

COMMERCIAL LAND FOR SALE

42405 N 41ST DR | ANTHEM, AZ 85086

2.39 ACRES

\$2,500,000.00 (\$24/SF)



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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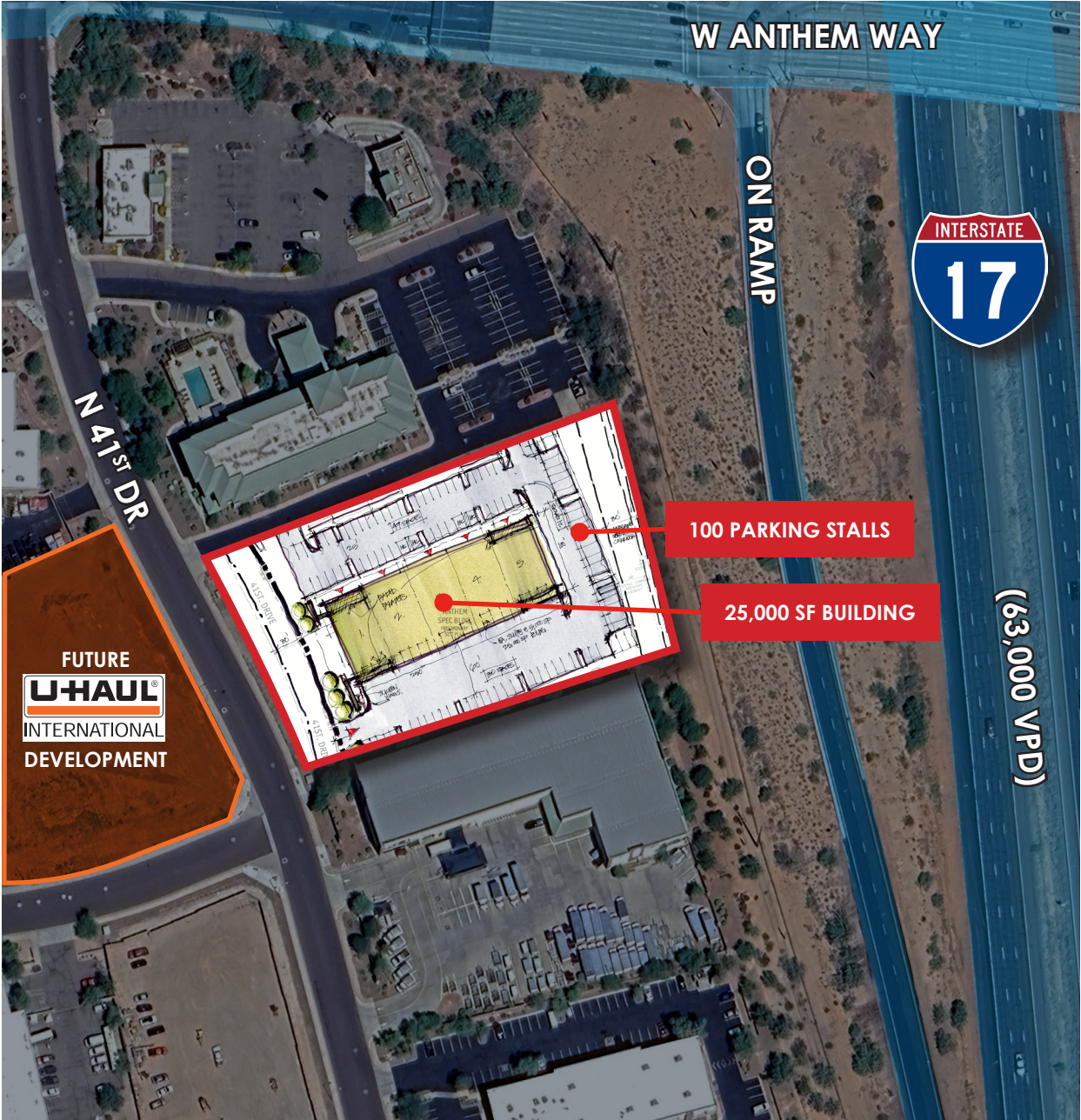
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COMMERCIAL LAND FOR SALE

Property Summary

Address	42405 N 41st Dr Anthem, AZ 85086
Project Size	±2.39 Acres (±104,131 SF)
Sale Price	\$2,500,000 (\$24/SF)
Parcel	203-03-003
Zoning	C-2, Phoenix
Utilities	Water, Sewer, & Electricity are in the street

CONCEPTUAL SITE PLAN 1

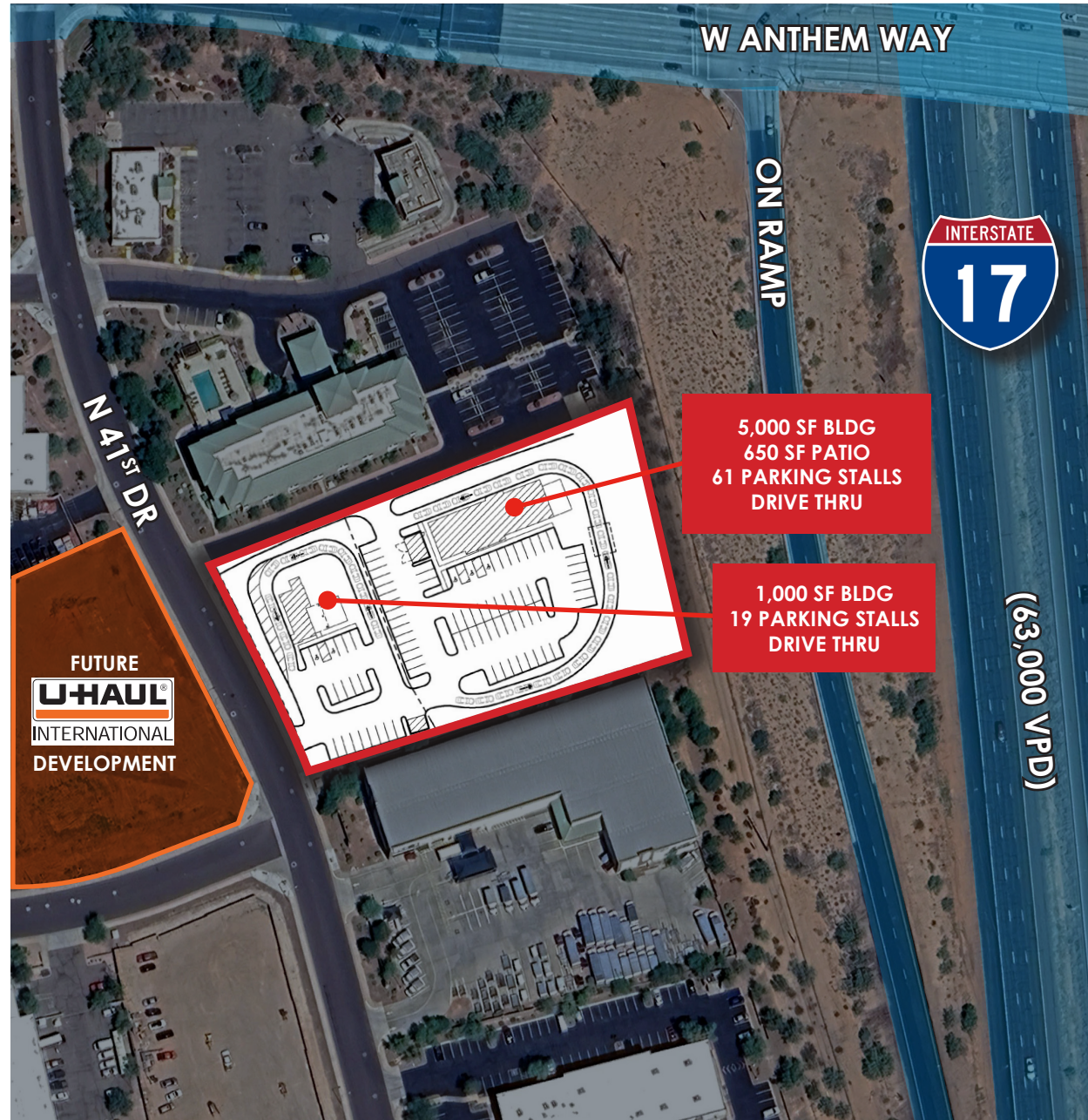


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PROPERTY HIGHLIGHTS

- ±63,000 VPD on I-17
- Excellent Freeway Access & Visibility
- Curb, Gutter, & Sidewalk Completed
- Located Directly off of the I-17 & W Anthem Way
- C-2 Zoned, Intermediate Commercial (over 200 uses like retail, restaurants, & offices). For additional details, see link below [CLICK HERE](#)
- 6 Minutes from **Halo Vista**, a \$7B, 30M SF of mixed-use development comprised of industrial, retail, hospitality, residential, office, research, & healthcare spaces to support the growing community surrounding Taiwan Semiconductor Manufacturing Company.
SOURCE: [CLICK HERE](#)
- 13 Minutes from **TSMC (Taiwan Semiconductor Manufacturing Company)** a \$165B U.S. investment, that is developing a world-class semiconductor manufacturing campus in the Phoenix region, comprising advanced fabrication plants, packaging facilities, and R&D infrastructure to power the future of AI and advanced electronics.
SOURCE: [CLICK HERE](#)
- TSMC and Halo Vista is projected to bring major employment growth and massive population growth the Anthem and North Phoenix area. The growth will increase demand for all properties.

CONCEPTUAL SITE PLAN 2



COMMERCIAL LAND FOR SALE



Miles To...

I-17 Black Canyon Freeway

0.3 miles



Halo Vista Development

6.3 miles



Honor Health Sonoran Crossing Medical Center

6.9 miles



TSMC Arizona Corp.

9.1 miles

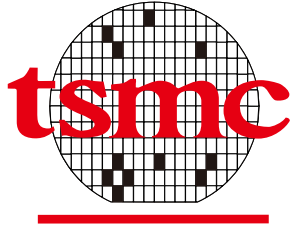


Phoenix Deer Valley Airport

15 miles



COMMERCIAL LAND FOR SALE



TAIWAN SEMICONDUCTOR MANUFACTURING COMPANY

Just 10 miles away, **Taiwan Semiconductor Manufacturing Company (TSMC)** has made a landmark commitment to the Phoenix region with its advanced semiconductor fabrication facility. As part of a historic expansion of its U.S. operations, TSMC is building out one of the most significant high-tech manufacturing footprints in the country. This initiative reflects the company's vision to power the future of artificial intelligence and advanced electronics through cutting-edge semiconductor production.

Globally recognized as the world's leading pure-play semiconductor foundry, TSMC enables the production of critical chips that power everything from smartphones and data centers to automotive systems and AI applications. The company's expanded commitment includes a total planned investment of approximately US \$165 billion in the United States, building on an ongoing \$65 billion investment in Arizona and adding significant new fabrication plants, advanced packaging facilities, and research infrastructure. TSMC's presence reinforces Arizona's role in the global semiconductor supply chain and highlights the region's appeal for advanced manufacturing and innovation.

The development of TSMC's Arizona campus has already catalyzed economic growth, with thousands of high-tech jobs and substantial construction activity underway. This wave of investment supports a burgeoning ecosystem of suppliers, workforce development programs, and complementary industries that benefit communities across the region. For landowners and developers in and around Anthem, AZ, the company's commitment underscores the area's strategic importance as part of a dynamic economic landscape poised for long-term growth and opportunity.

SOURCE: [CLICK HERE](#)



HALO VISTA DEVELOPMENT

Halo Vista is a visionary, master-planned, mixed-use community unfolding across approximately 2,300 acres and exceeding a \$7 billion investment in northwest Phoenix, Arizona. Spearheaded by McCourt Partners in partnership with Mack Real Estate Group, Halo Vista is designed to be a dynamic “city within a city” that supports innovation, growth, and quality of life in the region. Positioned immediately adjacent to the world-class Taiwan Semiconductor Manufacturing Company (TSMC) campus, the development will integrate a broad spectrum of uses spanning industrial, residential, retail, office, research, healthcare, and hospitality spaces to create a thriving live-work-play environment.

[REBusinessOnline](#)

Central to the Halo Vista vision is its role as a catalyst for economic growth and community building around one of the largest semiconductor investments in the country. The project will deliver nearly 30 million square feet of mixed-use development, including up to 9,000 residential units, and supports tens of thousands of jobs across diverse sectors. Early phases of the project have already attracted key commercial partners, including a new Costco store, two Marriott-branded hotels (a Courtyard by Marriott and a Residence Inn), and an auto mall, bringing essential services and amenities that complement the region’s expanding high-tech ecosystem.

Beyond its scale, Halo Vista emphasizes strategic infrastructure and thoughtful planning to enhance connectivity and quality of life. With direct access to major freeways like I-17 and Loop 303, the development is positioned to serve a broad regional market while fostering collaboration across industries. The project’s integrated approach blends living, working, and recreational opportunities, making it a cornerstone for innovation in the Phoenix region and an anchor for future investment and community success.

[Halo Vista](#)



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DEMOGRAPHIC SUMMARY

42405 N 41st Dr, Anthem, Arizona, 85086 2
Ring band of 0 - 3 miles

KEY FACTS

27,719

Population



9,386

Households

45.2

Median Age

\$104,888

Median Disposable Income

EDUCATION

3.3%

No High School Diploma



18.5%

High School Graduate



32.7%

Some College/
Associate's Degree



45.5%

Bachelor's/Grad/
Prof Degree

INCOME



\$130,846

Median Household Income



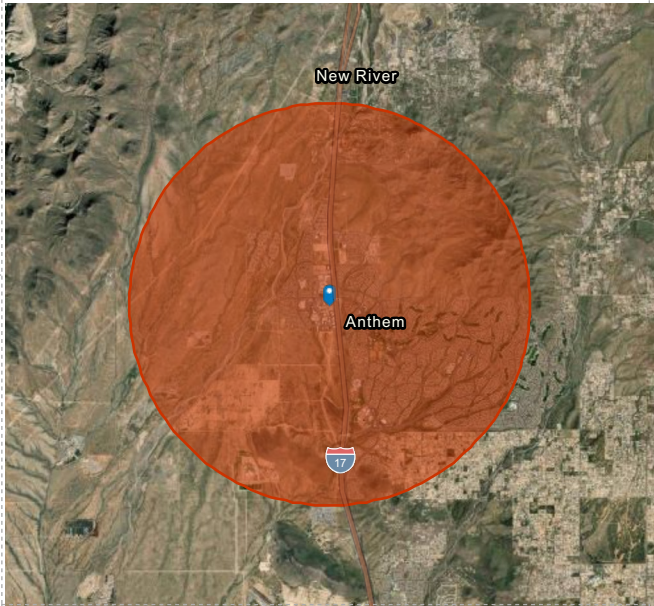
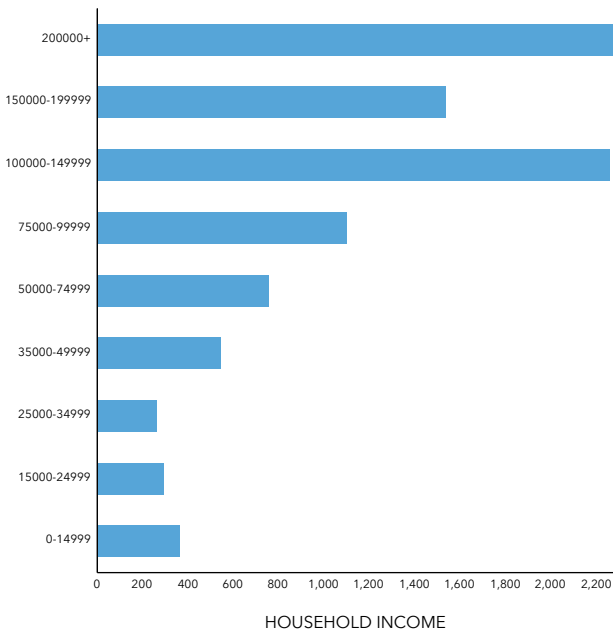
\$58,060

Per Capita Income



\$740,259

Median Net Worth



EMPLOYMENT



White Collar

79.8%



Blue Collar

10.3%



Services

11.5%

2.7%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

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