



SITE PLAN APPROVED
Groundbreaking 3Q 2026



FINAL (3) PADS FOR GROUND LEASE
GC ZONING | DRIVE THRU APPROVED

SEC

CAVE CREEK RD & CAREFREE HIGHWAY

CAVE CREEK, AZ



property summary

ZONING	GC Zoning in the town of Cave Creek	LEASE RATE	Call for Rate
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LOCATION HIGHLIGHTS

- ▶ Zoned GC in Town of Cave Creek – drive thru, c-stores, automotive ect. are permitted, subject only to standard site plan approval. Last GC zoned parcel in Cave Creek. (<https://www.cavecreekaz.gov/336/Ordinances-Guidelines>)
- ▶ Average Household Income of \$204,867.
- ▶ Median Home Value of \$703,452.
- ▶ The city of Scottsdale is significantly improving Carefree Highway from Cave Creek Rd to Scottsdale Rd. (<https://www.scottsdaleaz.gov/capital-improvement/carefree-highway>)
- ▶ Most dominate intersection in the trade area, which boasts over 200,000 SF of GLA.

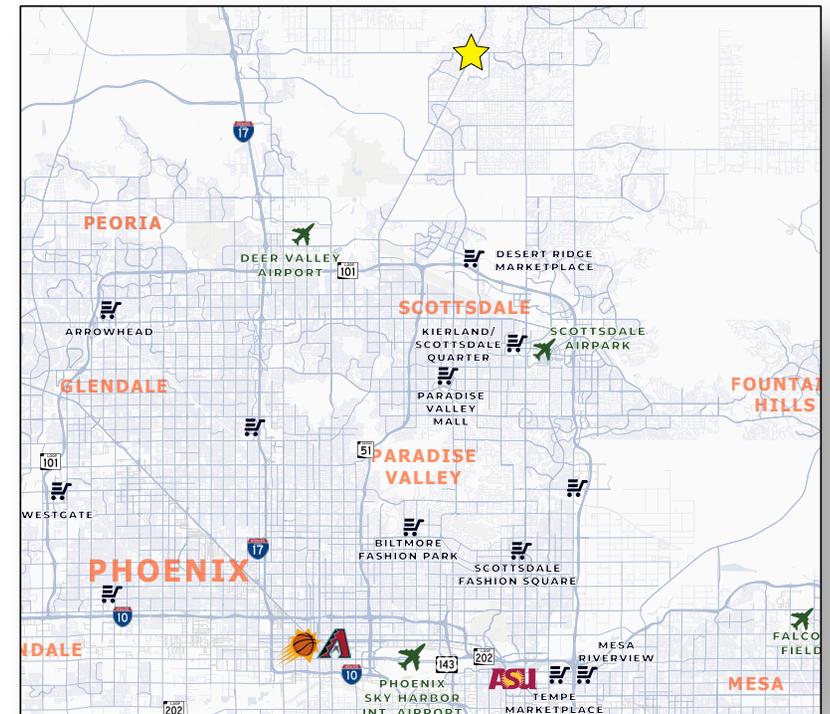
NEARBY TENANTS



TRAFFIC COUNTS

Cave Creek Rd	Carefree Highway
N ±17,439 VPD (NB & SB)	E ±18,818 VPD (EB & WB)
S ±21,044 VPD (NB & SB)	W ±32,454 VPD (EB & WB)

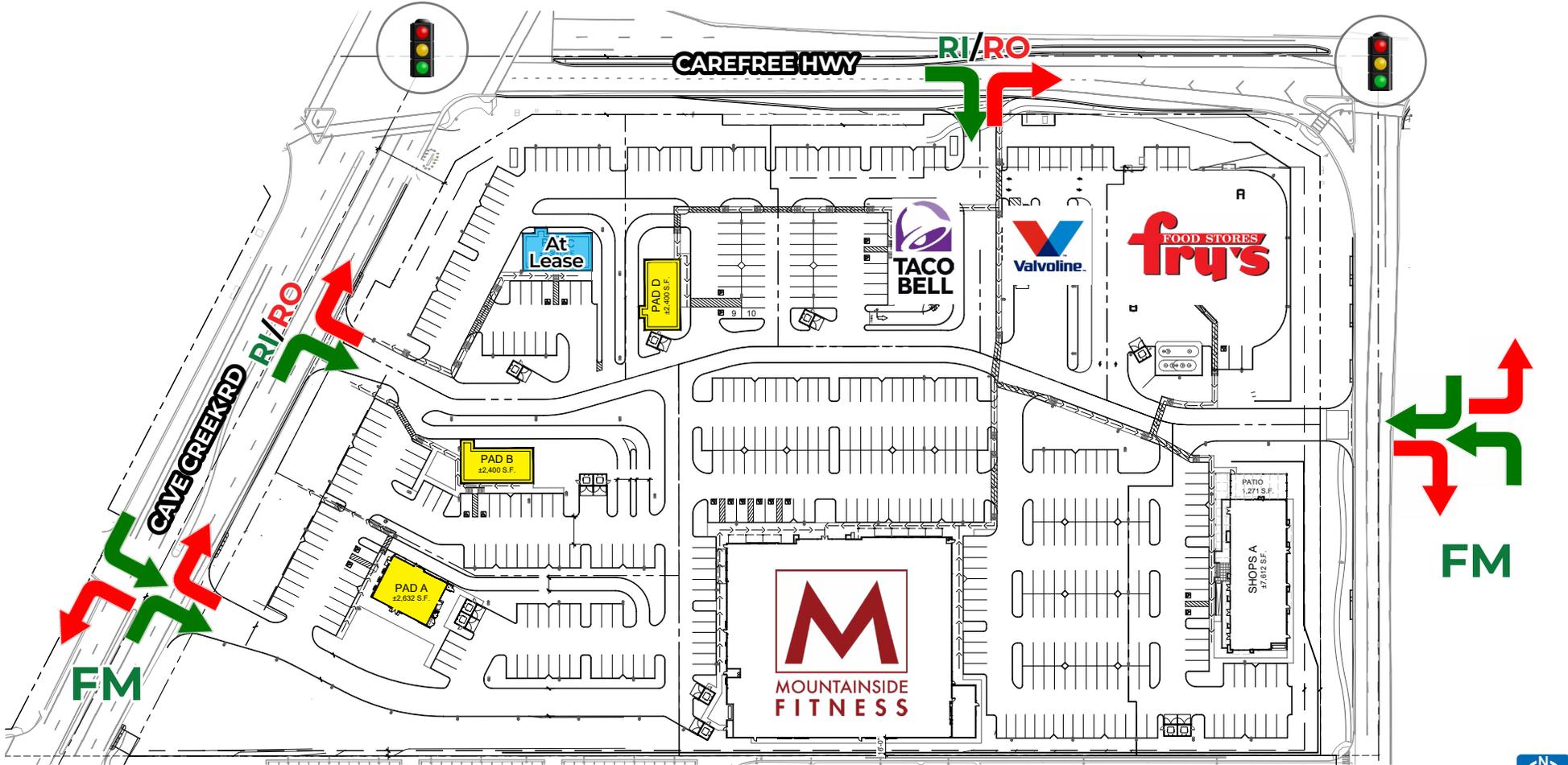
ADOT 2024



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site plan



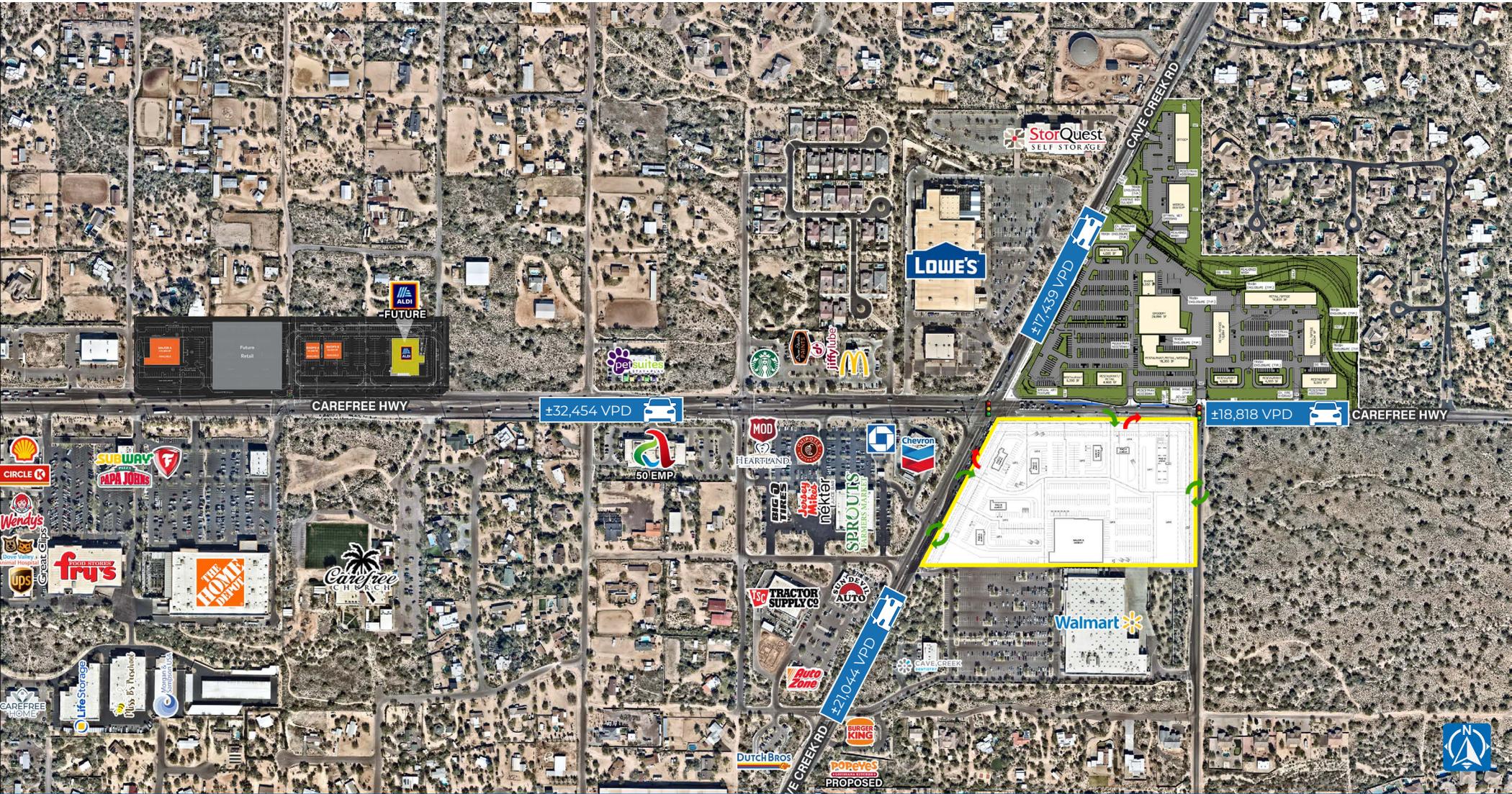
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Evergreen
Multifamily Retail Industrial

PCA
PHOENIX COMMERCIAL ADVISORS

aerial zoom



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SHOPPING CENTER TRAFFIC

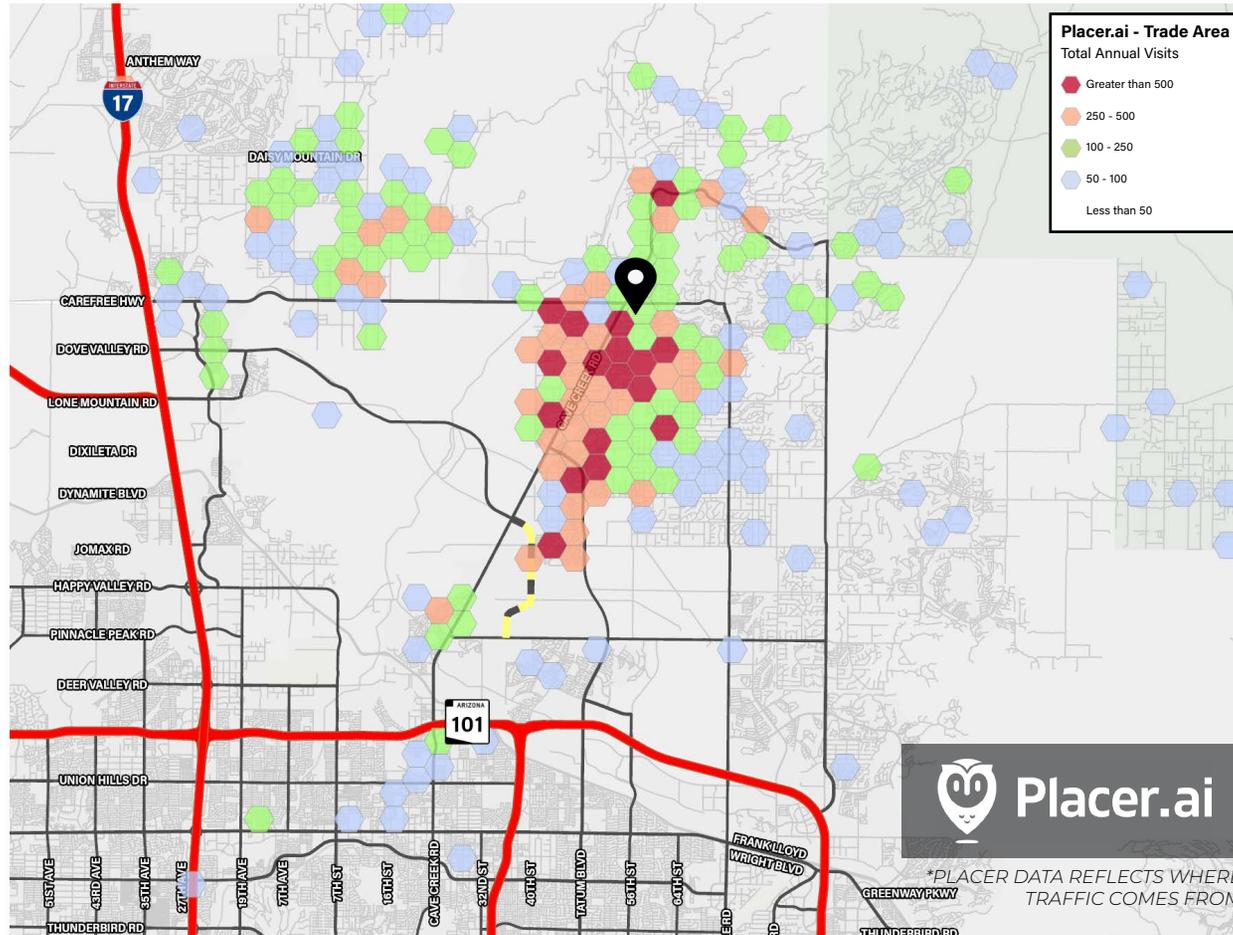
- ▶ Highly trafficked center, that pulls from all over the NE Valley.

In the last 12 months:

- ▶ 164.7K unique devices were seen at the Cave Creek Walmart

- ▶ 1.1M visits from those devices.

**Visits include those only who dwelled for 10 or more minutes*



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HALO VISTA



Halo Vista

110 AC of retail, 8,960 multifamily units, 30M SF of additional employment opportunities, and a 100-AC auto mall

TSMC Updates

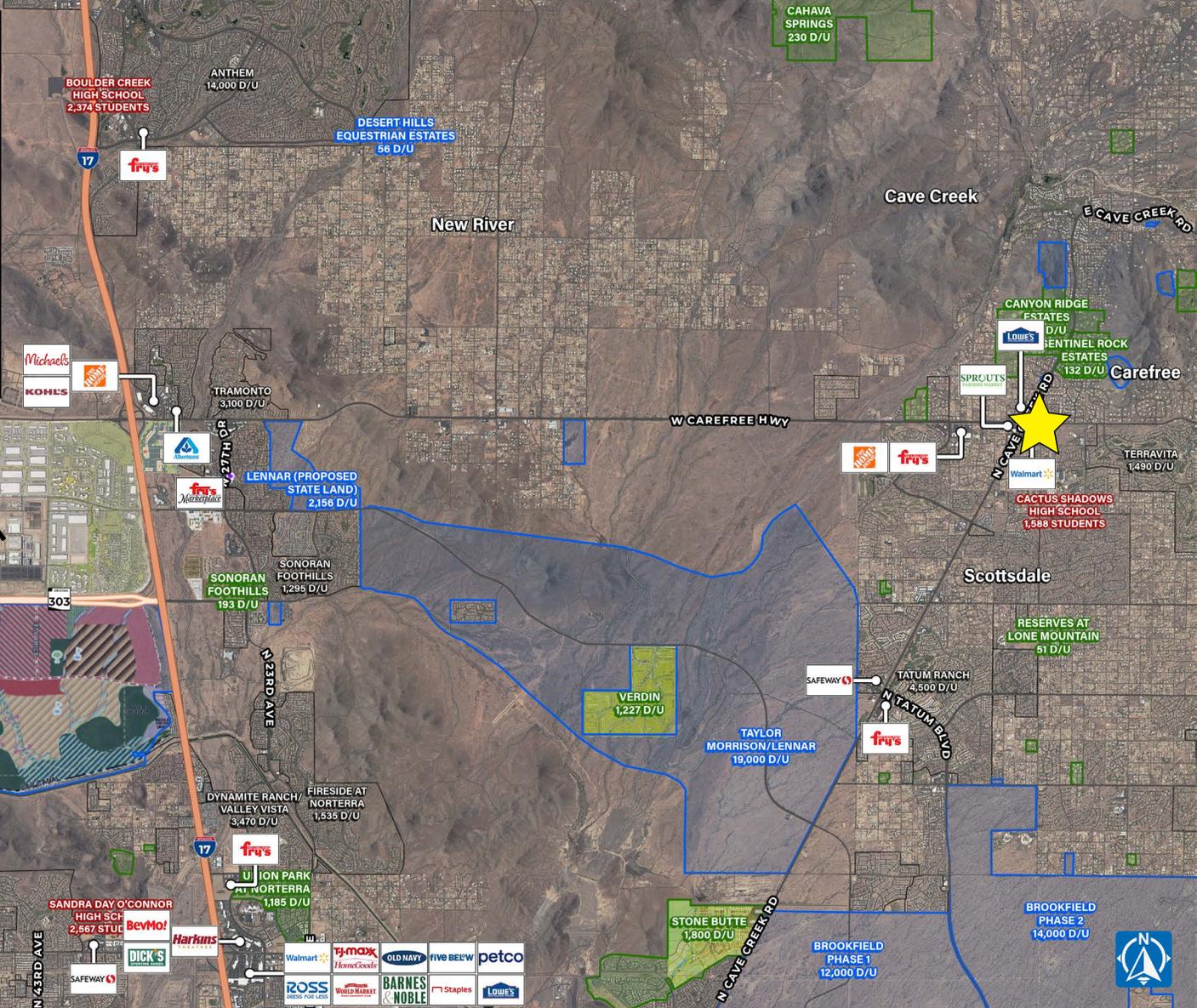
- Halo Vista & TSMC Phase I: 1100 acres, north side of Loop 303, \$165 billion investment
- Planned buildout of six fab plants, two advanced packaging plants, and an R&D building.
- Currently open & operating Fabs 1 and 2 are built with approximately 6,000 employees.
- Fab 3 started construction April 2025 (one year ahead of schedule) and has an estimated completion date of 2028-2029.
- Fab 4 and the first advanced packaging plant are to begin construction in 2026
- The estimated TSMC direct employment at the completion of the six fabs, two advanced packaging plants, and R&D building is 12,000. (TrendForce News 05/25)

TSMC Phase II

- TSMC purchased 900 acres on the south side the Loop 303 for \$197.25 million in January 2026
- January 2026 President Trump announced the trade deal with Taiwan (reduced tariffs on semiconductor chips), and TSMC announced their intent to increase and accelerate their investment in Arizona. (CNBC 01/26)
- The NorthPark masterplan (surrounds TSMC's recent 900-acre purchase) now has the ability for 15,150 dwelling units, and Pulte is getting in position for an auction in late 2026
- Pulte is aiming for 2029 lot deliveries, depending on infrastructure delivery

I-17 & Loop 303 Improvements

- The interchange at Loop 303 & I-17 expanded starting 2026 estimated completion mid 2028
- Loop 303 to be expanded from I-17 to Lake Pleasant starting 2026 estimated completion 2028 including a new interchange at 67th Ave. SWC Loop 303 & Lake Pleasant (approx. 8 miles west)
- Lennar just applied to the state of Arizona for 800 acres at the SWC of Loop 303 & Lake Pleasant for approximately 3,200 dwelling units. Estimated auction date is Fall 2027



Exclusively listed by

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