



# ±9.97 Acres of Land For Sale

NEC Bell Road & Dysart Road | Surprise, Arizona

**John Appelbe**

Executive Vice President  
602.224.4447  
jappelbe@brephoenix.com

**Cliff Johnston**

Senior Vice President  
602.224.4445  
cjohnston@brephoenix.com

**Chris Hollenbeck**

Senior Associate  
602.224.4475  
chollenbeck@brephoenix.com

2375 E Camelback Rd Ste 300  
Phoenix, Arizona 85016  
p 602.954.9000  
f 602.468.8588  
www.brephoenix.com

**Cassidy  
Turley** / BRE  
Commercial

# ±9.97 Acres of Land For Sale

NEC Bell Road & Dysart Road | Surprise, Arizona



## Property Features

- ±9.97 Acres for Sale
- Close Proximity to US 60/Grand Ave & Loop 303
- Sun City West and Sun City Grand Contains Over 25,000 Existing Homes
- Over 110,000 Cars at Intersection Per Day
- Zoned C-3, City of Surprise
- Parcel #: 503-66-773
- Call for Price

## Demographics

- Population:

1 Mile	3 Miles	5 Miles
13,539	90,861	200,942
- Average HH Income:

1 Mile	3 Miles	5 Miles
\$65,712	\$66,568	\$66,686
- Traffic Counts:

East on Bell Road:	61,425 VPD
West on Bell Road:	49,828 VPD

### John Appelbe

Executive Vice President  
602.224.4447  
jappelbe@brephoenix.com

### Cliff Johnston

Senior Vice President  
602.224.4445  
cjohnston@brephoenix.com

### Chris Hollenbeck

Senior Associate  
602.224.4475  
chollenbeck@brephoenix.com

2375 E Camelback Rd Ste 300  
Phoenix, Arizona 85016  
p 602.954.9000  
f 602.468.8588  
www.brephoenix.com

Cassidy  
Turley / BRE  
Commercial