

±2.47 AC FOR SALE

NWC COTTON LN & BELL RD, SURPRISE, AZ 85374





PROPERTY HIGHLIGHTS

±2.47 AC

Zoning: PAD (City of Surprise)

Potential to rezone to commercial/retail

305 feet frontage along Bell Rd

348 feet frontage along Cotton Ln

APN: 507-04-734

Pricing: Contact broker

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2026 TOTAL POP	17,345	81,409	175,123
2031 PROJ POP	16,727	84,567	188,374
2026 AVG HH INCOME	\$126,477	\$128,943	\$128,900
2031 PROJ HH INCOME	\$126,388	\$130,736	\$131,301
2026 TOTAL HH	6,904	32,077	68,179
2031 PROJ HH	6,678	32,808	72,093

Exclusively listed by

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NWC COTTON LN & BELL RD



Surprise is a rapidly growing West Valley community supported by strong population growth, rising incomes, and expanding residential development.



**184,335
POPULATION**



**2.3%
POP GROWTH**



**\$456,070 MEDIAN
HOME VALUE**



**\$133,313
AVG HH
INCOME**



**40.5
MEDIAN AGE**



**33.0% COLLEGE
EDUCATION OR
HIGHER**

Located in the growing West Valley, Surprise has experienced significant population and housing growth in recent years. The city's population has grown from 144,282 in 2020 to an estimated 184,335 in 2026, representing an annual growth rate of 4.6%, with the population projected to reach 205,645 by 2031. Household growth has followed a similar trend, increasing from 52,637 households in 2020 to an estimated 67,848 in 2026 and projected to reach 75,132 by 2031. Surprise also benefits from a strong household income profile, with an estimated average household income of \$133,313 and median household income of \$100,786 in 2026. With continued population, household, and housing growth, along with 74,841 housing units and 90.7% occupancy, Surprise continues to demonstrate strong fundamentals and long-term growth potential within the Greater Phoenix market.

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