Insight Land & Investments

Available Commercial Land

Surprise, AZ

- ***Location:*** NWC of Peoria Ave & Litchfield Rd, Surprise, AZ
- ***APN:*** 501-39-917
- ***Zoning***: C-2-Community Commercial
- ***Size:*** +/- 15 Acres
- ***Taxes***: $19,422 (2017)
- ***Municipality:*** Surprise
- ***Price:*** $2,940,300 ($4.50/sf)
- ***Traffic Counts***:
  - Peoria: 6,638 VPO
  - Litchfield: 17,117 VPO

Demographics:	***1 Mile***	***3 Mile***
Population:	17,753	114,412
HH Income:	$92,642	$64,942
Daytime Employees:	7,379	43,592

EXCLUSIVELY LISTED

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1515
www.insightland.com

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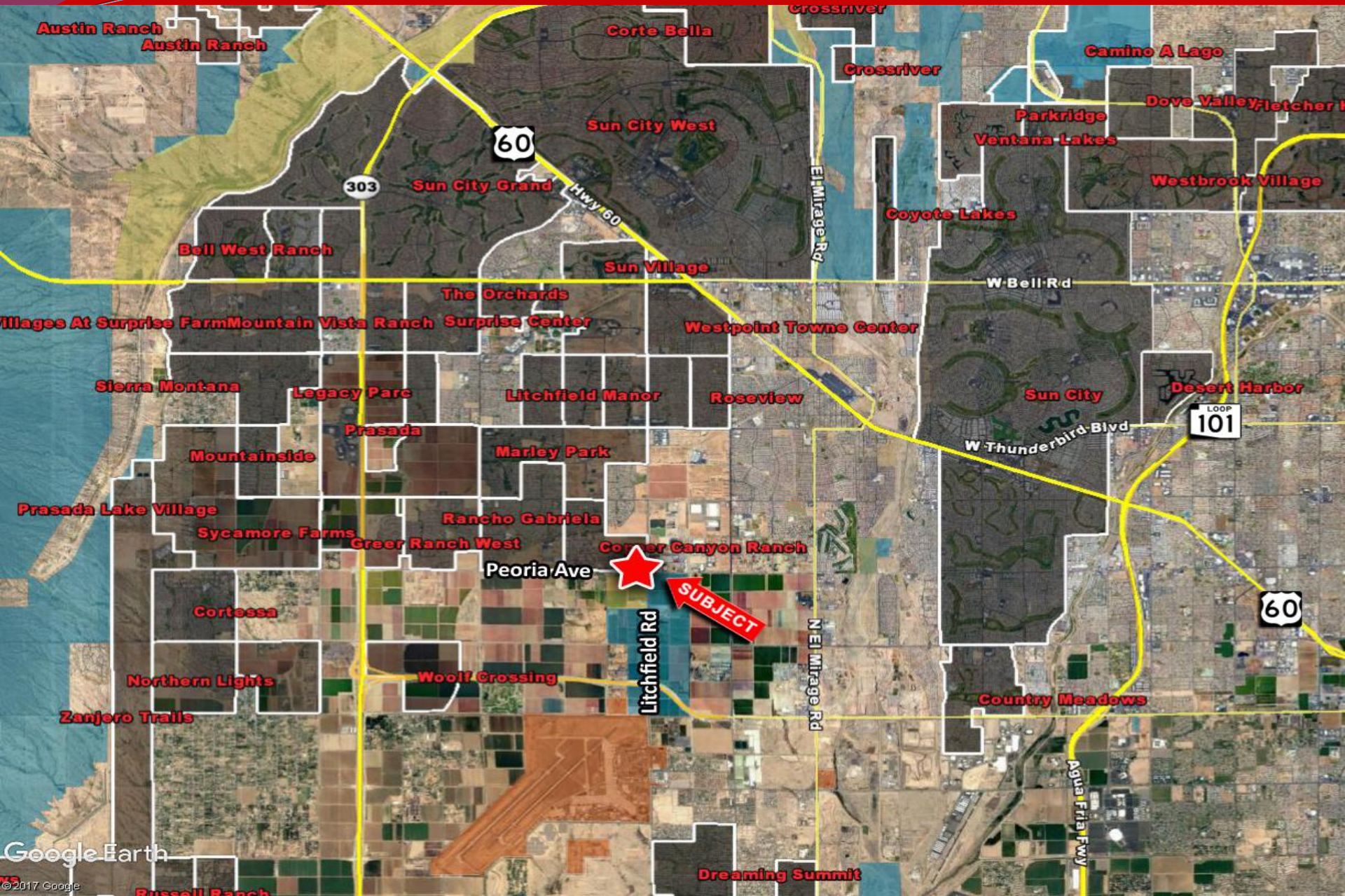
Aerial Map



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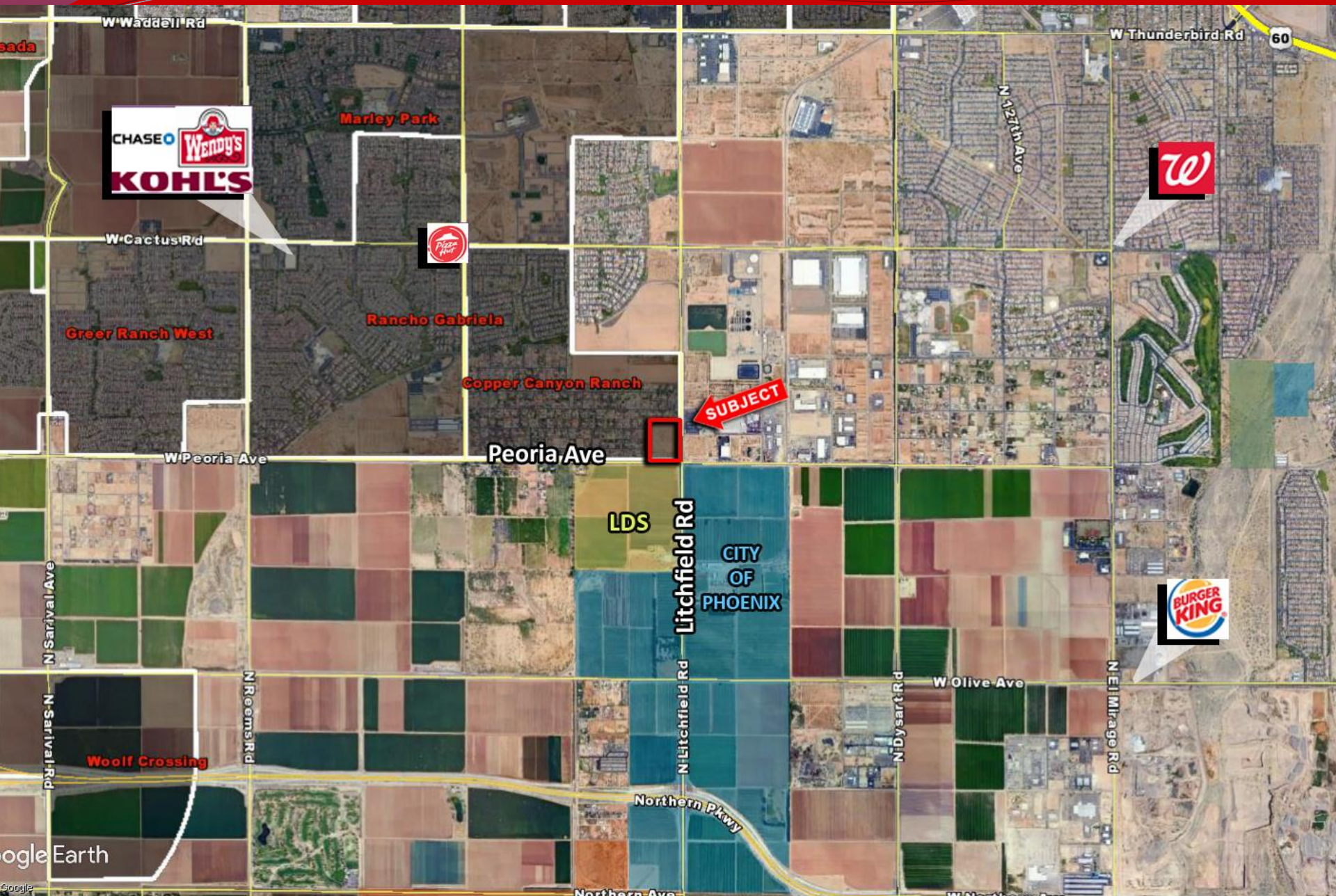
Retail/Area Map



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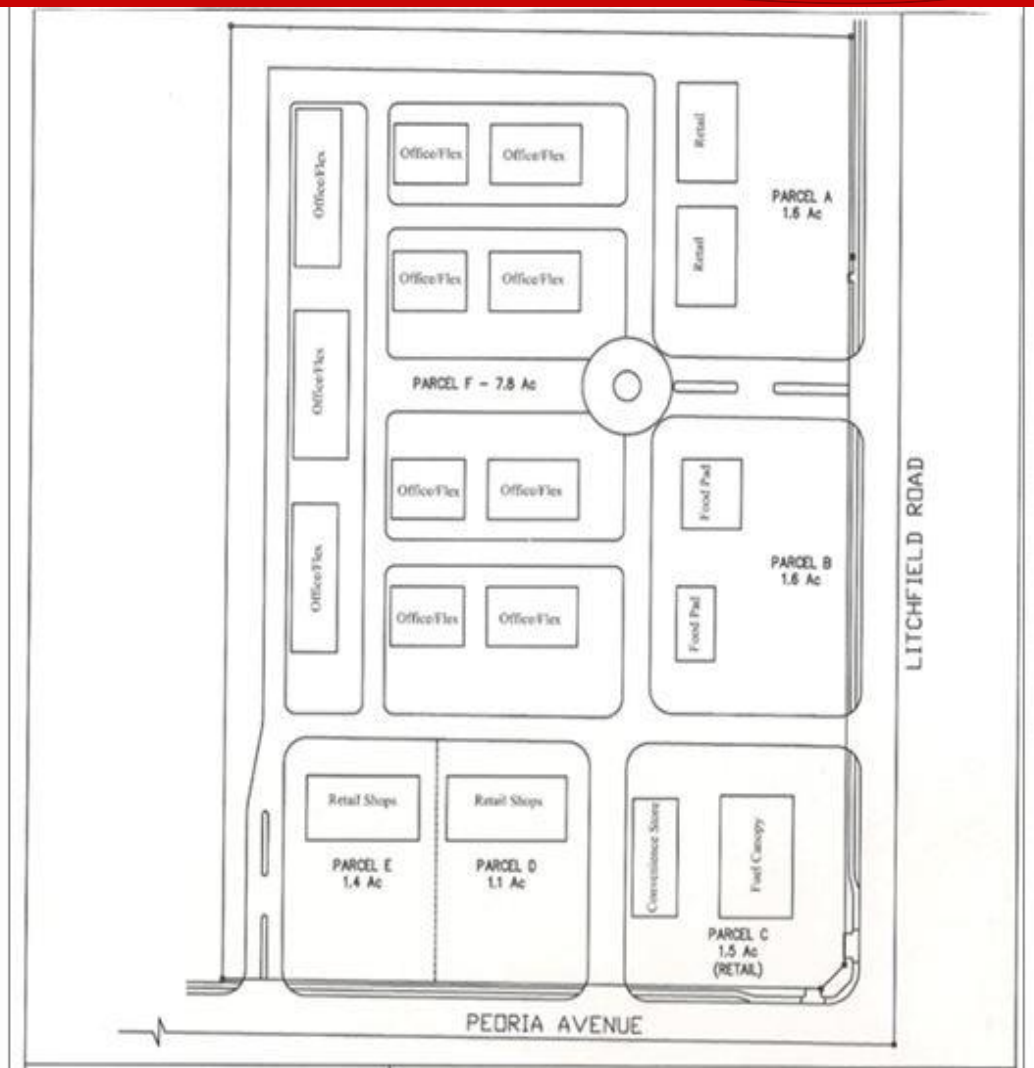
Conceptual Site Plan



MOUNTAIN GATE CENTER

CONCEPTUAL SITE PLAN

Hamilton Vance PARTNERS

Date: January 10, 2008

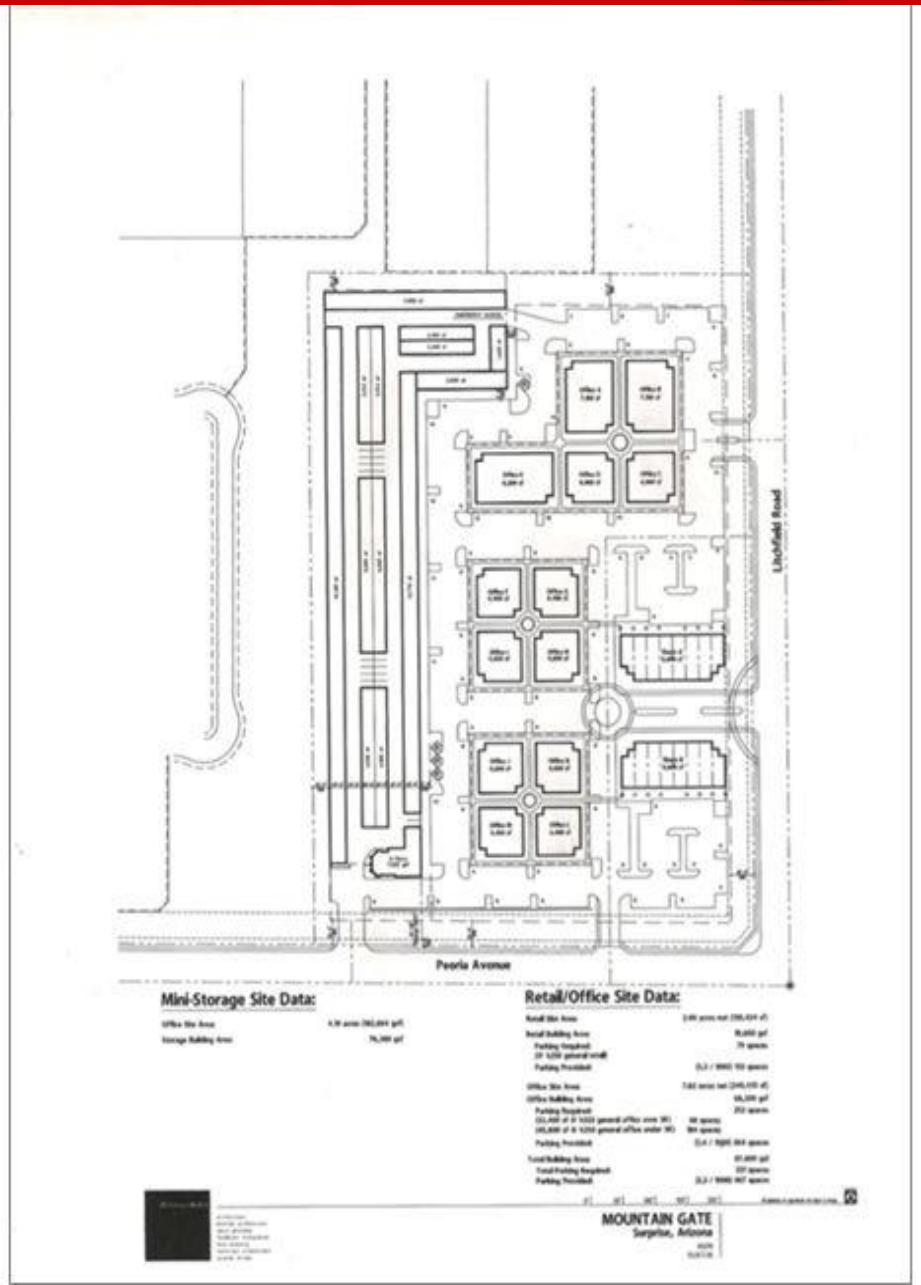
MFB

NWC LITCHFIELD RD. & PEORIA RD.
SURPRISE, ARIZONA

SCALE NTS

Insight Land & Investments

Conceptual Site Plan



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Conceptual Rendering

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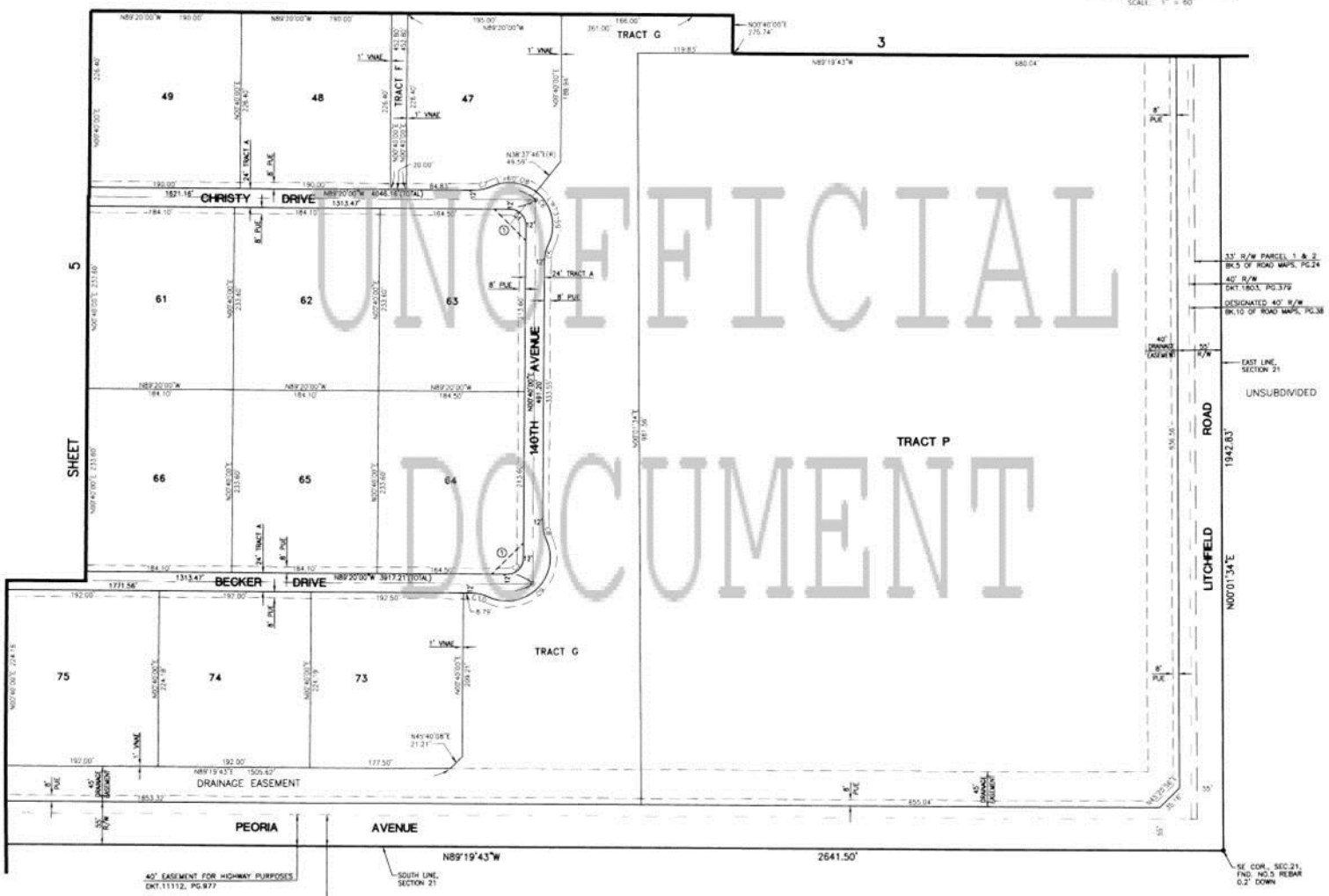
Site Photos

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C3	20.00	90°00'00"	31.42	20.00
C4	20.00	90°00'00"	31.42	20.00
C5	55.00	24°37'12"	23.63	12.00
C6	55.00	139°14'24"	133.66	148.05
C7	55.00	24°37'12"	23.63	12.00
C8	55.00	24°37'12"	23.63	12.00
C9	55.00	139°14'24"	133.66	148.05
C10	55.00	24°37'12"	23.63	12.00

FINAL PLAT

MOUNTAIN GATE

PHASE 1 AND PHASE 2



UNOFFICIAL DOCUMENT

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Fax. 602.431.9562
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Stantec

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Legend

- B — CORNER OF SUBDIVISION, SURVEY MONUMENT TO BE INSTALLED AS TYPE "B" PER MAG DET. 120-1
- BC — CORNER OF SUBDIVISION, SURVEY MONUMENT TO BE INSTALLED AS 1/2" REBAR AND CAP
- ⊕ — STREET CENTERLINE, SURVEY MONUMENT TO BE INSTALLED AS TYPE "B" PER MAG DET. 120-1
- C — CORNER OF SUBDIVISION MONUMENT FOUND AS SHOWN
- SUBDIVISION BOUNDARY
- C1 — CURVE TABLE NUMBER
- L1 — LINE TABLE NUMBER
- PUE — PUBLIC UTILITY EASEMENT
- R/W — RIGHT OF WAY
- VNAE — VEHICULAR NON ACCESS EASEMENT
- BSL — BUILDING SETBACK LINE
- (R) — RADIAL
- (NR) — NON-RADIAL
- 40' / 40' — SIGHT VISIBILITY RESTRICTION EASEMENT – NO WALLS, STRUCTURES OR PLANTINGS GREATER THAN 30 INCHES ALLOWED WITHIN THIS AREA

COUNTY RECORDER
BOOK 608 PAGE 41
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER HELEN PURCELL
2002 – 1050185

Surveyors Seal

Client/Project
WILLIAM LYON HOMES INC.
8800 E. Chaparral Road, Suite 260
Scottsdale, Arizona 85250
Telephone: (480) 893-1000

MOUNTAIN GATE
PHASE 1 AND PHASE 2
Surprise, Arizona

Title
FINAL PLAT

Project No.	Scale	
81500806	1" = 60'	
Drawing No.	Sheet	Revision
	4 of 10	0

608-41