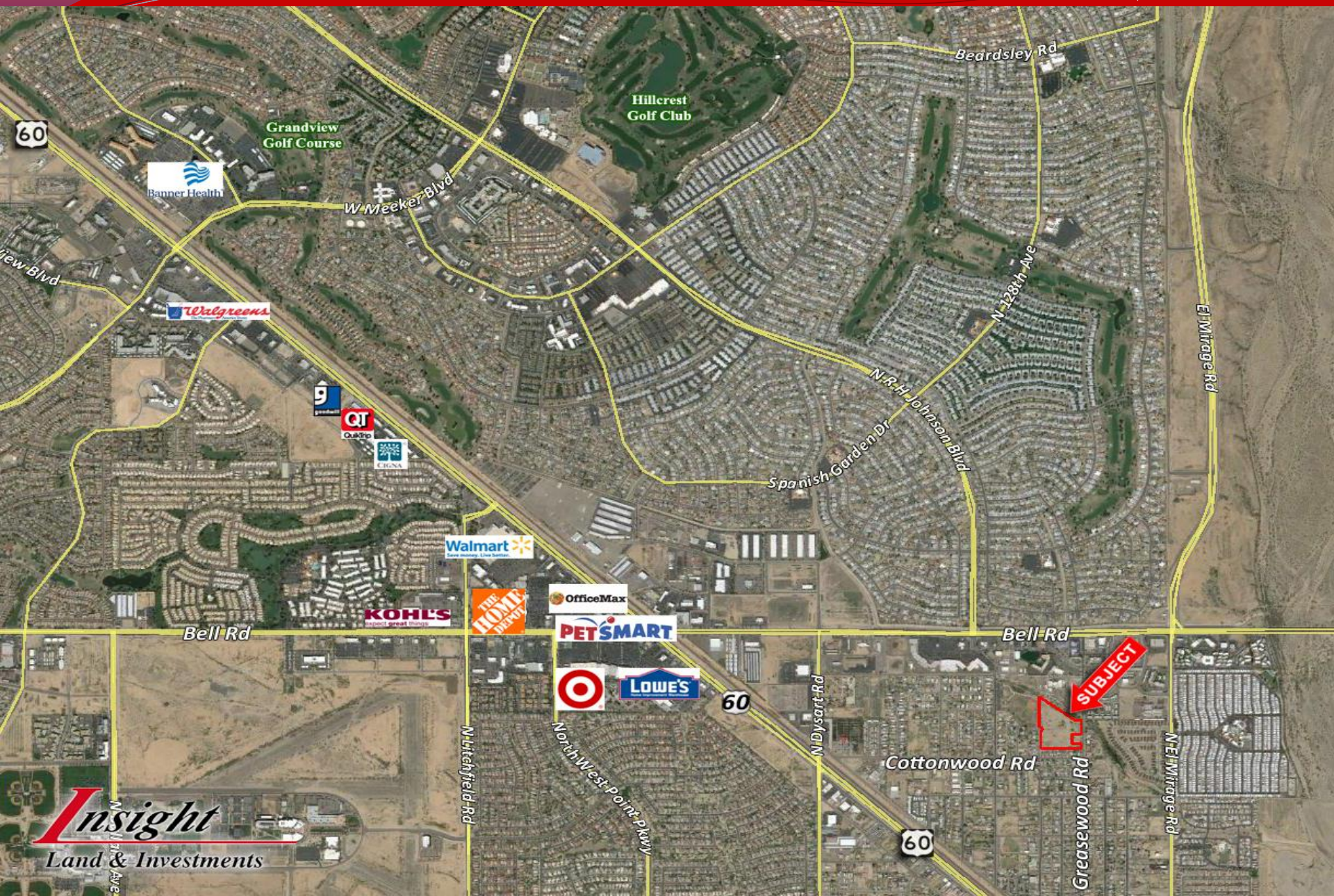




- ❑ **Location:** S of SWC of Greasewood Street and Bell Road in Surprise, Arizona.
- ❑ **Size:** +/- 8.82 Acres
- ❑ **2016 Property Tax:** \$2,870.04
- ❑ **Zoning:** R1-5, City of Surprise
- ❑ **APN:** 501-81-294, 295
- ❑ **Price:** Submit Offers
- ❑ **Utilities:** All available to the site
- ❑ **Comments:** The City of Surprise has approved plans for a 138 unit, 3 story residential development. Other potential uses include senior living and retail.
- ❑ Located along the Bell Road corridor, this infill location is prime for multi-family, senior living, or for-sale residential. Property comes with Development Fee incentives from the City of Surprise. Surprise is one of the fastest growing cities in Maricopa County.

138 UNITS APPROVED ON +/- 8.82 ACRES | SURPRISE, AZ





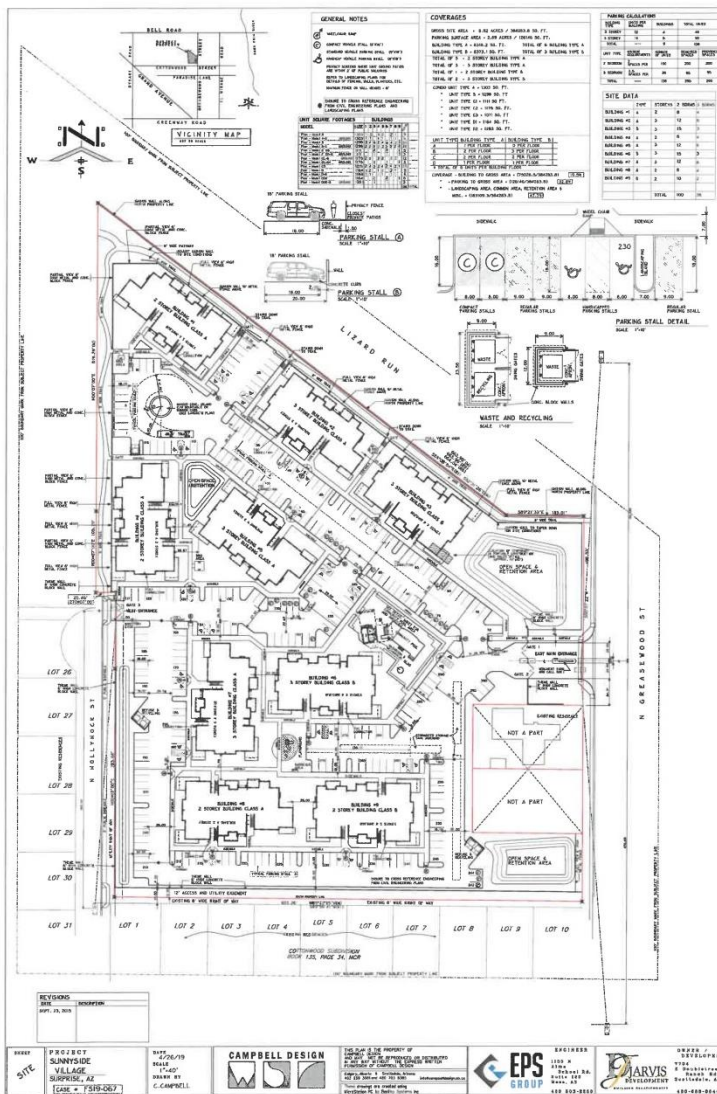


Bell Rd

Greasewood Rd

+/- 8.82 AC

Cottonwood Rd



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City of Surprise

Data Book

Surprise Original Town Site (OTS) Revitalization Plan

The **Original Town Site** is the historic center of Surprise. It is just over one square mile, 664 acres in area -- bounded by Bell Road on the north, Dwyer Road on the west, Greenway on the south and El Mirage on the east. Grand Avenue (U.S. 60) and the Santa Fe railroad tracks angle through the area, separating the north and south portions of the neighborhood.

The OTS is remarkable in its variety. Existing conditions range from the oldest, original residences and businesses in the City to the Bell Road Corridor shops, restaurants, hotels and offices as well as public facilities, commercial development and new housing within the neighborhood. There are also vacant parcels, properties in need of rehabilitation and marginal land uses that are prime candidates for redevelopment.

In 2001, the City of Surprise created **The Specific Plan for the Revitalization of the Original Townsite**, developed through the efforts of a citizen Task Force, elected and appointed City officials, and City staff as well as an extensive citizen participation program.

Goal of the Original Town Site Revitalization Plan: To become a revitalized district of quality housing combined with appropriate consumer-oriented retail and service functions.

The **history, character, form, and context** of the Original Town Site should be recognized and preserved as a unique part of the City of Surprise. The neighborhood's preferred land use policy calls for a mix -- including shopping for residents and visitors and employment along with quality housing. The Plan recognizes that some commercial uses in the OTS are a positive factor for achieving a sense of neighborhood. Bordering commercial uses should serve the OTS instead of forming a barrier between the Original Town Site and the surrounding areas. Intense commercial and industrial uses do not foster Original Town Site goals of functioning as a coherent historic district and a forward-looking Growth Area in accord with City General Plan Goals.

Source: City of Surprise Specific Plan for the Revitalization of the Original Town Site, prepared for the City by: Community Sciences Corporation 3900 East Camelback Road, Suite 611 Phoenix, AZ 85018. The Planning and Zoning Commission recommended approval of the Specific Plan on April 16, 2002 and the City Council approved it as Resolution No. 02-104 on May 23, 2002.



City of Surprise Economic Development Department • www.surpriseaz.com
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Surprise Data Book Section 1.E - 1

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City of Surprise

City of Surprise Fact Book

Surprise Original Town Site (OTS) Infill Incentive District



Section 15.10 of the **Surprise Municipal Code** establishes the OTS as an Infill Incentive District with related incentives:

Residential Infill Incentives include a 100% waiver of all residential development fees for building(s) constructed for residential land uses.

Commercial Incentives for new businesses and expanding existing businesses can include:

- A 100% waiver of building permit and plan review fees;
- Expedited plan review at no charge;
- Expedited administrative processing for rezones;
- A one-time 50% rebate of the city's portion of sales tax (2%) for the first year of operation.

Expanding existing businesses must meet all of the following criteria:

- Facility expansion of at least an additional 1000 SF
- 10% increase in employees.
- In order to participate in the sales tax rebate, businesses must demonstrate a 20% overall income increase by the end of the first full year of operation after expansion

To apply, request the OTS Infill Incentive Process Guide & Application Packet.



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