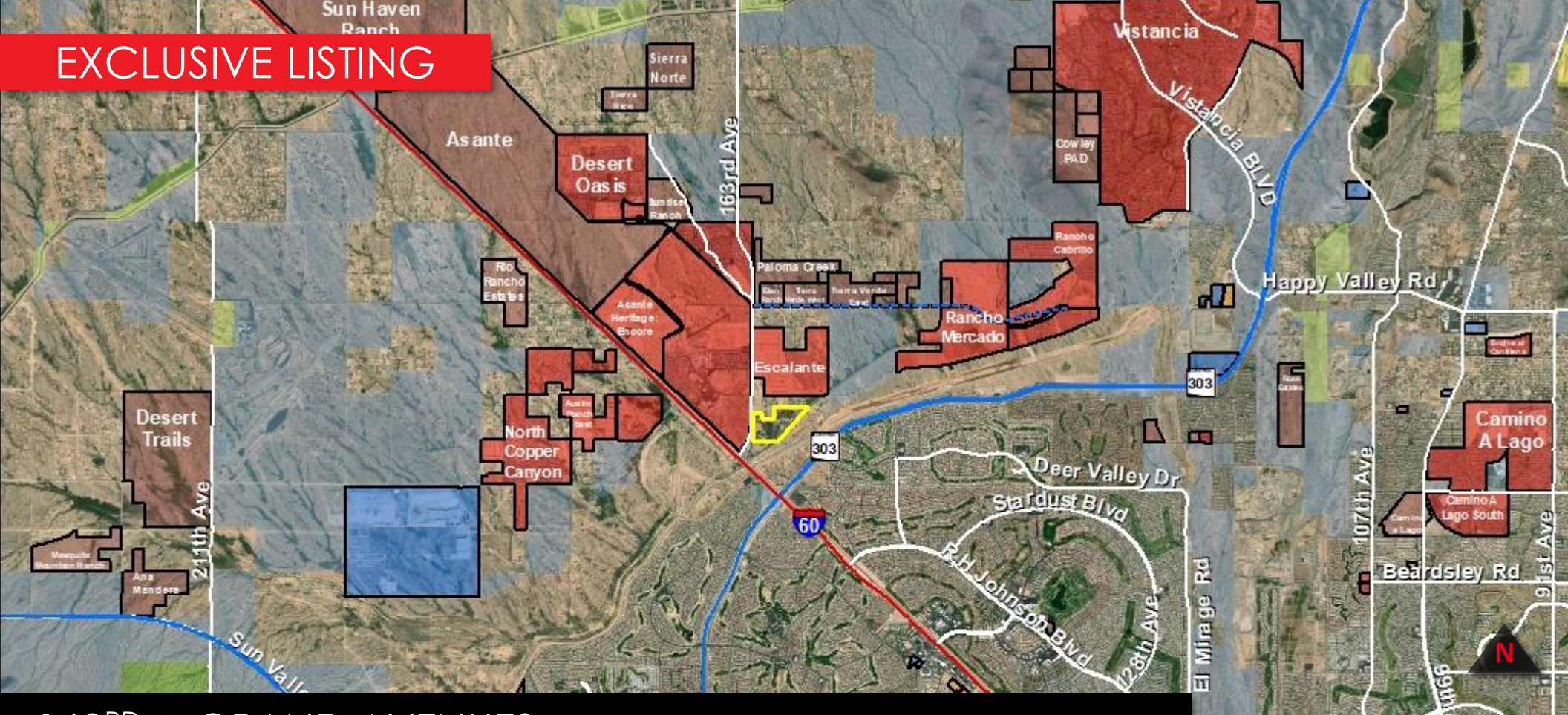


EXCLUSIVE LISTING



## 163<sup>RD</sup> & GRAND AVENUES

**Location:** N/NEC 163<sup>rd</sup> & Grand Avenues, Maricopa County, AZ

**Size:** +/- 92 Acres

**Zoning:** RU-43, Maricopa County

**General Plan:** Commerce & Office, City of Surprise

**Utilities:** City of Surprise

**Impact Fee:** \$10,913/lot (SPA 2)

### Comments:

The property is located less than one mile from the 303, and at the front door to the 163<sup>rd</sup> Avenue Corridor. Happy Valley Road improvements will begin this year, ultimately providing additional access to the area.

THE LAND  
AGENCY

**PATTY LAFFERTY**

[Patty@tlaaz.com](mailto:Patty@tlaaz.com)

**HOWARD WEINSTEIN**

[Howard@tlaaz.com](mailto:Howard@tlaaz.com)

15230 N. 75th Street, Suite 1000

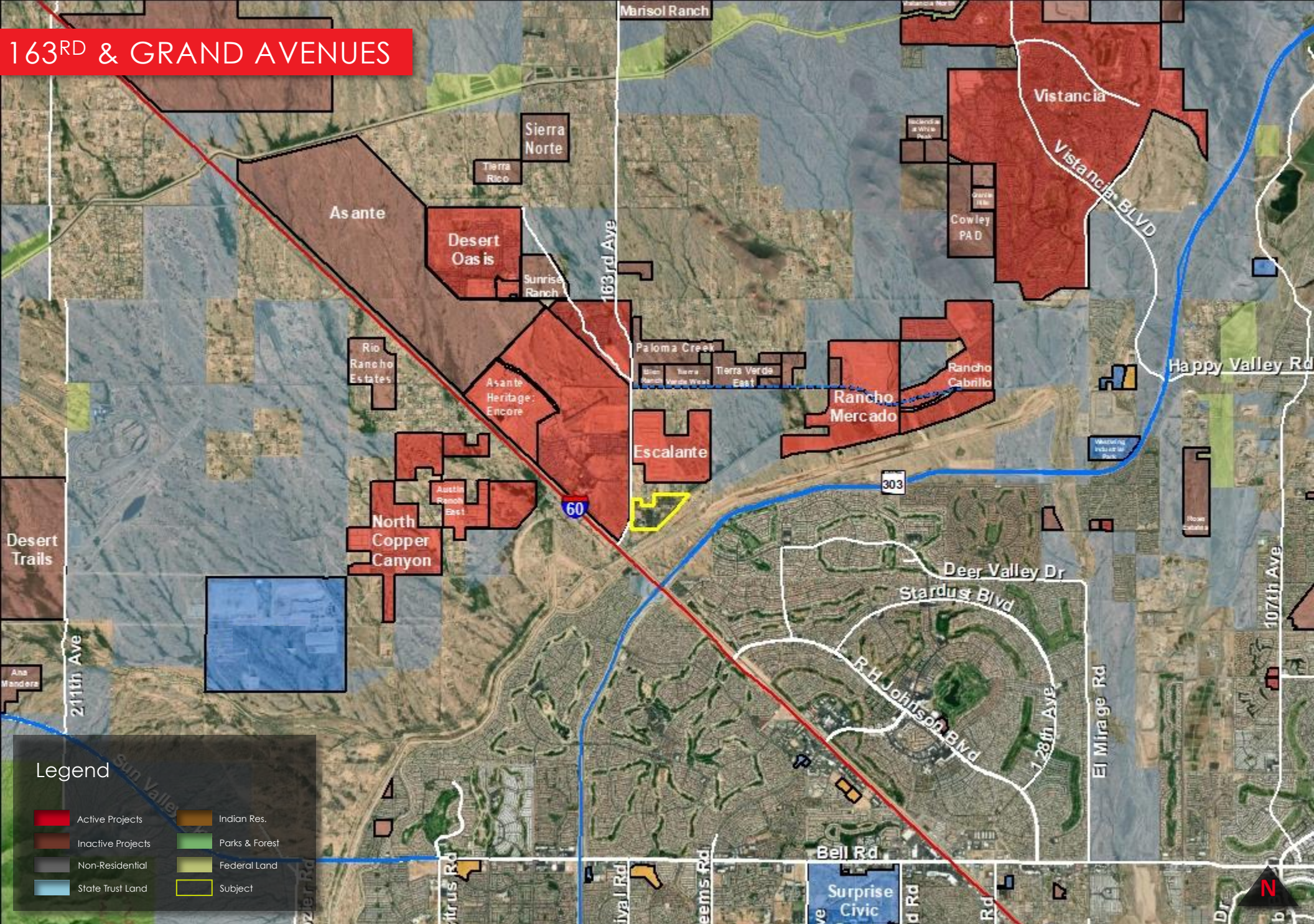
Scottsdale, Arizona 85260

480.248.7570 (phone)

[tlaaz.com](http://tlaaz.com)

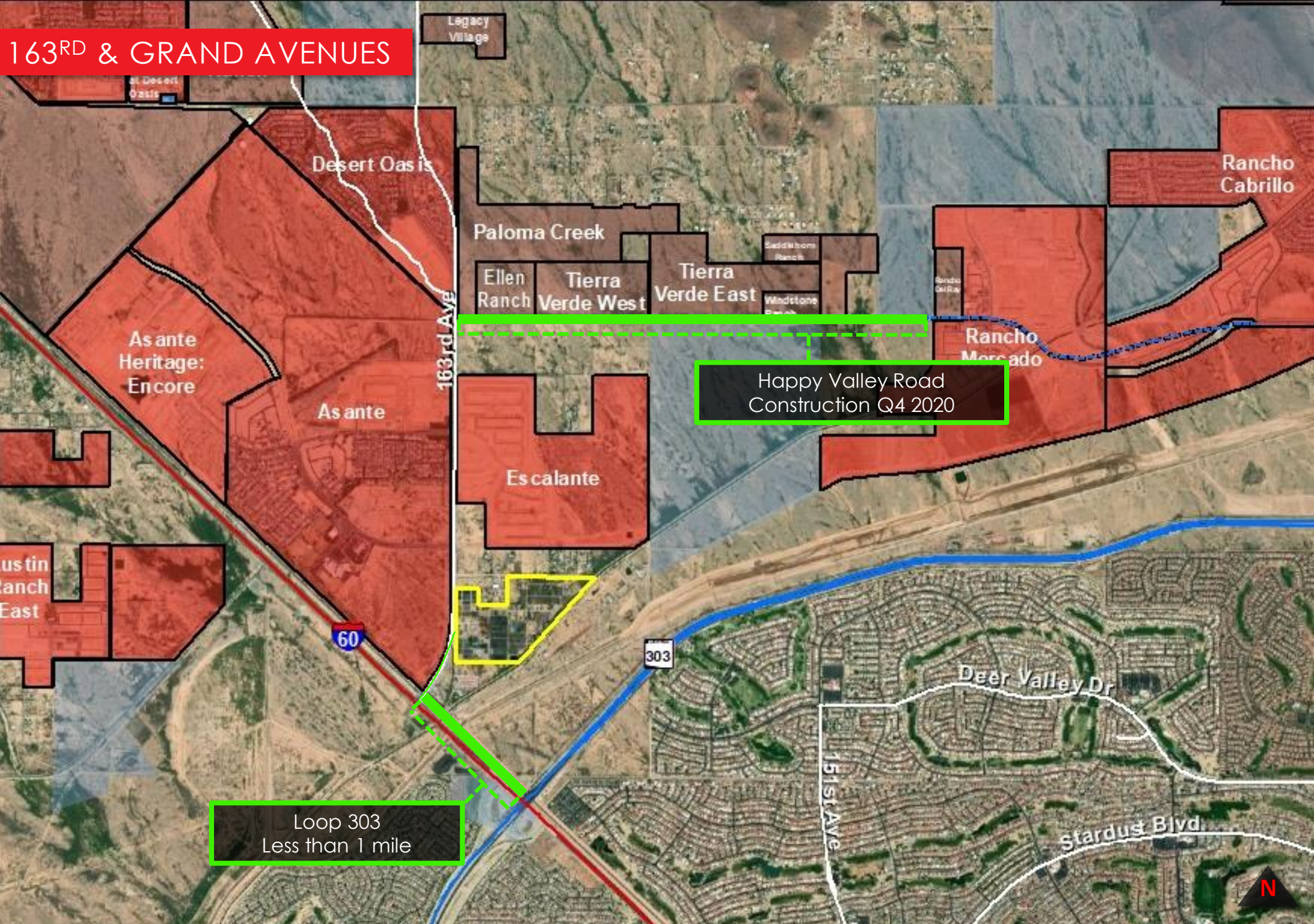


# 163RD & GRAND AVENUES



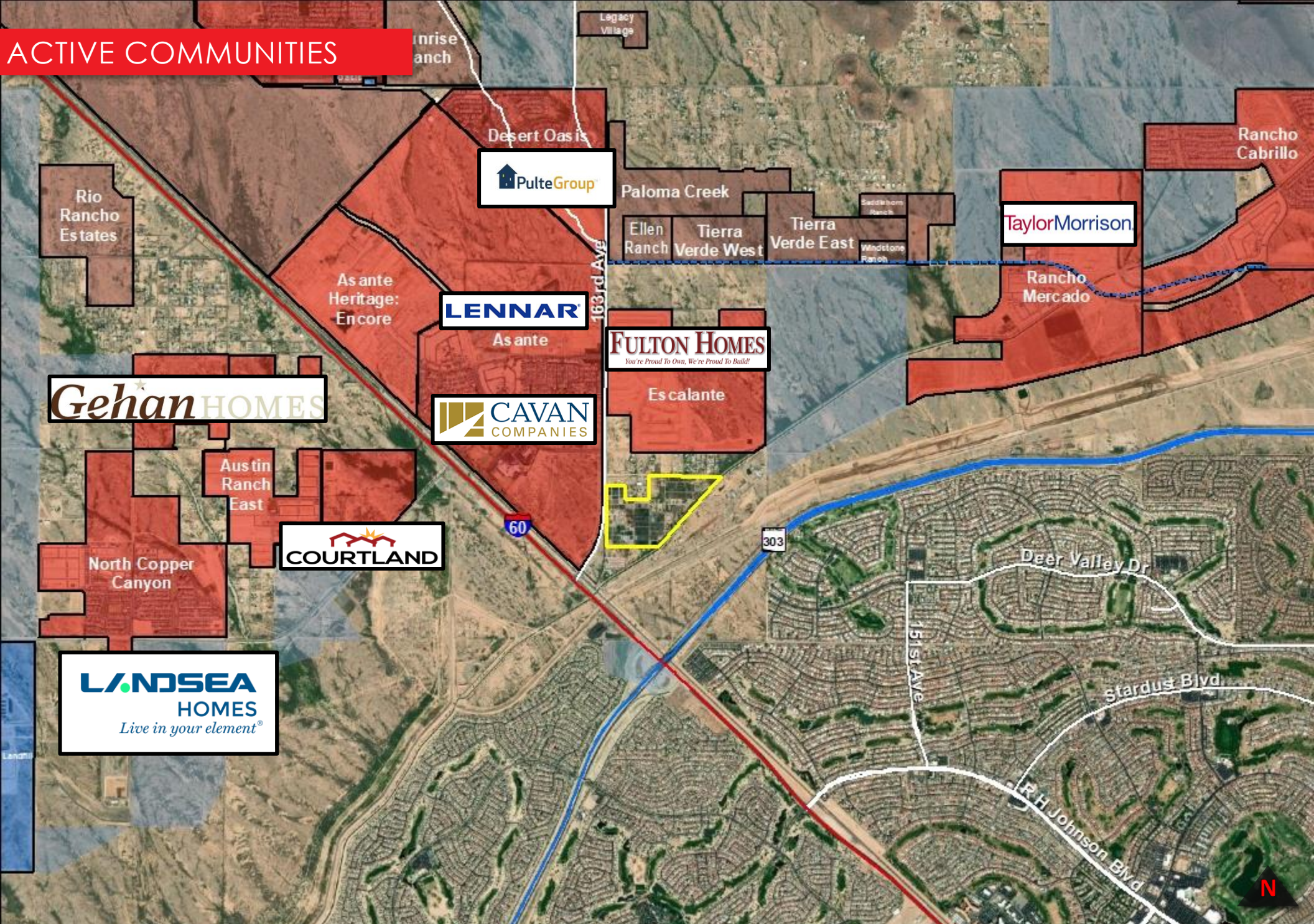


# 163RD & GRAND AVENUES

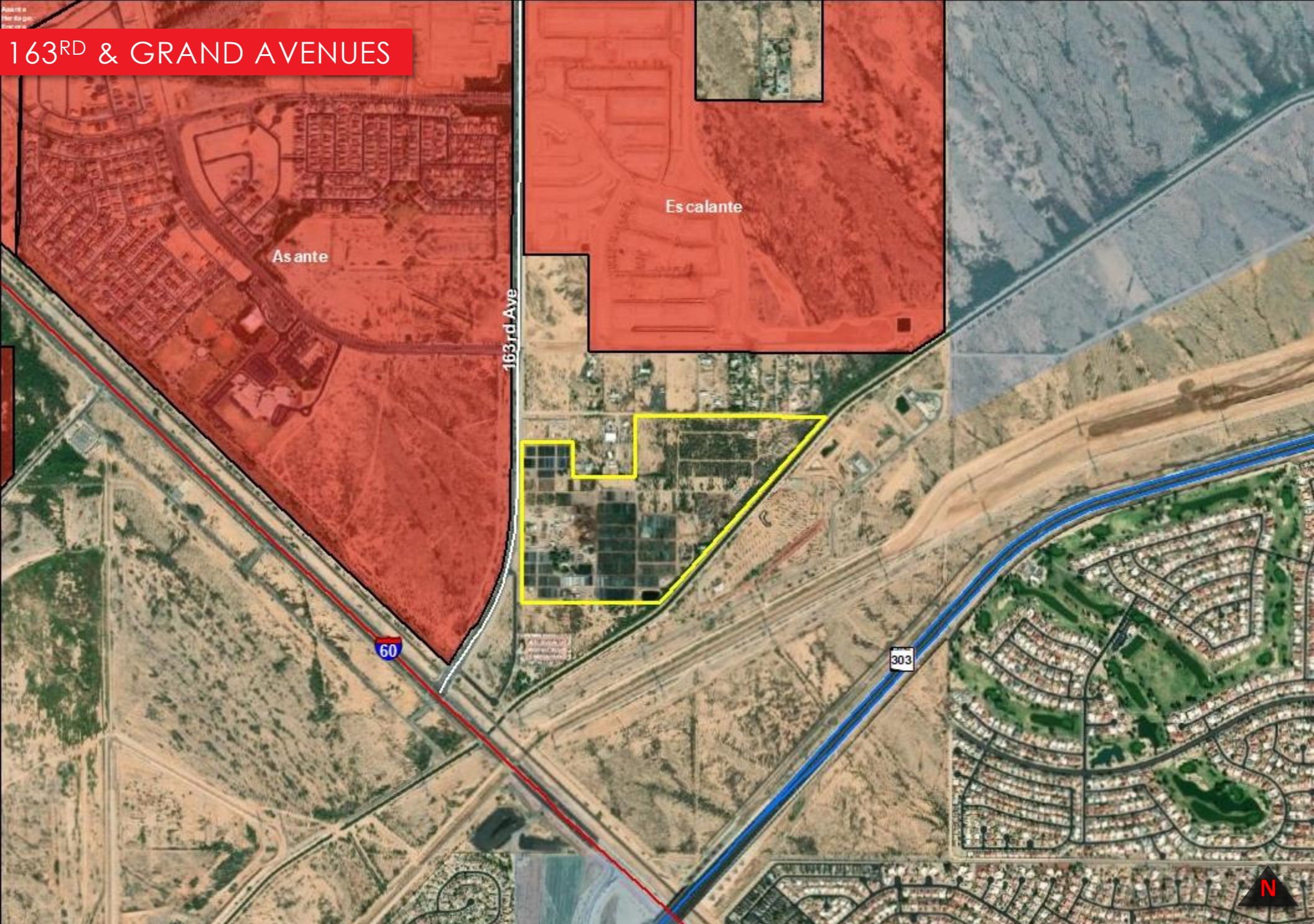




# ACTIVE COMMUNITIES



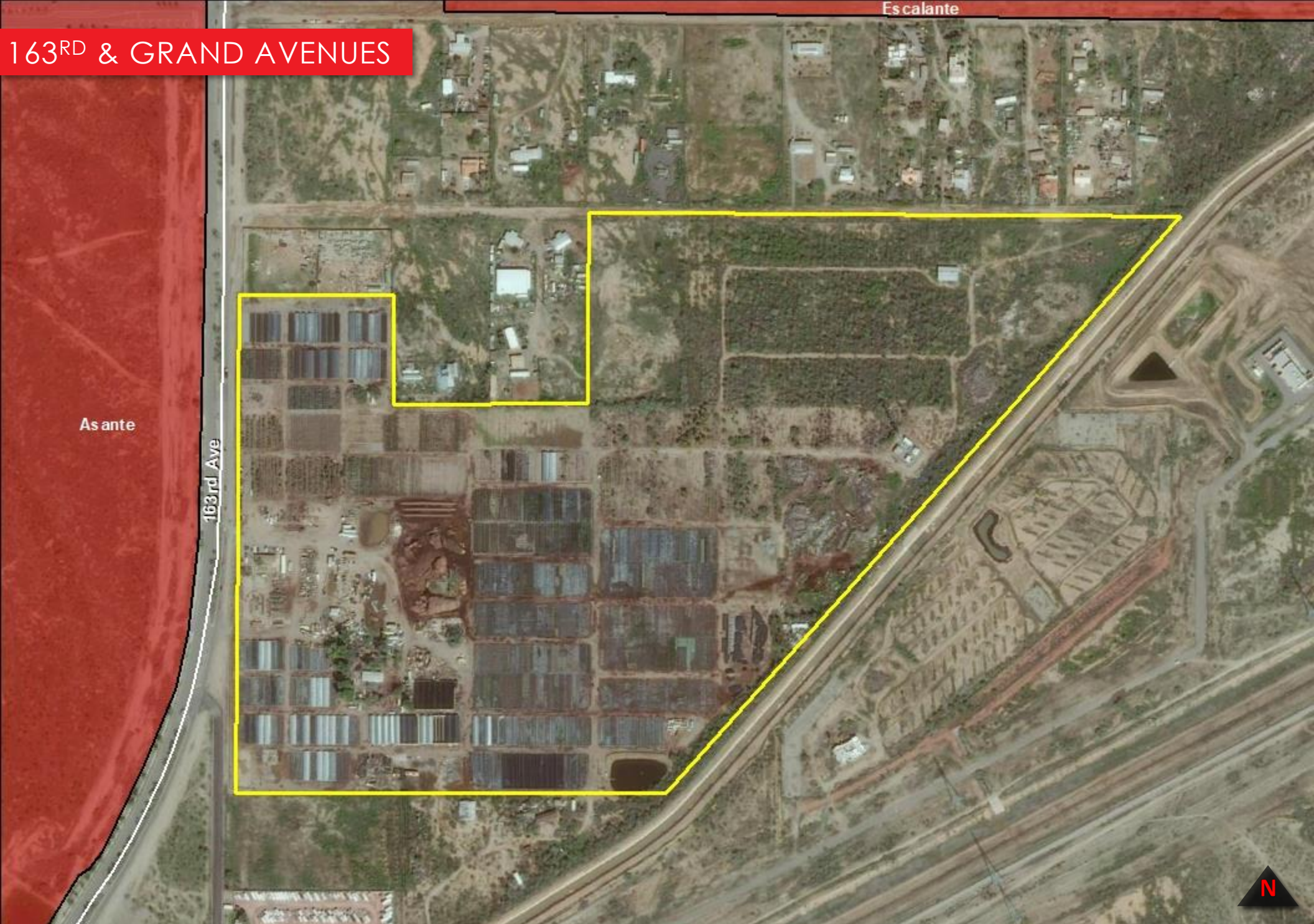




# 163<sup>RD</sup> & GRAND AVENUES



# 163<sup>RD</sup> & GRAND AVENUES





163<sup>RD</sup> & GRAND AVENUES

CITY OF SURPRISE  
040053

ANCE FLOOD HAZARD  
ne X

04013C1210L  
eff. 10/16/2013

Flood Zone A

THE LAND  
AGENCY



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