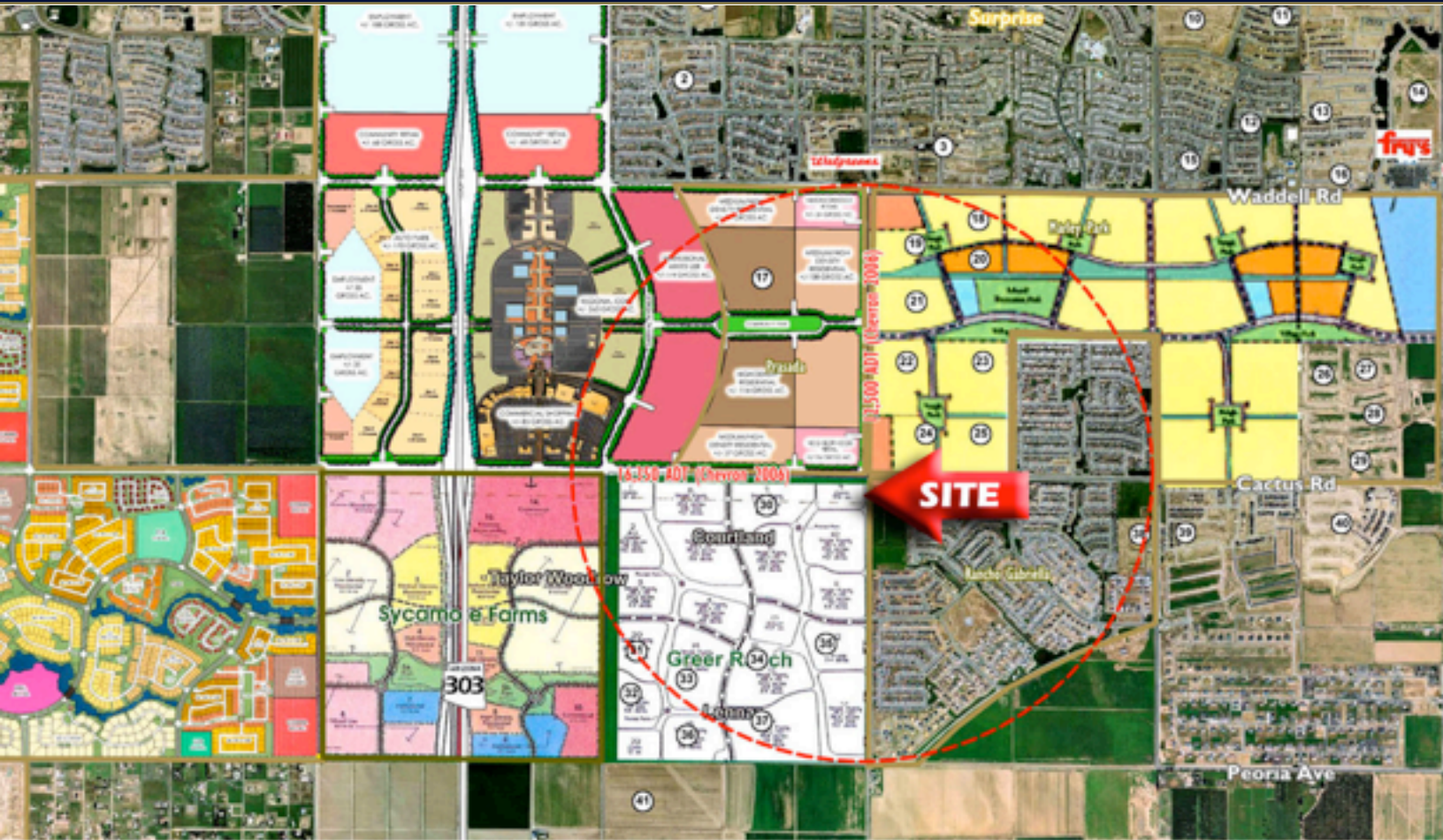


# Cactus & Reems

SWC Cactus Road & Reems Road, Surprise, AZ



## Commercial Land & Pads Available

### PROPERTY INFORMATION

- ▶ 15 acres of land and pads available for lease or build-to-suit.
- ▶ Located in a high growth area of southwest Surprise, Arizona one mile east of Estrella Freeway (Loop 303) on the 'going home' side of Cactus Road.
- ▶ 4,200 homes currently under construction or planned within a one mile radius of the site.
- ▶ 10,000 homes planned within the trade areas, including the high end master plan community of Marley Park.
- ▶ Ideal site for banks and fast food.
- ▶ 60,000 SF+ of office space is planned within the development.



### INTERESTED?

For additional information please contact:

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**Armstrong Development Properties**

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**ARMSTRONG DEVELOPMENT PROPERTIES, INC.**

Pittsburgh PA Phoenix AZ Dallas, TX Sacramento, CA Tampa FL



	POPULATION (2011)	POPULATION (2016)	EST. MEDIAN AGE	EST. AVERAGE AGE	
1 MILE	8,262	9,462	36.60	37.50	1 MILE
3 MILES	46,274	53,059	29.55	30.50	3 MILES
5 MILES	136,552	156,490	34.09	36.70	5 MILES
	MED. H.H. INCOME	AVG. H.H. INCOME	TRAFFIC COUNTS	2009	
1 MILE	\$62,515	\$69,846	Cactus Road	4,671	CHEVRON
3 MILES	\$64,376	\$71,504	Reems Road	10,000	CHEVRON
5 MILES	\$57,544	\$66,501			

All information furnished regarding properties for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof, and same is submitted to errors, omissions, change of price, lease, sale or other conditions, or withdrawal without notice.



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