

JOIN US!



FREESTANDING PADS AVAILABLE FOR LEASE

Pad A and Pad B

SWC

29TH AVE & DOVE VALLEY RD

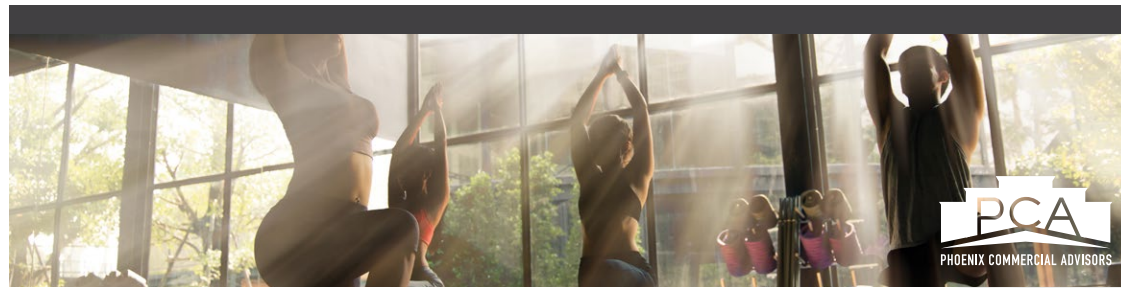
PHOENIX, AZ



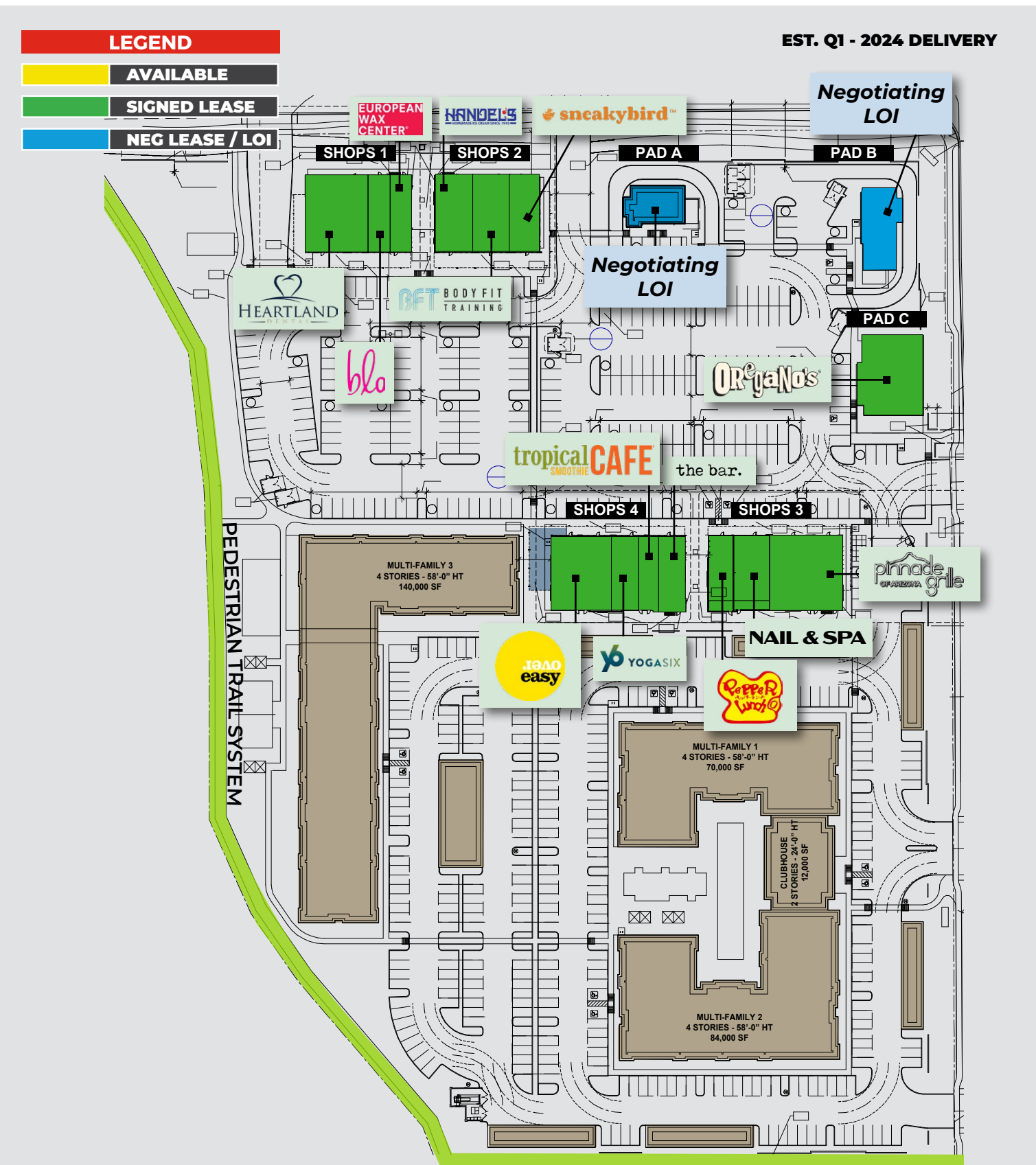
A THOMPSON THRIFT DEVELOPMENT



SITE PLAN



DEMO GRAPHICS



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 to 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 \$100,000 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 ±21,408 VPD S ±14,331 VPD (EB & WB)
E ±18,165 VPD W ±18,103 VPD (EB & WB)

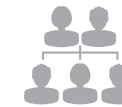
INRIX 2020

I-17 & Dove Valley

N ±102,909 VPD S ±98,494 VPD (EB & WB)

INRIX 2020

15 Minute Drive-Time



Population

2022 Total Population	323,298
2026 Total Population	194,623



Households

2022 Households	120,137
2027 Households	123,284



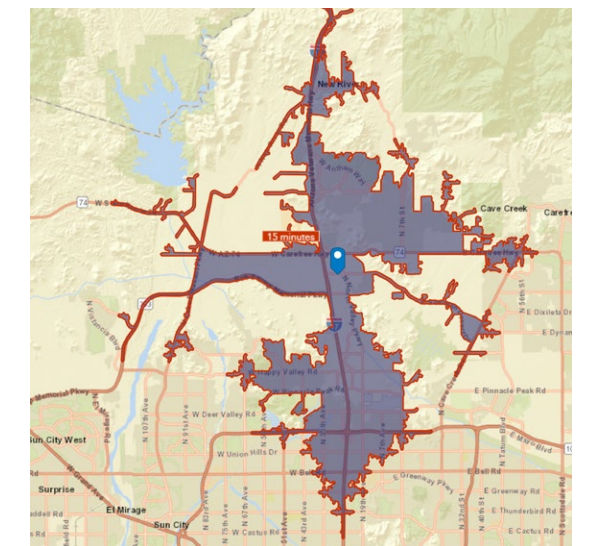
Incomes

Average HH Income	\$107,462
Median HH Income	\$79,816



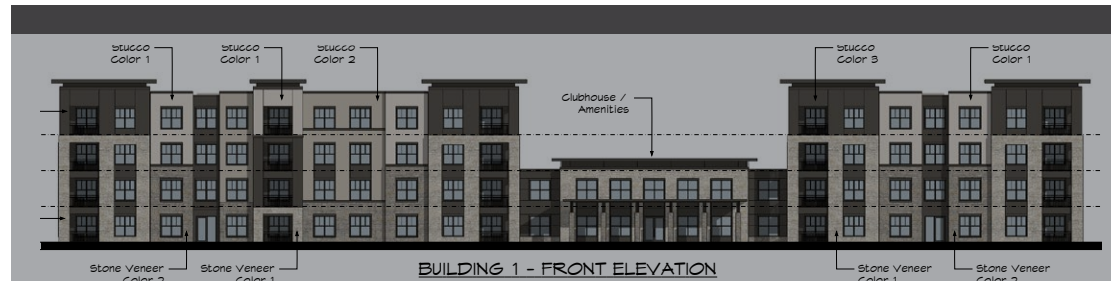
Daytime Population

2022 Total Daytime Population	301,086
Workers	156,319
Residents	144,767
Businesses	8,977



*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.

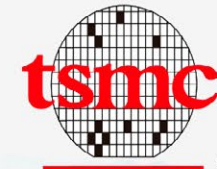
RENDERING CONCEPTS



RENDERING CONCEPTS



**DRONE
PERSPECTIVE**



**TAIWAN SEMICONDUCTOR
MANUFACTURING CO.**

"THE REGION'S NEXT EMPLOYMENT CORRIDOR"
\$25.35 BILLION PROJECT | 3,700 AC | 1,900 FUTURE JOBS

PHASE 1 - UNDER CONSTRUCTION

Interstate 17 - ±102,909 VPD

HONORHEALTH

LENAR HOMES
(228 units)

NORTH VALLEY
APARTMENTS
±560 UNITS (PLANNED)

SKUNK CREEK

IN ESCROW

SKUNK CREEK



FUTURE EXPANSION SITE



FUTURE EXPANSION SITE

29th Ave

DOVE VALLEY RD



PROPOSED

Oakdale on
Dove Valley
±280-units planned



COMMITMENT WAY

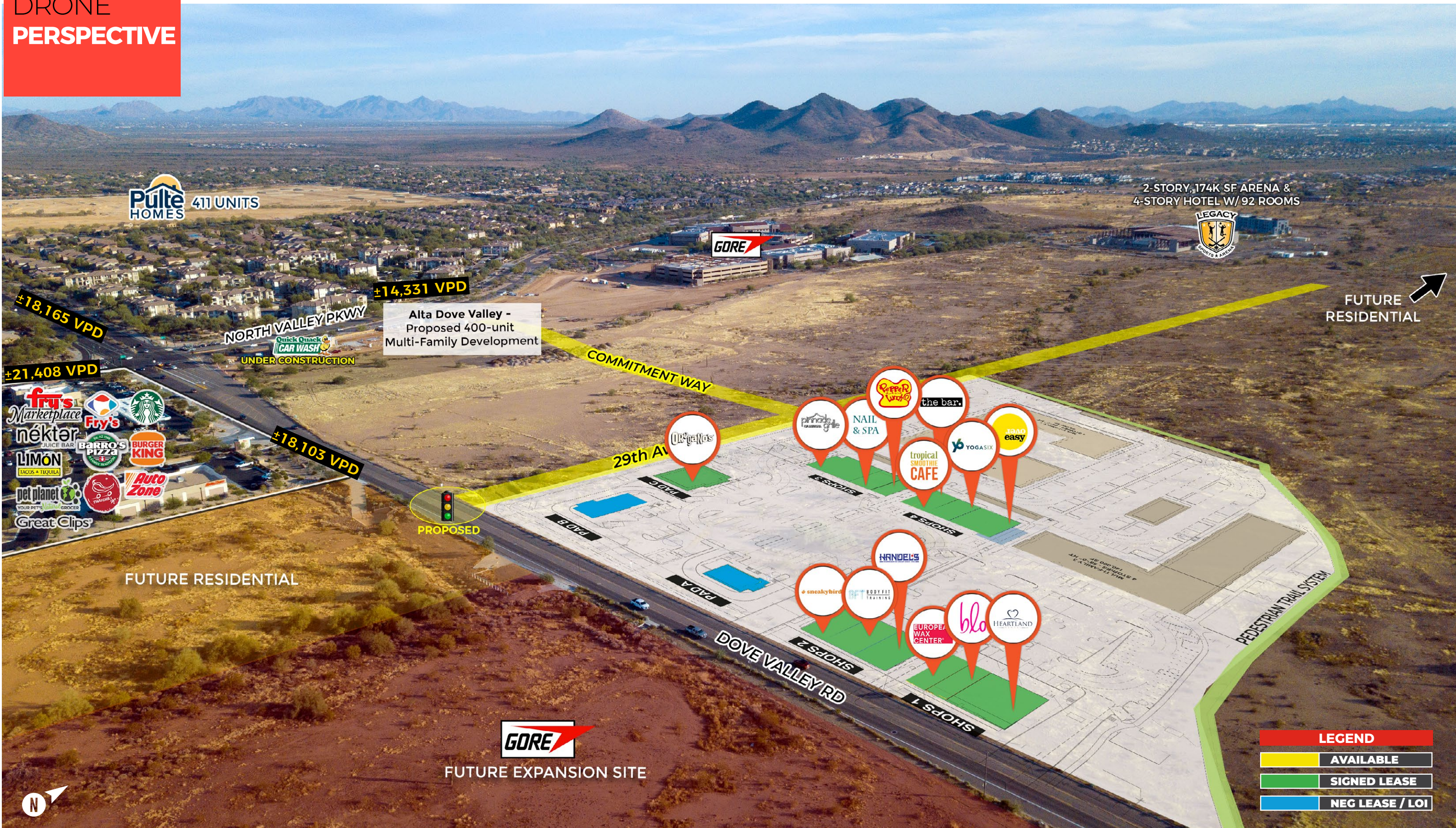
Alta Dove Valley -
Proposed 400-unit
Multi-Family Development

±18,103 VPD

LEGEND	
	AVAILABLE
	SIGNED LEASE
	NEG LEASE / LOI



**DRONE
PERSPECTIVE**



Pulte HOMES 411 UNITS

2-STORY, 174K SF ARENA &
4-STORY HOTEL W/ 92 ROOMS



±14,331 VPD
Alta Dove Valley -
Proposed 400-unit
Multi-Family Development

FUTURE RESIDENTIAL

±18,165 VPD

±21,408 VPD

±18,103 VPD



FUTURE RESIDENTIAL

PROPOSED



FUTURE EXPANSION SITE

LEGEND	
	AVAILABLE
	SIGNED LEASE
	NEG LEASE / LOI



MICRO MAP

LEGEND

- AVAILABLE
- SIGNED LEASE
- NEG LEASE / LOI



FUTURE CORP. EXPANSION SITE



±18,103 VPD

±21,408 VPD

±18,165 VPD

±14,331 VPD

ACERO NORTH VALLEY APARTMENTS ±300 UNITS

OAKDALE DOVE VALLEY PROPOSED ±280 UNIT MULTIFAMILY

LA SOLANA 109 UNITS

ALTA DOVE VALLEY PROPOSED 400-UNIT MULTIFAMILY

SANSOL AT SONORAN FOOTHILLS ±240 UNITS

MULTIFAMILY (IN CONST) 182 UNITS

FUTURE DEVELOPMENT TBD ±20-ACRES

GORE FUTURE CORP. EXPANSION SITE

29TH AVENUE

COMMITMENT WAY

NORTH VALLEY PARKWAY

NORTH VALLEY PARKWAY

DOVE VALLEY RD



SWC OF
29TH AVE
& DOVE
VALLEY RD



EXCLUSIVELY
LISTED BY

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A THOMPSON THRIFT
DEVELOPMENT

