

## Grand Vista development could start in 2010

by **Erin Zlomek** - Jun. 11, 2008 08:53 AM  
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Planning can begin soon on a community of about 16,500 homes slated for the former DaimlerChrysler proving grounds in north Surprise, with development expected to start by 2010.

Surprise brought the nearly 5,500 acres of land into the city at the end of May in one the largest annexations in its history.

The property is generally located at the northeast corner of 211th Avenue and Dove Valley Road, near the community of Wittmann.

Toll Bros., Meritage Homes and commercial developer Simon Property Group purchased the acreage for \$312 million in 2006. At the time, it was one of the largest land sales recorded in Arizona.

The companies originally intended to build Grand Vista, a community of about 33,000 homes, on the property for eventual annexation into Surprise.

However, with the start of a housing slowdown in 2007, Toll Bros. wrote down the value of its land holdings and, following encroachment complaints from ranchers in Wittmann, it later cut Grand Vista's housing density in half.

Surprise staff estimates that Grand Vista's open-space plan increased from 193 to 756 acres, which could help preserve vegetation, desert contours and washes.

The Grand Vista annexation's final approval was completed at a Surprise City Council meeting last month.