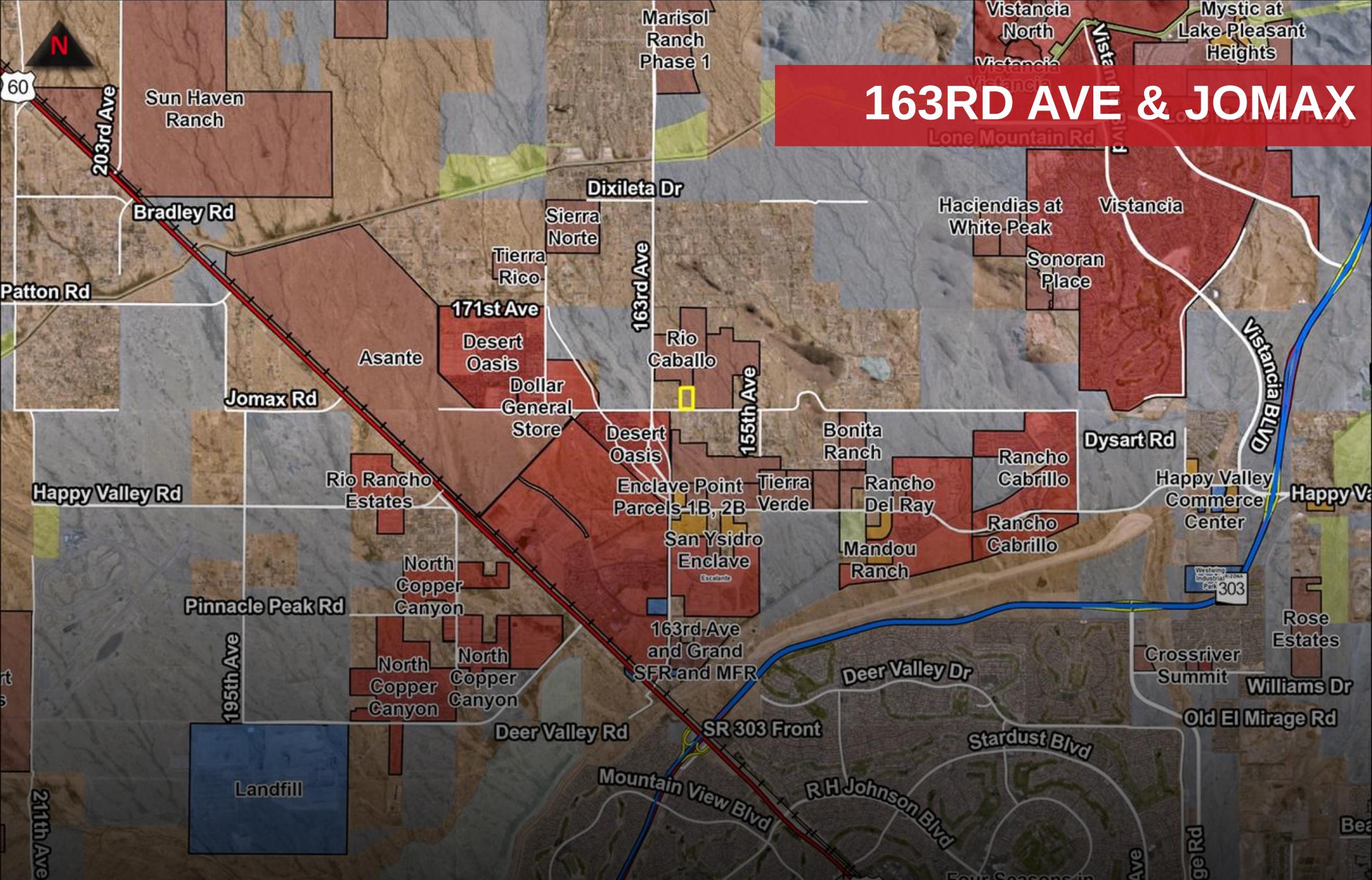


# 163RD AVE & JOMAX



**EXCLUSIVE LISTING | +/- 15.85 ACRES | POTENTIAL MULTIFAMILY**

PATTY LAFFERTY  
Patty@tlaaz.com

HOWARD WEINSTEIN  
Howard@tlaaz.com

MAX KUESEL  
Max@tlaaz.com

**TLA**  
THE LAND AGENCY

# EXECUTIVE SUMMARY

## SIZE

+/- 15.85 Acres

## LOCATION

E/NEC 163rd Avenue & Jomax, Surprise, AZ

## ZONING

RR, Rural Residential (0-1 du/ac)

## GENERAL PLAN

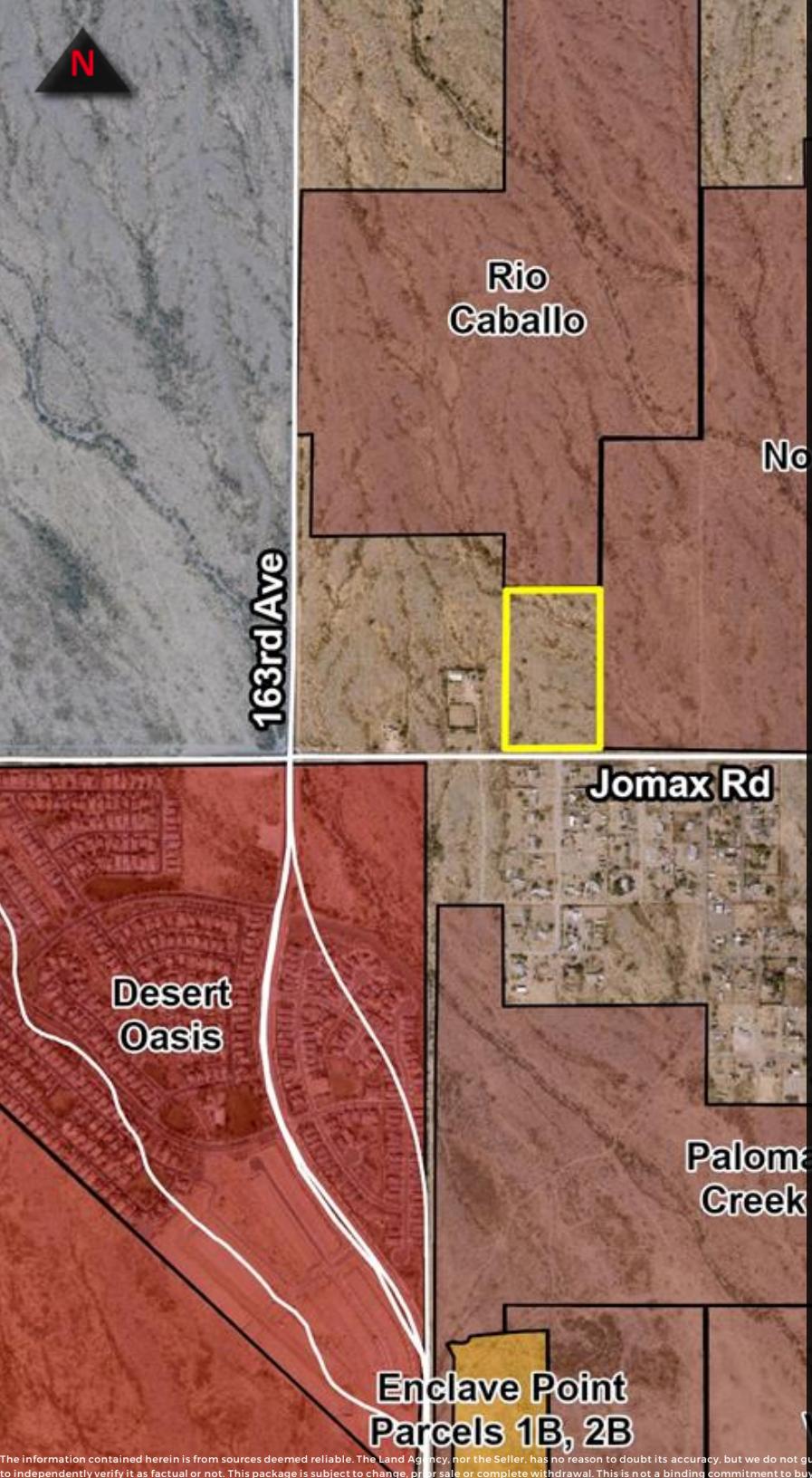
- Neighborhood (No density cap)
- Located within the 163rd Ave Growth Area Corridor - Defined as an area where growth is likely and encouraged to occur within the city. Growth in this area should include a full range of housing opportunities.

## UTILITIES

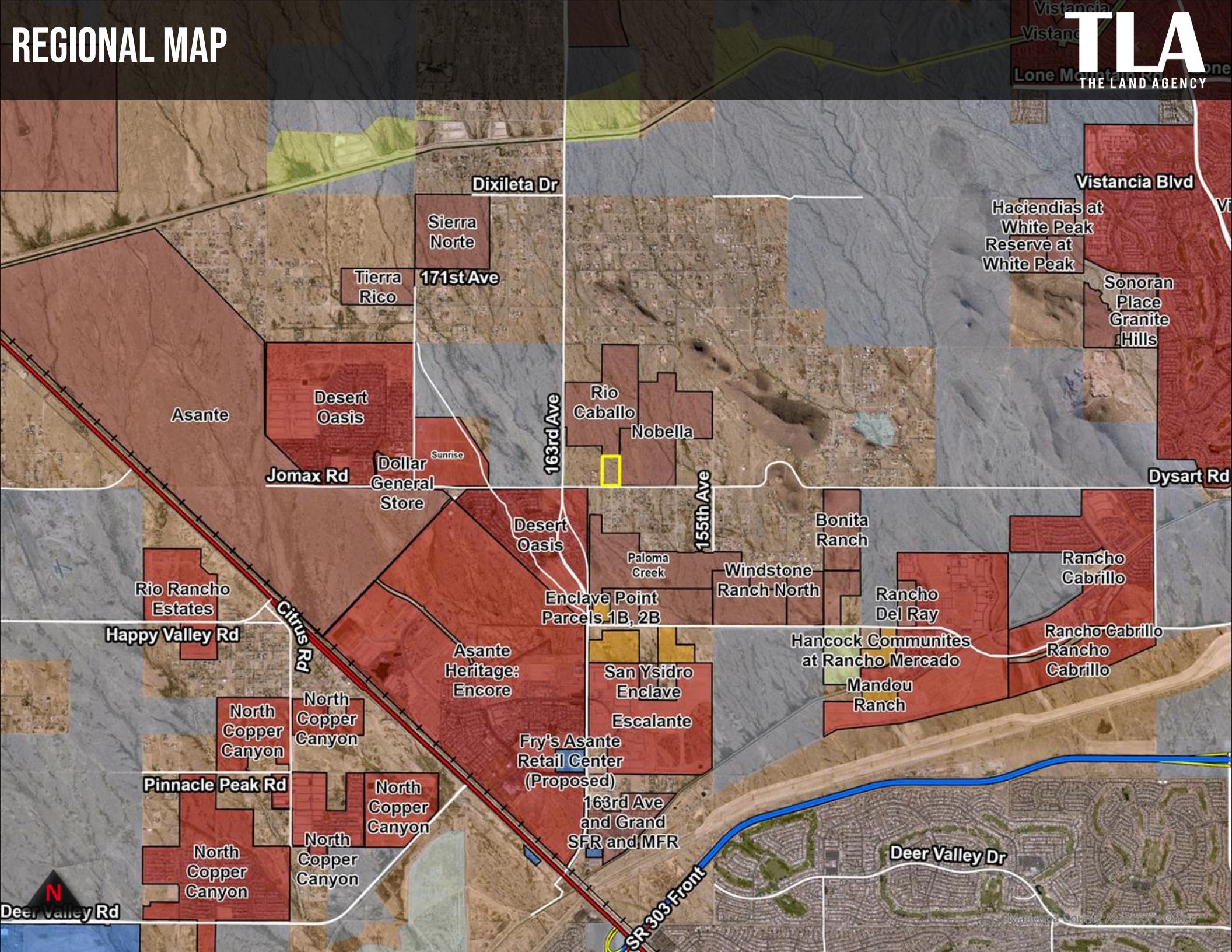
- Water - City of Surprise
- Sewer - City of Surprise

## COMMENTS

The property is located in one of the most active submarkets in Metro-Phoenix. Happy Valley Road is now complete, providing additional access east to the 303 and ultimately the 101. TSMC is +/- 20 minutes from the property. Fry's Asante Retail Center is scheduled to be open in Q3 2022, which will be anchored by Fry's grocery store with a drive thru and fueling facility, in addition to inline retail shops.



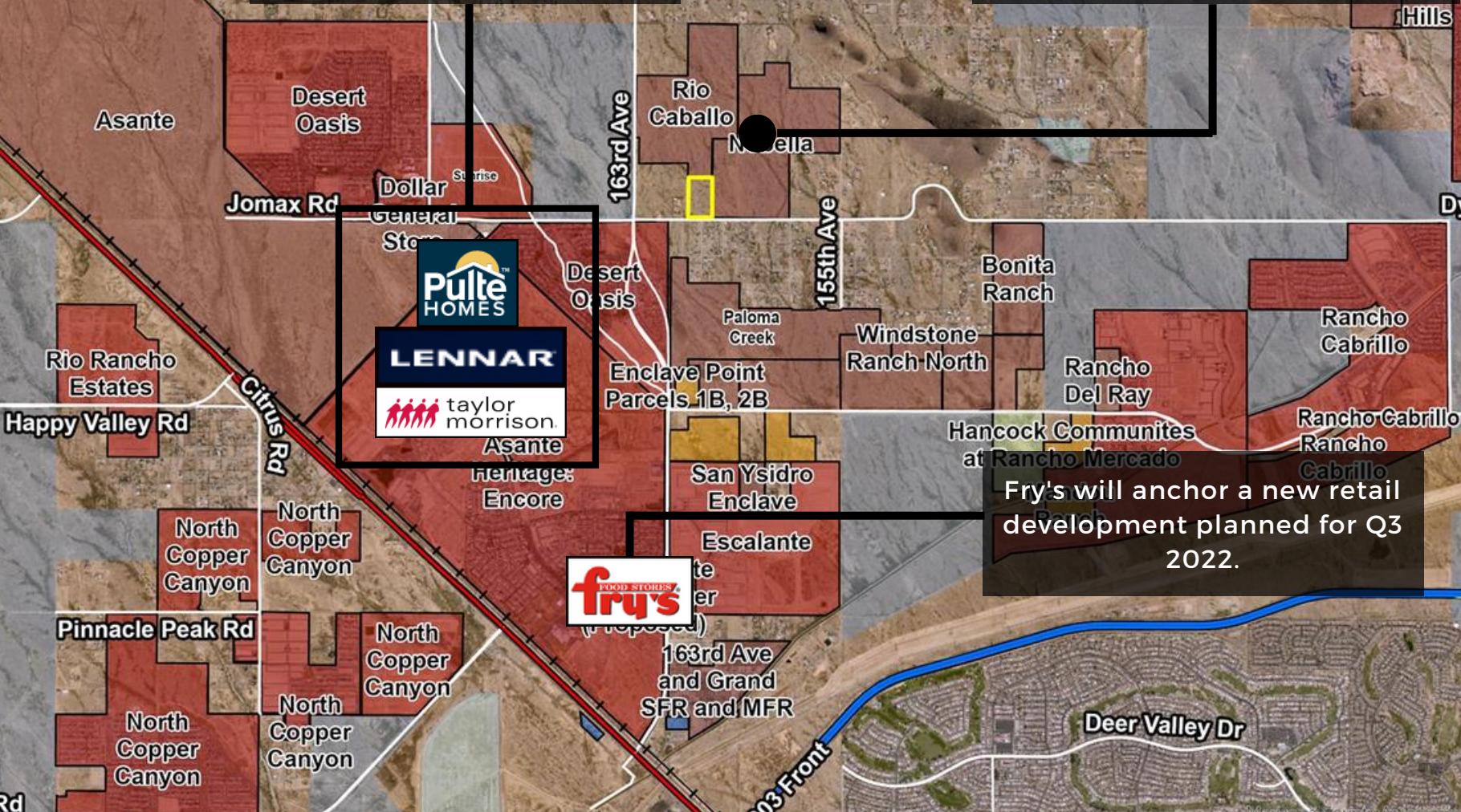
# REGIONAL MAP



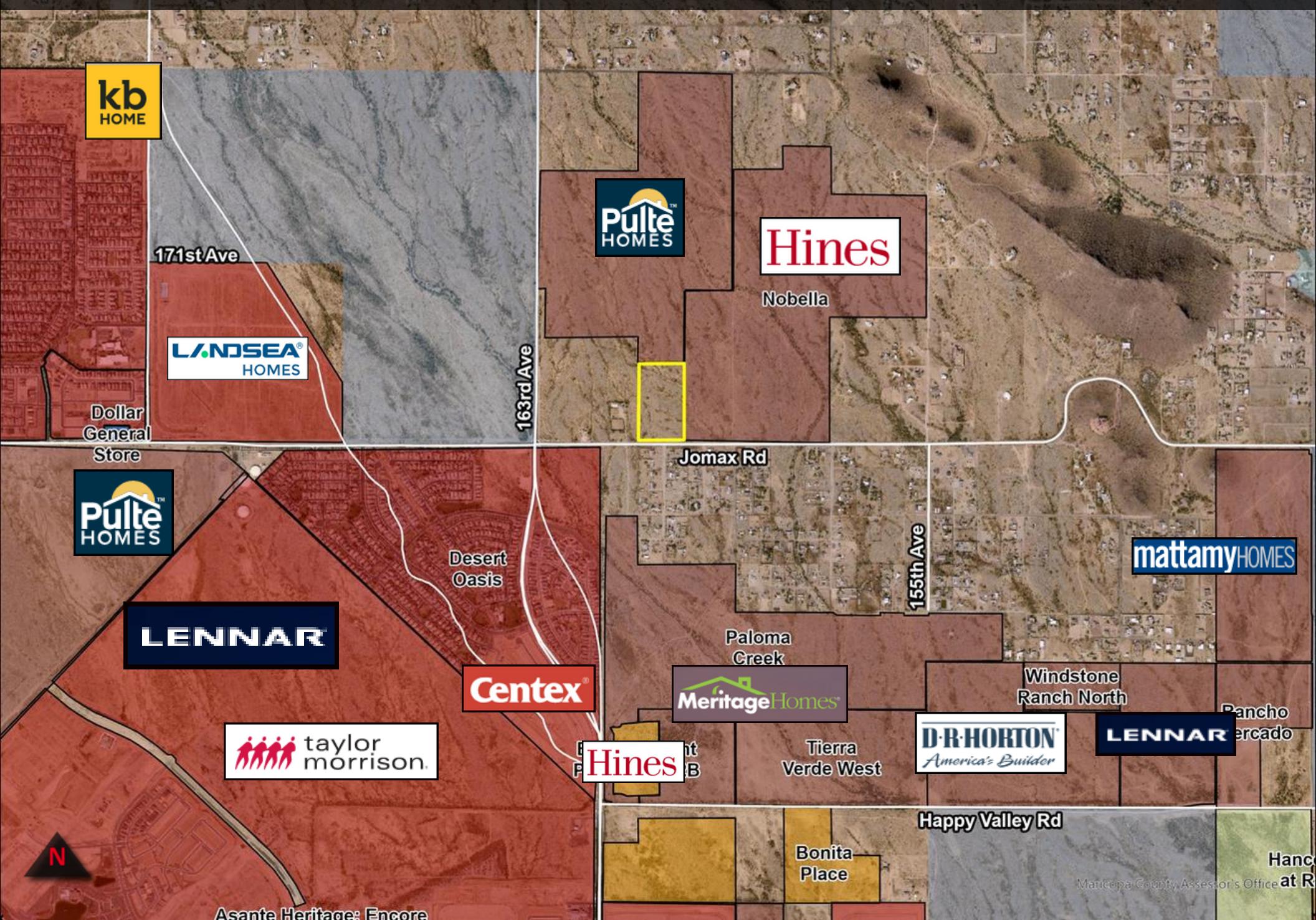
# ACTIVITY MAP

In a joint venture, Lennar, Taylor Morrison, and Pulte Homes paid \$111.7 million for 836 Acres. They are planning to build over 2,800 homes.

The neighboring +/-199 acres is requesting a rezone from Rural Residential (RR) to Medium (R-2) and High Density (R-3). The project "Nobella" calls for 479 R-2 and 418 R-3 lots.

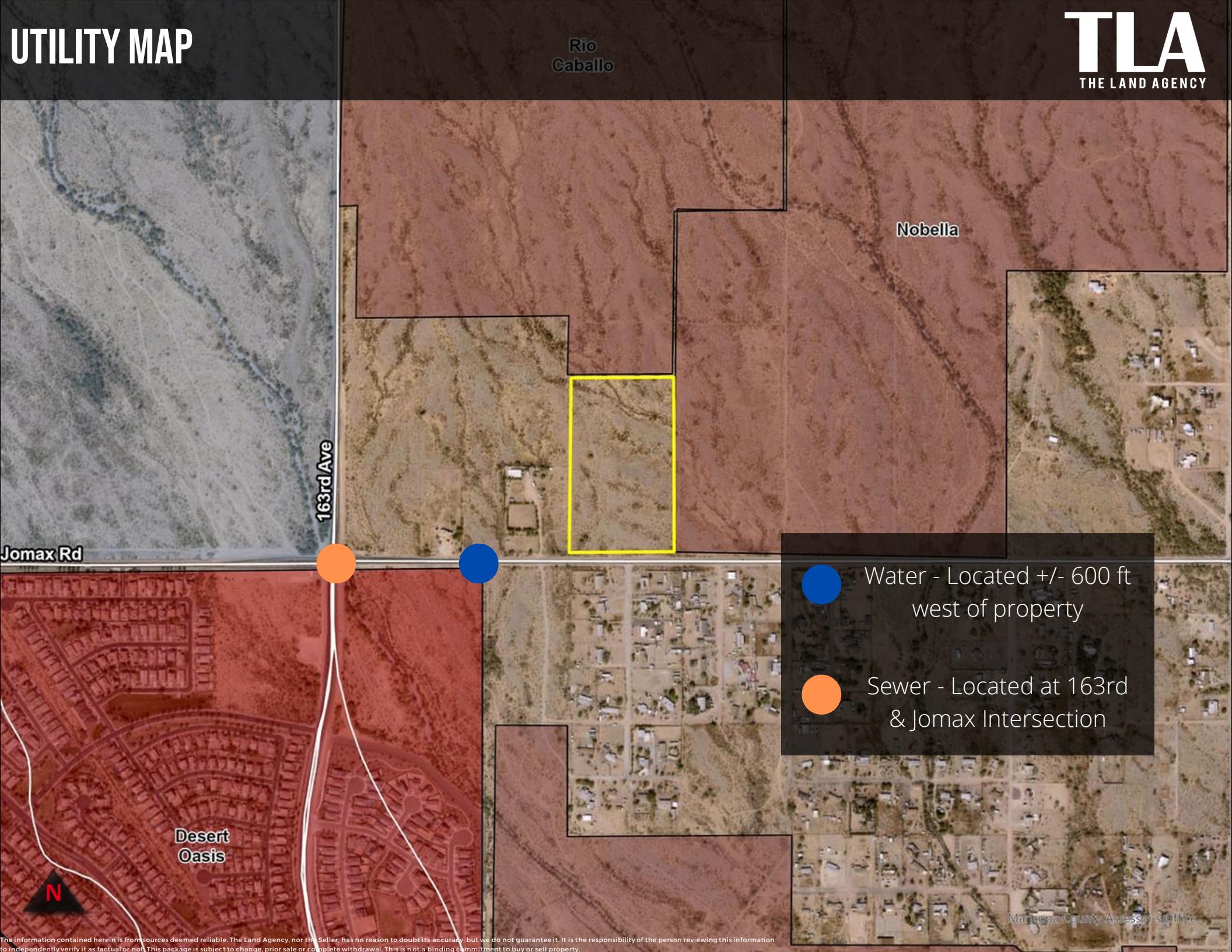


# RESIDENTIAL ACTIVITY MAP



# UTILITY MAP

**TLA**  
THE LAND AGENCY



# CLOSE UP MAP

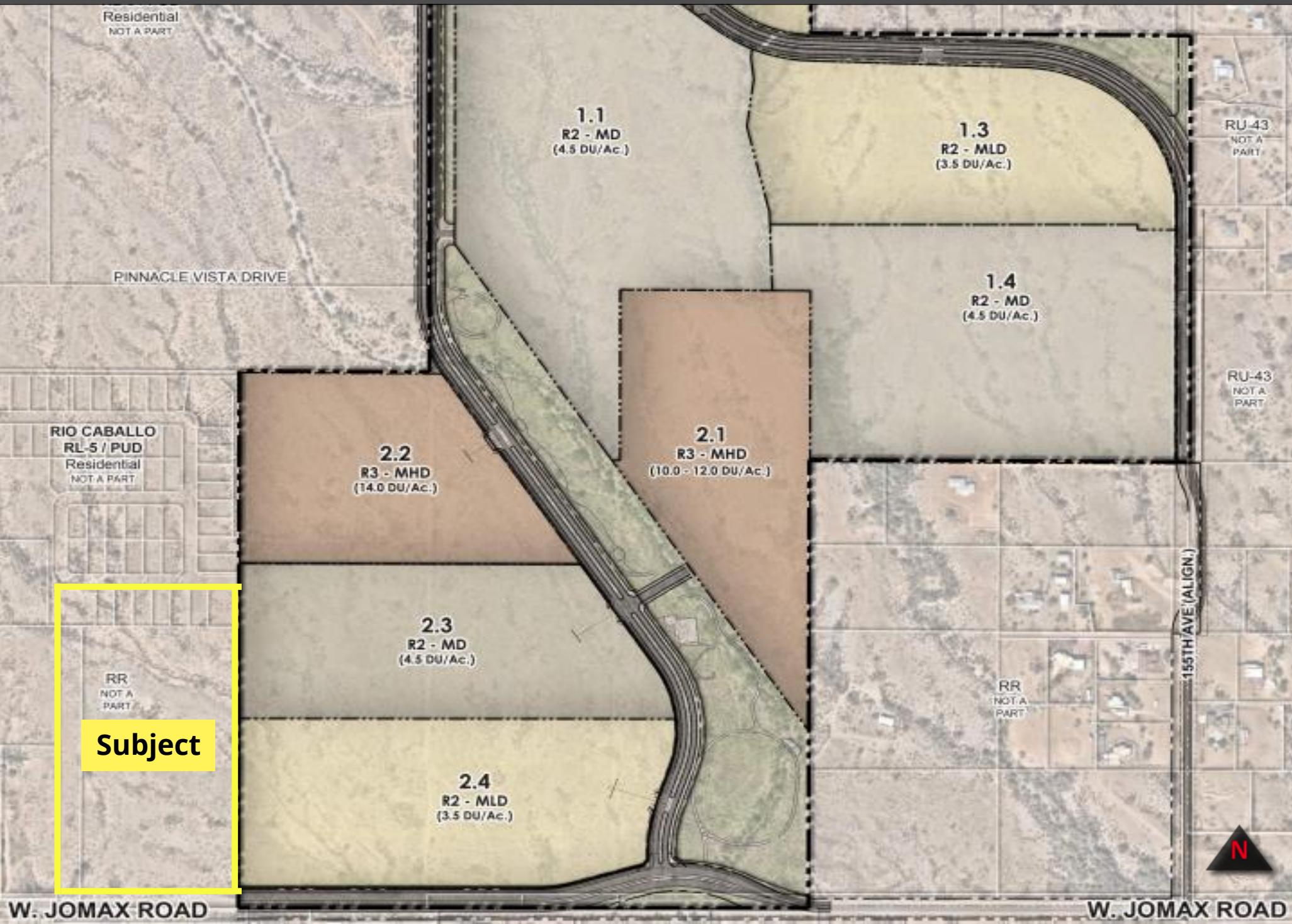


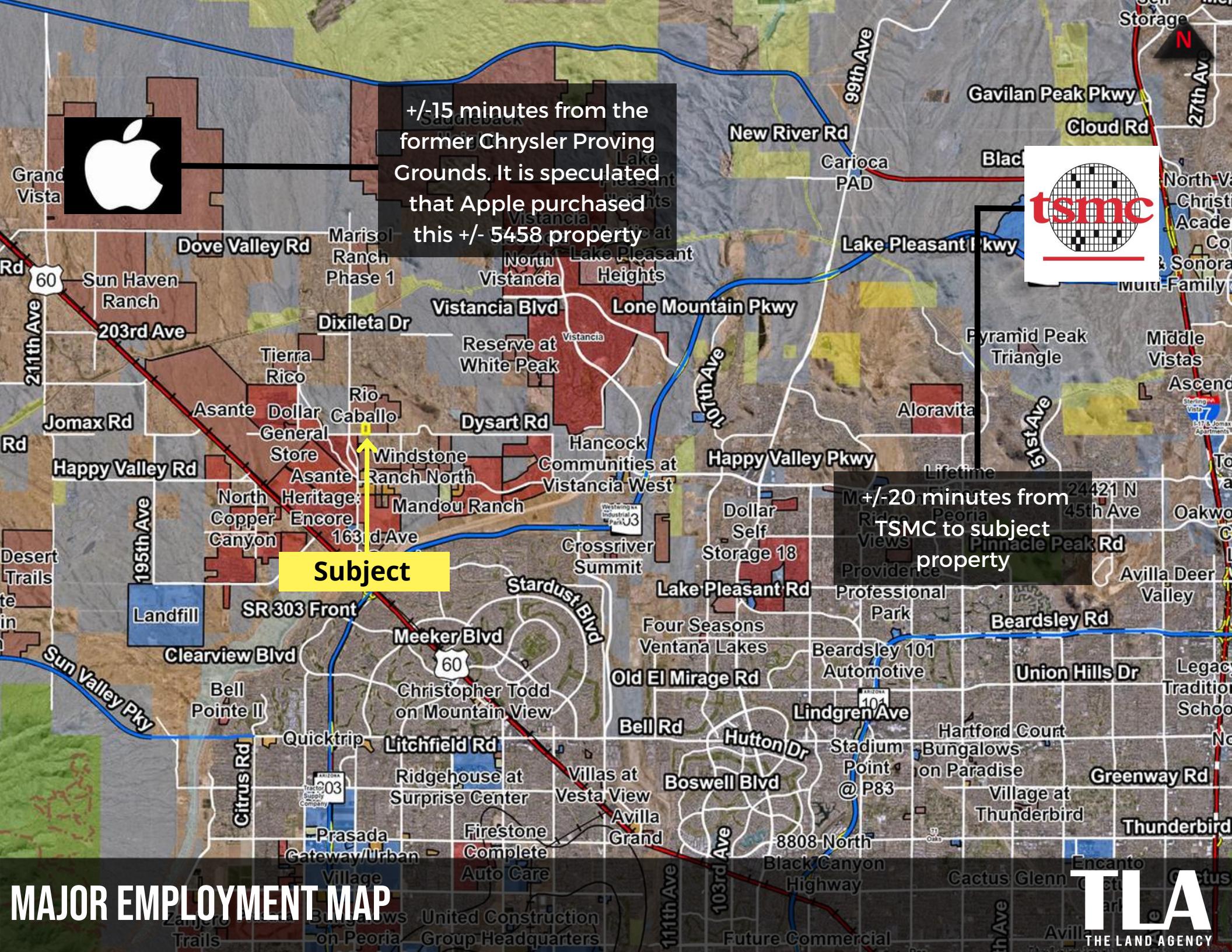
Jomax Rd



N

# NOBELLA - PROPOSED DEVELOPMENT





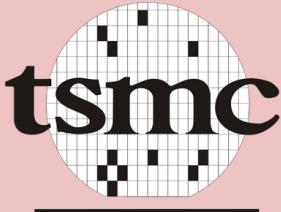
# EMPLOYMENT GROWTH



“

Tech giant Apple may have purchased Chrysler's former proving ground after years of testing autonomous vehicles at the site. The latest whispers point to the purchase of a 5458-acre property located in Arizona, USA, formerly owned by Chrysler, by the property's long-time leaseholder.

”



The TSMC logo, featuring the letters "tsmc" in a lowercase sans-serif font inside a circular grid of dots and dashes, centered above a horizontal line.

“

TSMC spent \$89 million to buy 1,128 acres of undeveloped land just north of the Loop 303 in Phoenix at the end of 2020. In its public communications, TSMC says the first factory will cost \$12 billion to construct, but the company may build additional fabs at the site, bumping the project cost up to \$35 billion

”

[Source: Phoenix Business Journal](#)



“

Fry's Asante Retail Center is scheduled to be open in Q3 2022. The plan is inclusive of a grocery store anchor with a pharmacy drive-thru and fueling facility, inline retail shops and at least two out parcels, or separate building lots

”

[Source: Rose Law Group Reporter](#)

[Source: Apple reportedly buys Chrysler proving ground](#)