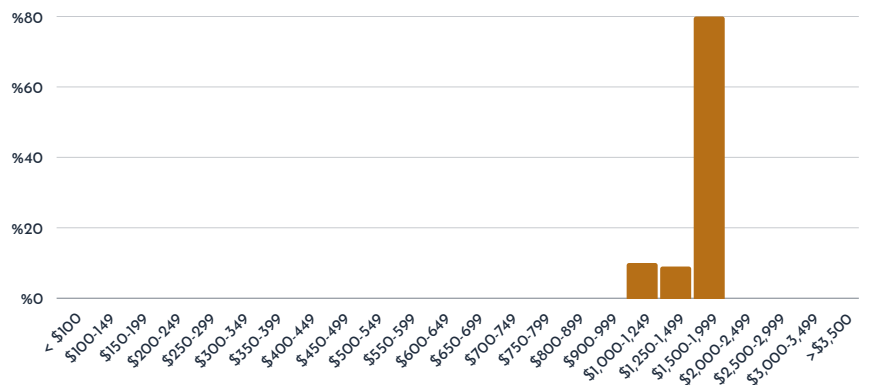
YEAR HOUSEHOLDER MOVED IN



VACANT HOUSING UNITS (TOTAL 62)



GROSS RENT



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HOUSING MARKET CHARACTERISTICS

DRIVE TIME OF 10 MINUTES



\$480,846+

Median Home Value
13% higher than Arizona
which is \$417,273



88

Housing Affordability
Index



29.3%

Percent of Income
for Mortgage



104

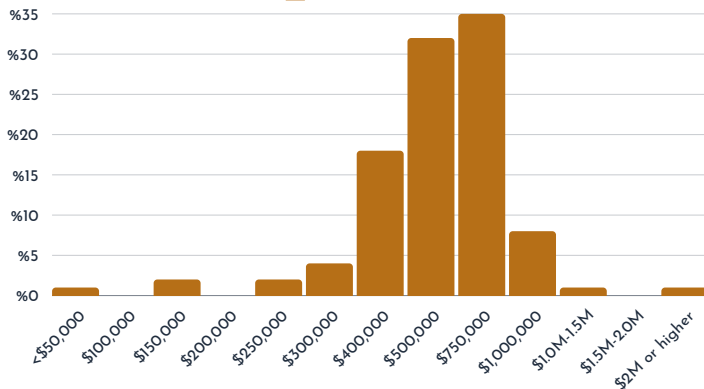
Percent of Income for
Mortgage (Index)

Age <18 **6,617** | Age <18 **15,447** | Age 65+ **5,699**

Total Pop **27,763** | Pop Growth **13.92%** | Average HH Size **2.79** | Median Net Worth **\$521,239**

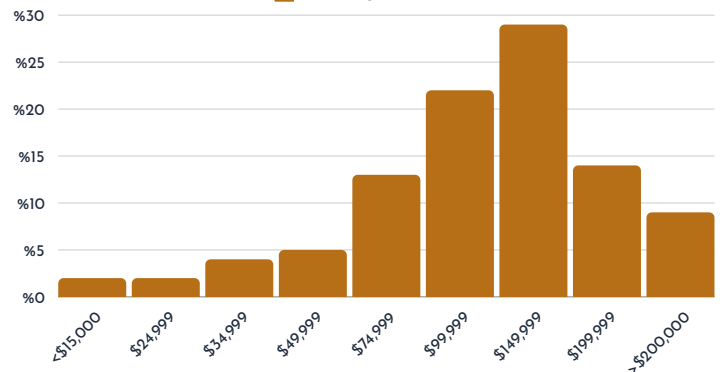
HOME VALUE

Percentage of Homes



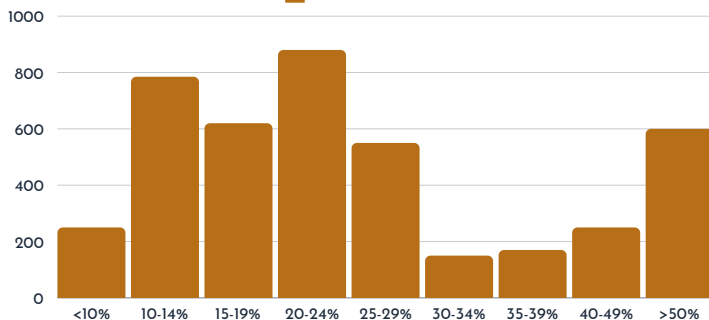
HOUSEHOLD INCOME

Percentage of Households



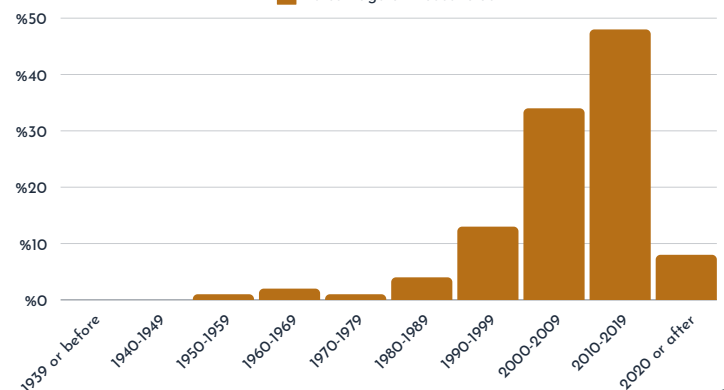
MORTGAGE AS % SALARY

Number of Households



YEAR PROPERTY BUILT

Percentage of Households



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HOUSING MARKET CHARACTERISTICS

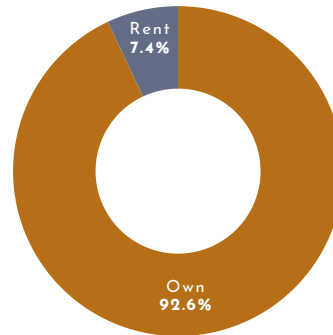
DRIVE TIME OF 10 MINUTES



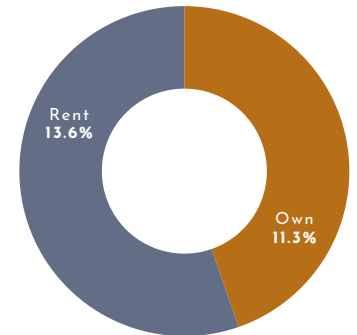
CENSUS HOUSING BY SIZE



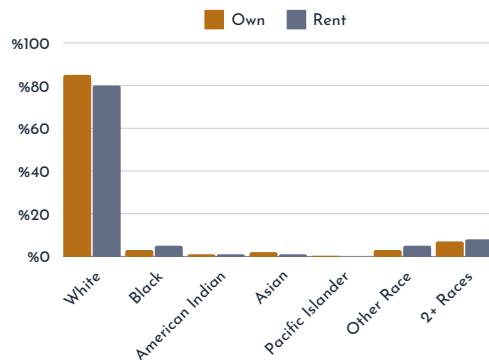
HOME OWNERSHIP



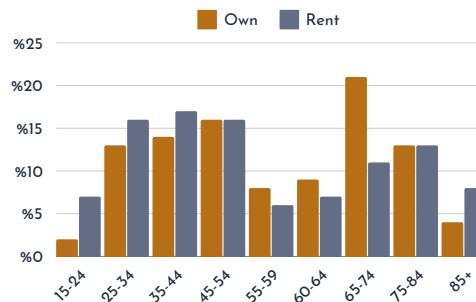
HISPANIC HOME OWNERSHIP



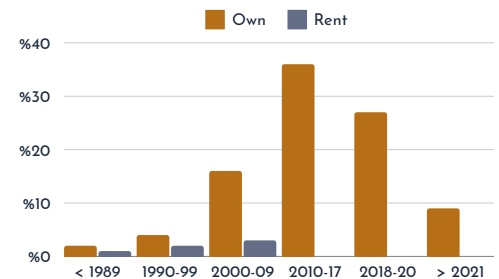
HOUSING BY RACE OF HOUSEHOLDER



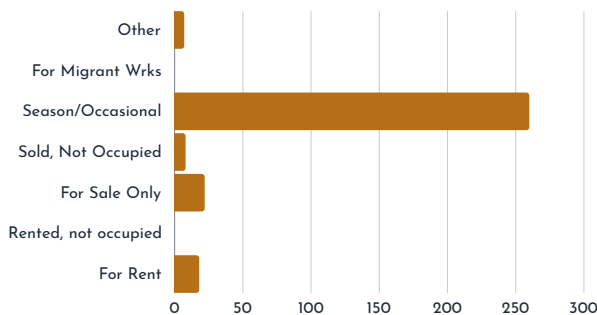
HOUSING BY AGE OF HOUSEHOLDER



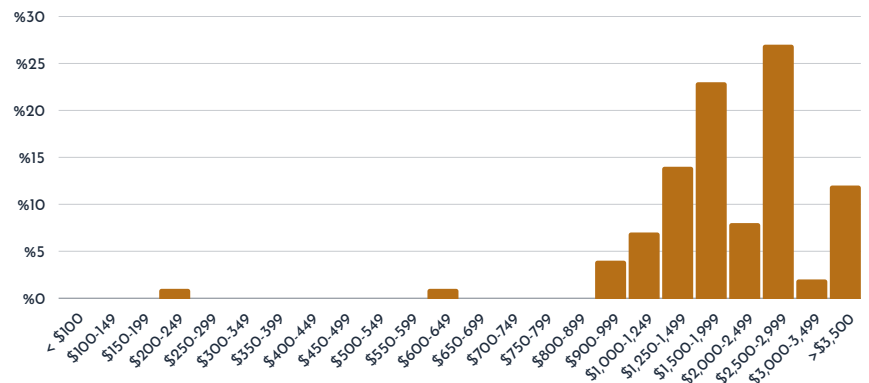
YEAR HOUSEHOLDER MOVED IN



VACANT HOUSING UNITS (TOTAL 312)



GROSS RENT



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HOUSING MARKET CHARACTERISTICS

DRIVE TIME OF 15 MINUTES



\$467,667+

Median Home Value
11% higher than Arizona
which is **\$417,273**



80

Housing Affordability
Index



32.3%

Percent of Income
for Mortgage



115

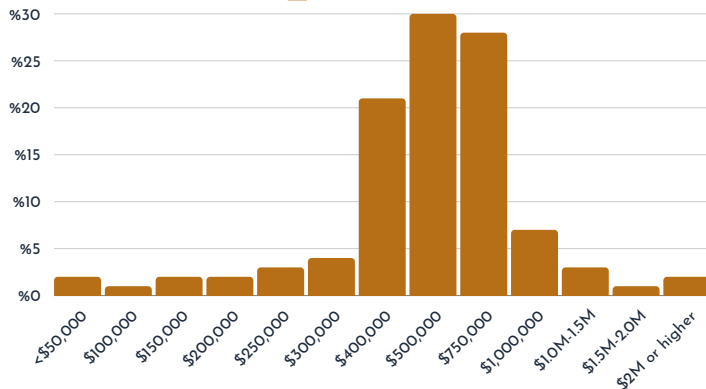
Percent of Income for
Mortgage (Index)

Age <18 **28,405** | Age <18 **70,323** | Age 65+ **53,031**

Total Pop **151,758** | Pop Growth **3.56%** | Average HH Size **2.43** | Median Net Worth **\$506,780**

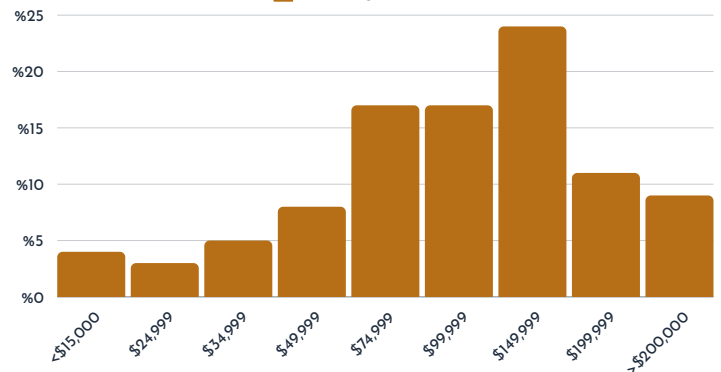
HOME VALUE

Percentage of Homes



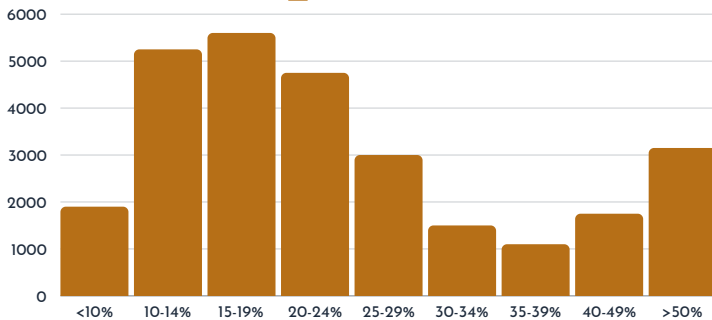
HOUSEHOLD INCOME

Percentage of Households



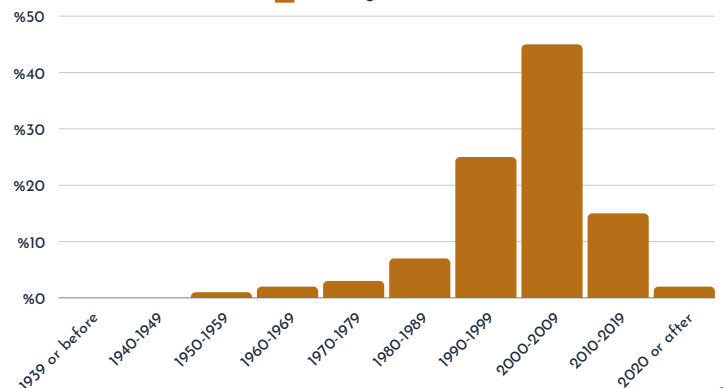
MORTGAGE AS % SALARY

Number of Households



YEAR PROPERTY BUILT

Percentage of Households



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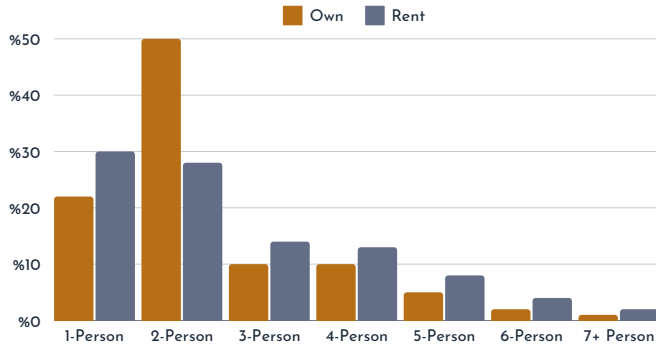
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HOUSING MARKET CHARACTERISTICS

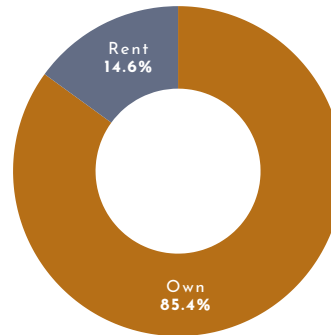
DRIVE TIME OF 15 MINUTES



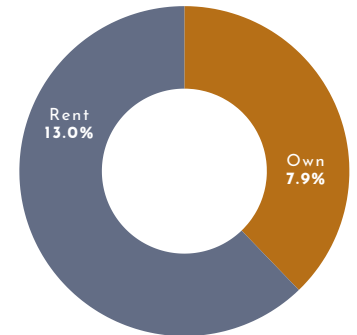
CENSUS HOUSING BY SIZE



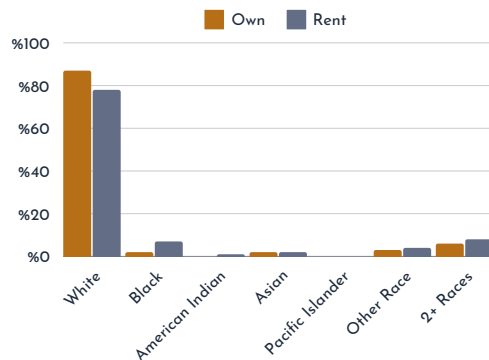
HOME OWNERSHIP



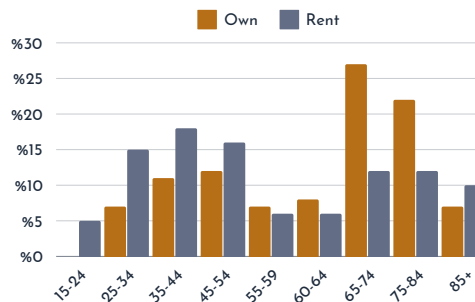
HISPANIC HOME OWNERSHIP



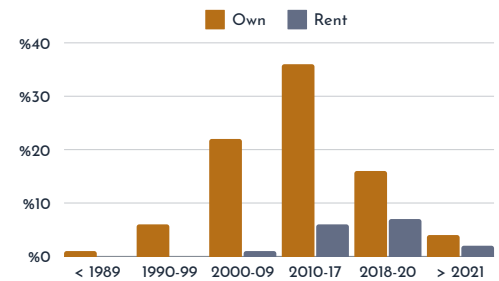
HOUSING BY RACE OF HOUSEHOLDER



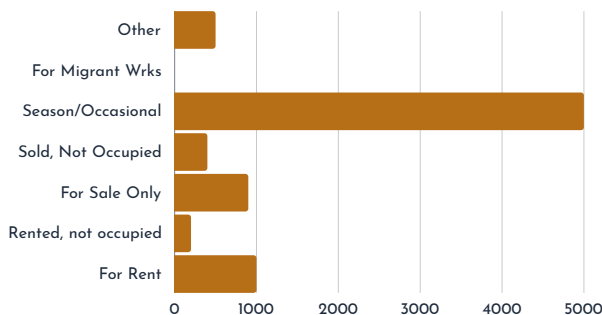
HOUSING BY AGE OF HOUSEHOLDER



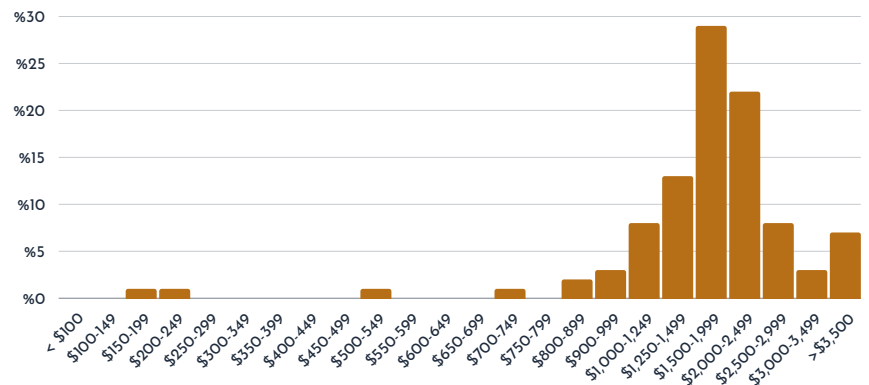
YEAR HOUSEHOLDER MOVED IN



VACANT HOUSING UNITS (TOTAL 7,222)



GROSS RENT



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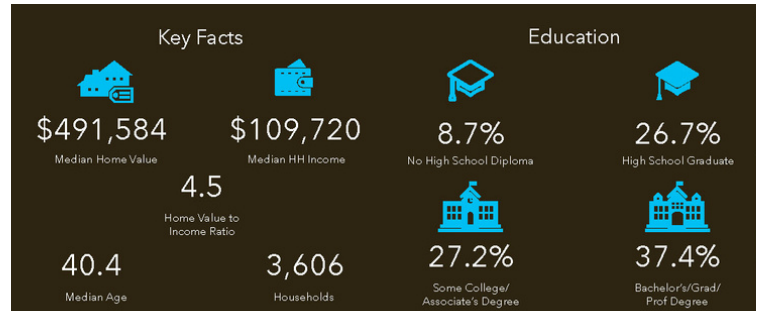
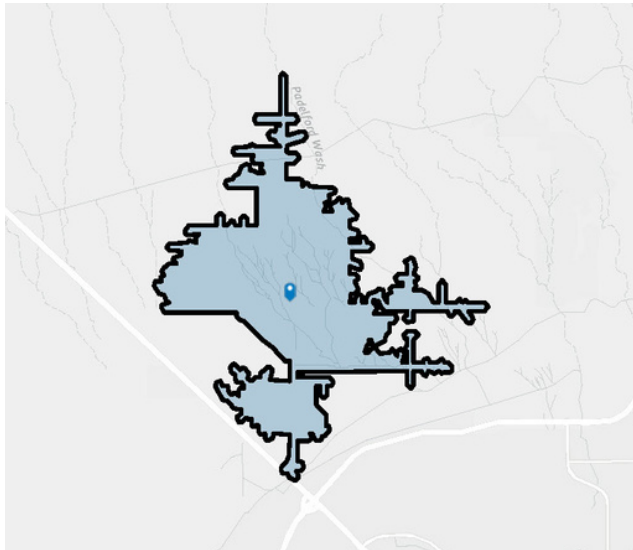


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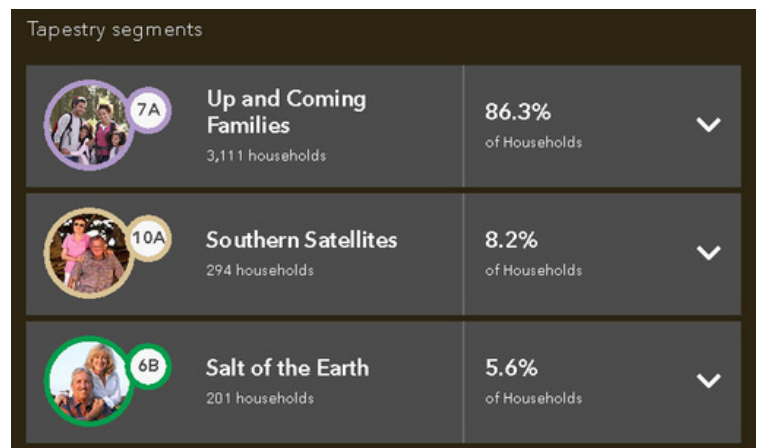
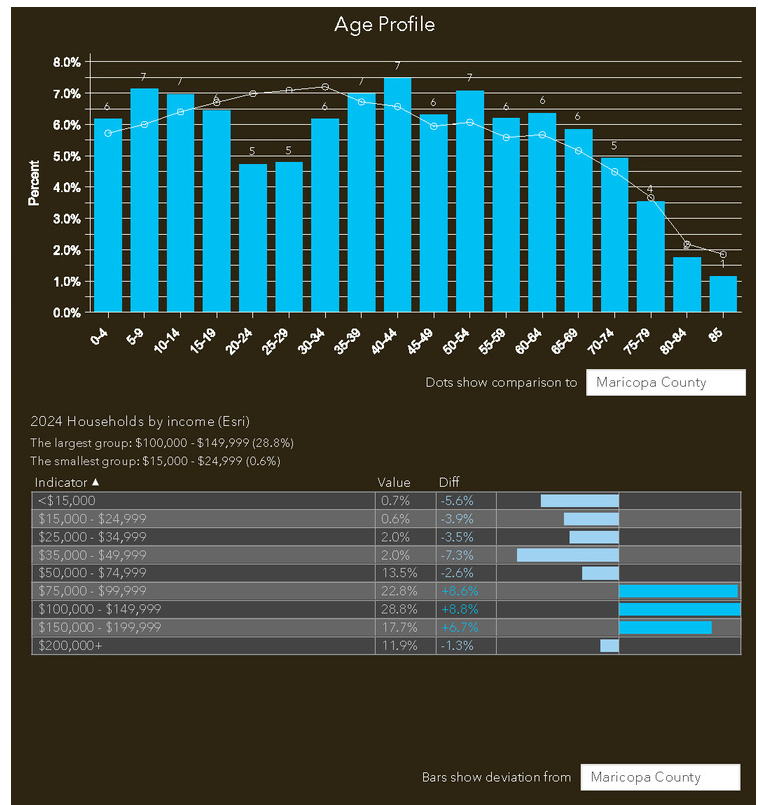


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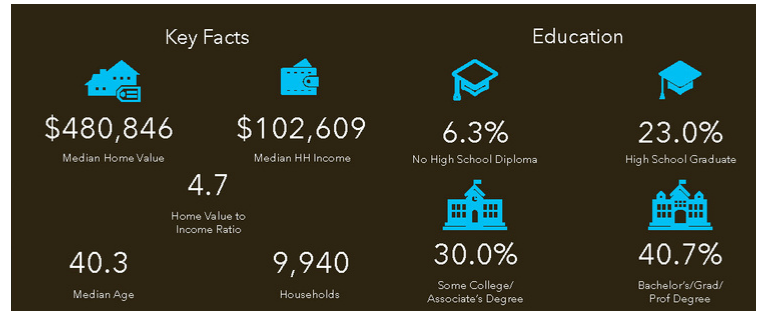
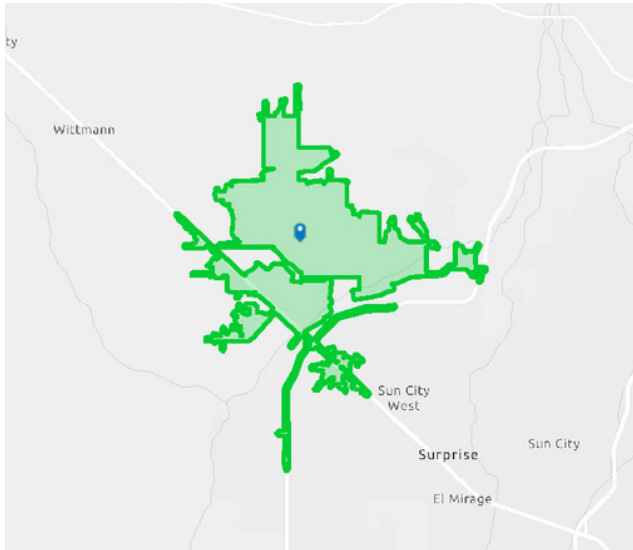
TAPESTRY PROFILE REPORT



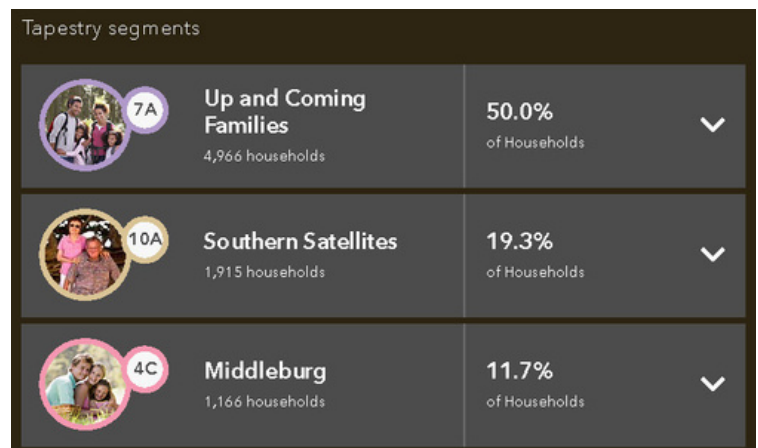
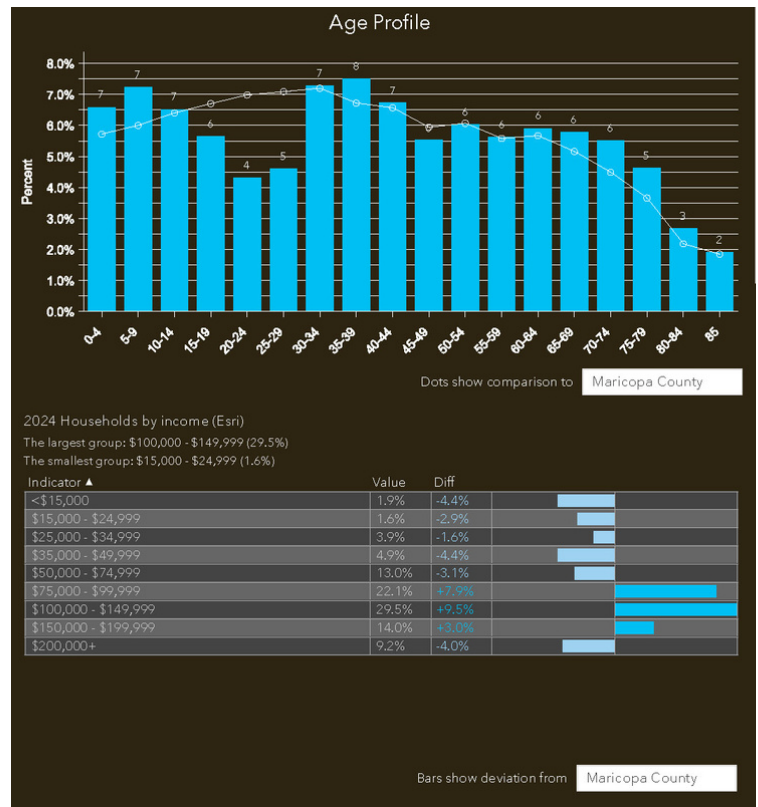
Tapestry LifeMode	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	0	0.00%	10.11%	0
Upscale Avenues (L2)	0	0.00%	5.50%	0
Uptown Individuals (L3)	0	0.00%	3.91%	0
Family Landscapes (L4)	0	0.00%	7.91%	0
GenXurban (L5)	0	0.00%	11.14%	0
Cozy Country Living (L6)	201	5.57%	11.81%	47
Sprouting Explorers (L7)	3,111	86.27%	7.53%	1,146
Middle Ground (L8)	0	0.00%	10.81%	0
Senior Styles (L9)	0	0.00%	5.79%	0
Rustic Outposts (L10)	294	8.15%	7.94%	103
Midtown Singles (L11)	0	0.00%	6.24%	0
Hometown (L12)	0	0.00%	5.88%	0
Next Wave (L13)	0	0.00%	3.88%	0
Scholars and Patriots (L14)	0	0.00%	1.57%	0



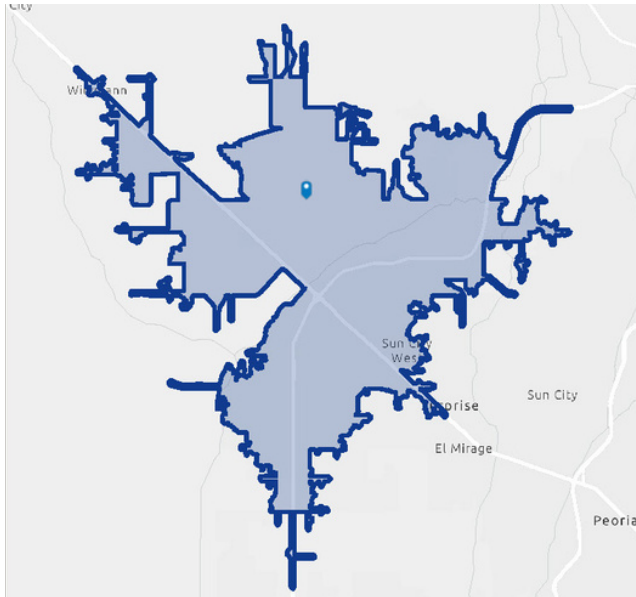
TAPESTRY PROFILE REPORT



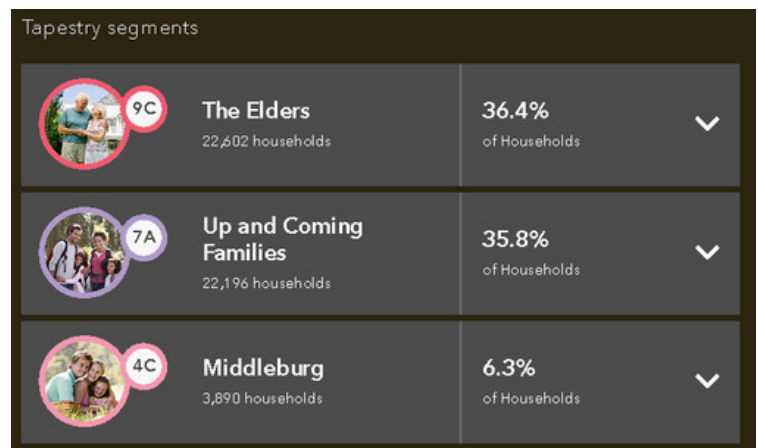
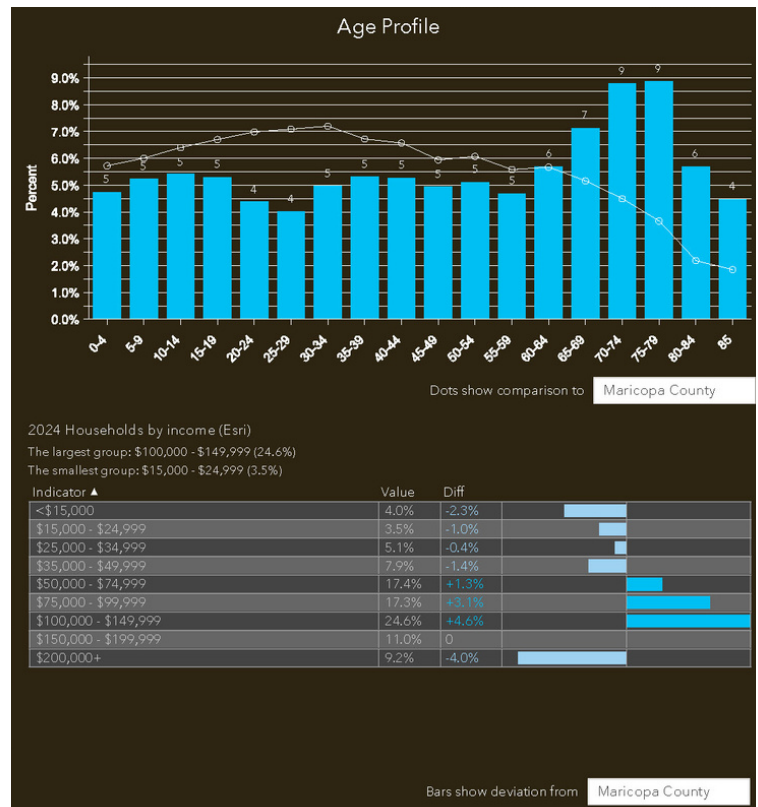
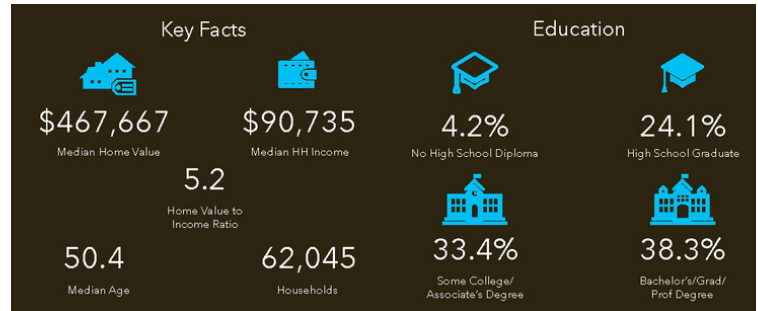
Tapestry LifeMode				
learn more	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	47	0.47%	10.11%	5
Upscale Avenues (L2)	0	0.00%	5.50%	0
Uptown Individuals (L3)	0	0.00%	3.91%	0
Family Landscapes (L4)	1,166	11.73%	7.91%	148
GenXurban (L5)	0	0.00%	11.14%	0
Cozy Country Living (L6)	709	7.13%	11.81%	60
Sprouting Explorers (L7)	4,966	49.96%	7.53%	663
Middle Ground (L8)	0	0.00%	10.81%	0
Senior Styles (L9)	1,137	11.44%	5.79%	198
Rustic Outposts (L10)	1,915	19.27%	7.94%	243
Midtown Singles (L11)	0	0.00%	6.24%	0
Hometown (L12)	0	0.00%	5.88%	0
Next Wave (L13)	0	0.00%	3.88%	0
Scholars and Patriots (L14)	0	0.00%	1.57%	0



TAPESTRY PROFILE REPORT



Tapestry LifeMode	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	5,132	8.27%	10.11%	82
Upscale Avenues (L2)	0	0.00%	5.50%	0
Uptown Individuals (L3)	0	0.00%	3.91%	0
Family Landscapes (L4)	3,891	6.27%	7.91%	79
GenXurban (L5)	1,201	1.94%	11.14%	17
Cozy Country Living (L6)	763	1.23%	11.81%	10
Sprouting Explorers (L7)	22,914	36.93%	7.53%	490
Middle Ground (L8)	1,046	1.69%	10.81%	16
Senior Styles (L9)	24,281	39.13%	5.79%	676
Rustic Outposts (L10)	2,817	4.54%	7.94%	57
Midtown Singles (L11)	0	0.00%	6.24%	0
Hometown (L12)	0	0.00%	5.88%	0
Next Wave (L13)	0	0.00%	3.88%	0
Scholars and Patriots (L14)	0	0.00%	1.57%	0





PHOENIX WEST COMMERCIAL

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