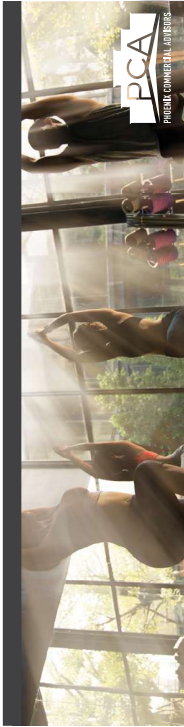


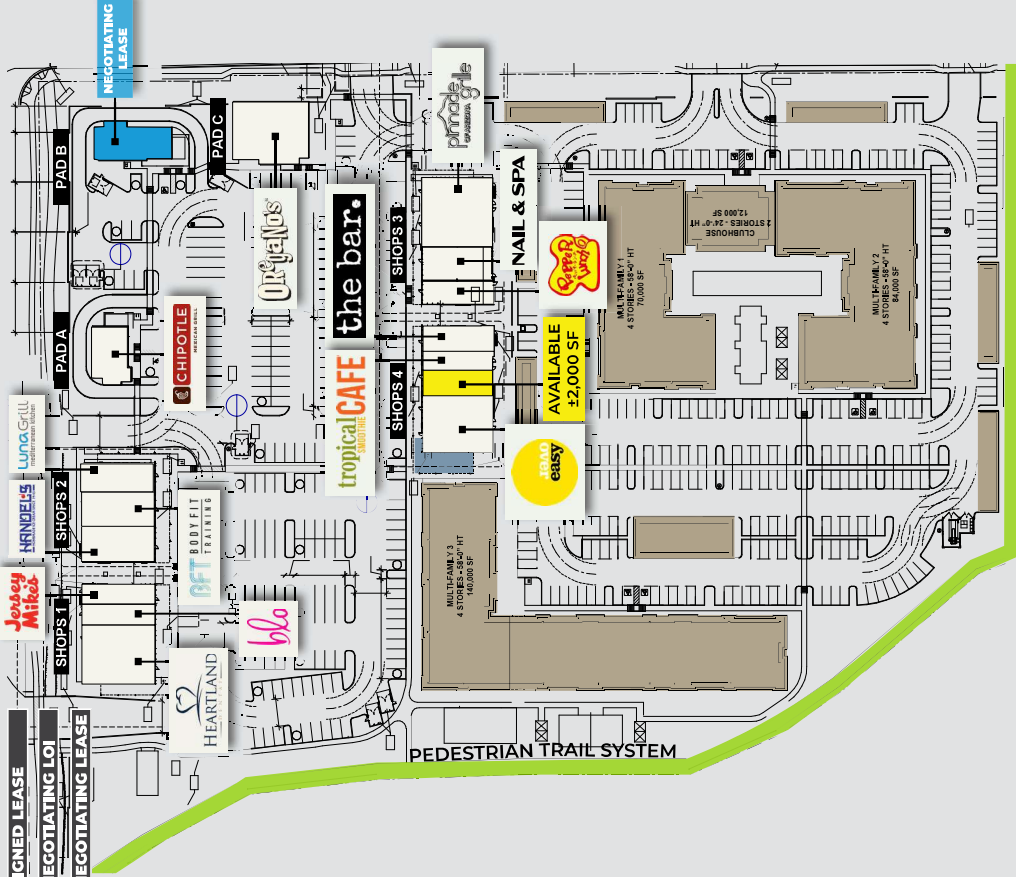
SITE
PLAN



DEMO
GRAPHICS

EST. Q1 - 2024 DELIVERY

- LEGEND
- AVAILABLE
- SIGNED LEASE
- NEGOTIATING LOI
- NEGOTIATING LEASE



Property Highlights

- Approximately one-half mile from Interstate-17, which has a full-diamond interchange and over 10,000 vehicles per day traveling by site.
- Nearby \$12B+ Taiwan Semiconductor Manufacturing Plant with first phase under-construction with plans to have up 2,000 employees in its first phase by 2024 and another estimated 10,000 indirect jobs created from the project.
- Other nearby employers include Sonoran Health Care, W.L. Gore, Fry's, Home Depot, and Deer Valley Unified School District 97
- Average incomes exceed \$123,000 within a 15-minute drive time and over 70,000 homes. Within 5-miles there are an estimated 250+ homes planned and another 2,600 homes in entitlement.
- Adjacent to project is a planned 362-unit multi-family project

(Sources: ESRI 2021, Zonda Q1 '21, MAG 2018/19)

Traffic Counts

North Valley Pkwy & Dove Valley
N ±20,934 VPD S ±16,962 VPD (EB & WB)
E ±15,256 VPD W ±18,565 VPD (EB & WB)
INRIX 2023

I-17 & Dove Valley
N ±109,485 VPD S ±106,013 VPD (EB & WB)
INRIX 2023

15 Minute Drive-Time



Population

2024 Total Population 216,751
2029 Total Population 226,436



Households

2024 Households 56,808
2029 Households 61,040



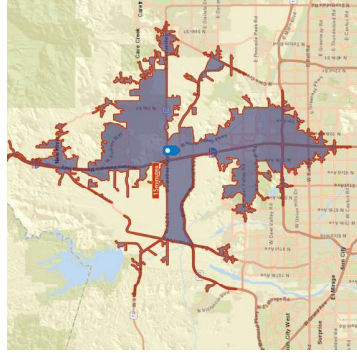
Incomes

Average HH Income \$175,251
Median HH Income \$129,512



Daytime Population

2024 Total Daytime Population 222,166
Workers 123,452
Residents 98,714



*Household and Families data come from the 2018 ACS 5-year Estimates. Source: U.S. Census Bureau, Intercensal/Postcensal Population Estimates. The Phoenix-Mesa-Scottsdale Metropolitan Statistical Area includes all of Maricopa and Pinal counties.