

HALO VISTA

Industrial Land Opportunity | For Sale/Build-to-Suit

PHOENIX, AZ

MACK | REAL
ESTATE
GROUP

McCOURT
PARTNERS

CBRE

HALO VISTA

Project Overview

±30M Total SF

planned development in the highly desirable Deer Valley & I-17 submarket. Build-to-suit options available. Strategic location adjacent to TSMC Phoenix Campus.

Transformative mixed-use development

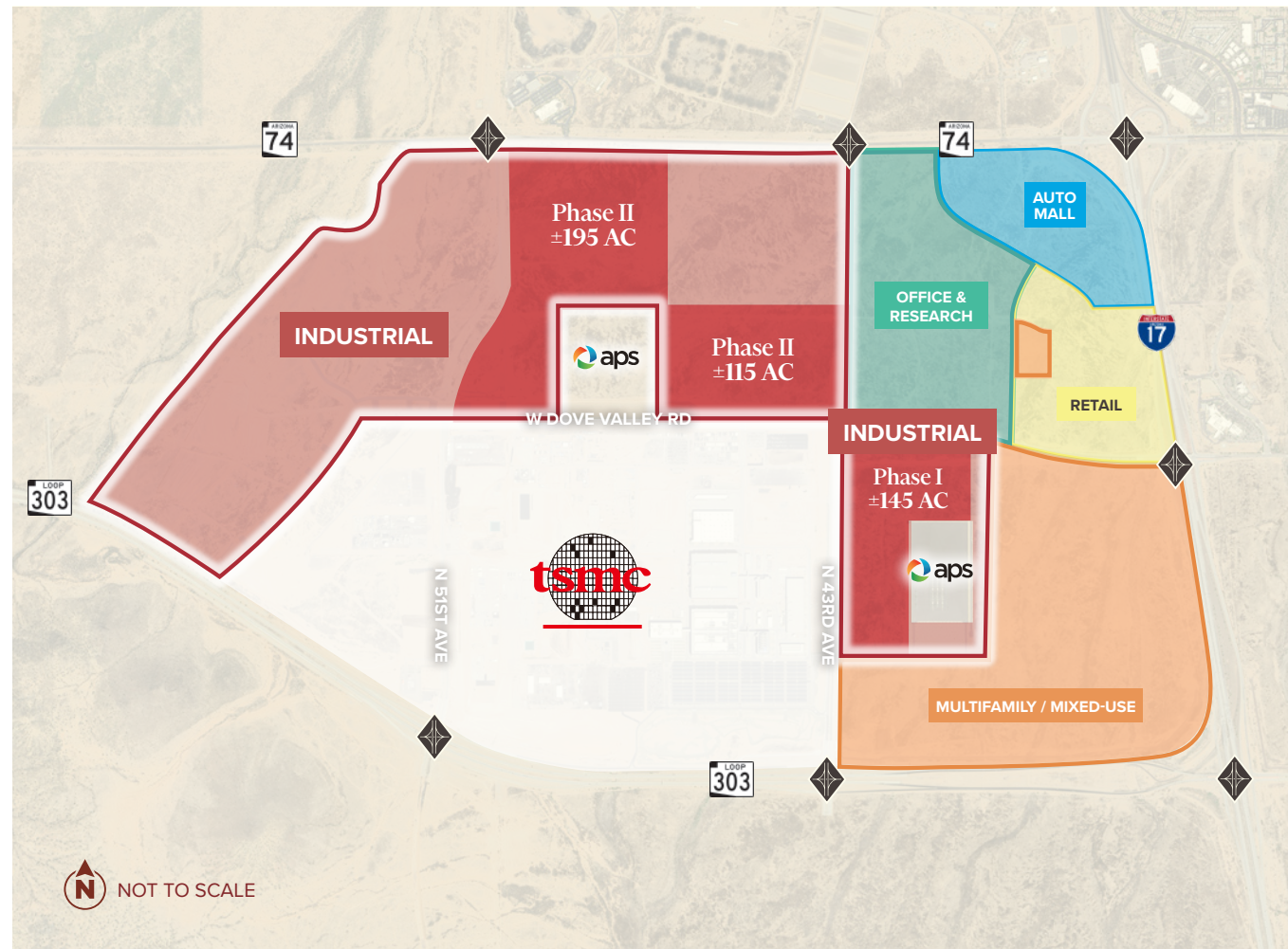
adjacent to the Taiwan Semiconductor Manufacturing Corporation's campus in Phoenix, Arizona.

Project spans ±2,300 acres and is set to exceed \$7 billion in investment, creating ±30 million square feet of diverse commercial, educational, residential, and industrial spaces. In total, the development will bring about 500,000 square feet of retail, restaurants and supporting services.

Aims to foster a vibrant community and strengthen Phoenix's role in the semiconductor industry, leveraging local and federal support to advance high-tech manufacturing and create tens of thousands of jobs.

Strategic location in Northwest Phoenix, Arizona, with Loop 303, Interstate 17 and State Route 74 freeway frontage.

The project is attracting a wave of new national, regional and local retailers to the area, recently including Sprouts Farmers Market.





Land Sales, BTS or
Leasing Options



Zoned
PUD/C-2 City
of Phoenix



City of Phoenix
Assured Water

TSMC

Your Global Neighbor

Halo Vista is strategically positioned directly adjacent to the Taiwan Semiconductor Manufacturing Corporation (TSMC) campus, a \$300 billion investment that is fundamentally transforming the global semiconductor industry. This is a singular opportunity to co-locate with a world leader, placing your operations at the heart of cutting-edge technology and manufacturing.

Unprecedented Investment:

TSMC's \$300 billion total expected U.S. investment signifies a monumental commitment to advanced semiconductor manufacturing in Arizona.

Global Production Hub:

By 2030, TSMC's Phoenix facilities are projected to produce 20% of the world's leading-edge logic chips, solidifying the region's role in global technology.

Catalyst for Innovation:

TSMC's presence ignites demand for an entire ecosystem of supporting businesses and services, fostering an environment where advanced manufacturing and technological breakthroughs are constant.

\$300B

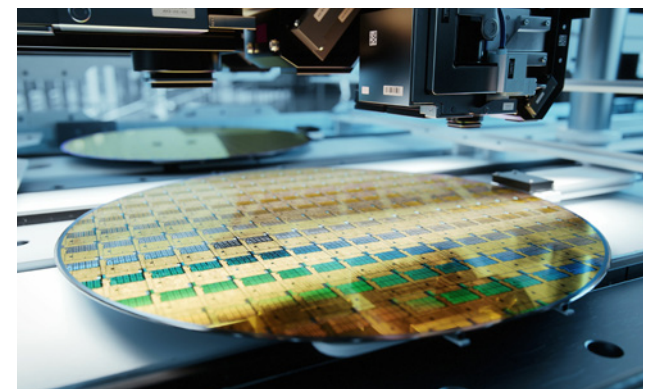
Total expected US investment

6,000

High-tech manufacturing jobs created

20%

Of global leading-edge logic chip production by 2030





HALO VISTA

Leveraging TSMC's Impact

TSMC's commitment to Phoenix creates a powerful ripple effect, offering businesses at Halo Vista a strategic competitive advantage. This is an unparalleled opportunity to integrate directly into the world's most advanced supply chain, securing your role in the future of technology.

- Strategic Adjacency:** Direct proximity to the TSMC campus offers unparalleled operational advantages, including the preferred 10-minute drive for business partners to ensure security and immediate in-person support.
- Supply Chain Integration:** Position your company for seamless integration into the global semiconductor supply chain, becoming a critical supplier, R&D partner, or manufacturing collaborator.
- Ecosystem of Excellence:** Thrive within a dynamic environment where pioneering companies and a skilled workforce unite, driving tangible change and accelerating innovation through shared resources and proximity.
- Global Recognition & Growth:** Align your operations with a globally recognized leader, enhancing your profile and unlocking an unparalleled ecosystem of supporting businesses and services that will fuel your long-term growth.

- 
Industrial
 Large facilities to manufacture and supply products for TSMC
- 
R&D Facilities
 Mixed-use buildings for global tech companies and major research
- 
Power
 Ample, reliable power provided by on-site facilities
- 
Water
 100+ year supply and commitment to sustainability
- 
Office
 Modern office buildings to serve the community's needs
- 
Education
 Quality schools and partnerships with world-class educational institutions
- 
Residential
 Multifamily housing of varying densities and styles
- 
Retail
 Shopping, restaurants, wellness facilities and community attractions
- 
Healthcare
 Medical facilities convenient to the community

Strategic Northwest Valley Location

Immediate proximity to Loop 303 and Interstate 17 providing great access to all of Metropolitan Phoenix

Located adjacent to the \$300 billion Taiwan Semiconductor Manufacturing Corporation (TSMC) multi-phase project which completed its first building in 2024 and became operational in Q4'24

Access to 3.1+ million people and 97.3K businesses within 30 miles

Located less than 7 miles from The Shops At Norterra (±60 Stores/ Restaurants) and Happy Valley Towne Center (±55 Stores/Restaurants)

1.6+ million employees located within 30 miles of the site

Located ±12 minutes from Deer Valley airport and ±35 minutes from Phoenix Sky Harbor International Airport

High-profile corporate neighbors include: TSMC, USAA, Amazon, Walmart, Target, Lowe's, The Home Depot, W.L. Gore, Cigna, Blue Cross Blue Shield of Arizona, American Express, FedEx, Axon, Colgate and DHL

5th

Largest City in the USA with population of more than 5 million in the metropolitan area

1,200

Daily domestic and international flights from Phoenix Sky Harbor International Airport

44

Median age of population in the Northwest Valley

250

People move to Phoenix every day

0%

No franchise, inventory, estate, or gross receipts tax

2.5%

Lowest flat income tax in the U.S.

\$508+
MILLION

Economic incentives awarded in Phoenix since 2020





Phoenix: Elevated Living

Beyond the groundbreaking innovation and economic opportunity, Arizona offers an exceptional quality of life that attracts and retains top talent, fostering wellbeing and a balanced lifestyle. This unique environment complements the rigorous demands of global industry, providing a refreshing backdrop for your team.

Educational Excellence: Home to top universities, including ASU, consistently ranked #1 in Innovation, providing not just talent but also a hub for continuous learning and personal growth.

Natural Wonders: Easy access to world-class destinations like the Grand Canyon, Sedona, and Lake Pleasant, offering unparalleled recreational opportunities.

Vibrant Culture: Experience a thriving arts scene, diverse culinary experiences, and major league sports, ensuring a rich and engaging cultural landscape.

Year-Round Sunshine: Enjoy over 300 days of sunshine annually, perfect for outdoor activities and a vibrant, active lifestyle.

“Nowhere on this planet is the desert as fascinating as it is in Arizona.”

— JOSEPH STACY

37.6

Median age of population in the Metro-Phoenix Area

#1

Largest Engineering School in the U.S (ASU)

40 MILLION

Tourists visit Arizona's iconic attractions each year (including 4.74M visitors to the Grand Canyon)



Work, Innovate, Live: The Halo Vista Way

Halo Vista brings the best of the Arizona lifestyle directly to your doorstep, creating a complete and integrated “live, work, learn, and play” environment. This thoughtfully designed community ensures that while your business thrives, your people find a vibrant place to call home, fostering connection and well-being.

Integrated Amenities: Thoughtfully designed indoor-outdoor environments with dedicated pedestrian and recreational corridors, seamlessly blending nature with urban sophistication.

Community & Connection: A place where people from around the world are inspired to make a home and join a vibrant, diverse community, fostering a symbiotic spirit of creativity and invention.

Wellness Focused: Access to fitness centers, wellness facilities, and ample opportunities for outdoor recreation, promoting a healthy and balanced lifestyle.

Family-Friendly: Quality schools and partnerships with educational institutions, ensuring comprehensive support for families and continuous learning opportunities.

12 MILLION

Acre-feet of water stored in AZ reservoirs and underground: 93% of water used is reclaimed

10 MINUTES AWAY

Lake Pleasant Regional Park with its 186 kilometers of shoreline is only a short drive away from the site

#1 RANKING

Most innovative U.S. School (ASU, 20215-2023)

40+

Universities and higher education institutions





The Greenpoint | Brooklyn, NY
Mixed-Use



Partnership You Can Trust

Halo Vista is backed by the visionary leadership of Mack Real Estate Group and McCourt Partners, pioneers in infrastructure development with a shared commitment to building with impact. Their combined expertise and experience provide confidence that this ambitious project will deliver on its promise.



Mack Real Estate Group is a vertically integrated, institutional real estate developer, operator, investor, and lender with deep roots dating back to the 1960s. With significant experience in large-scale, multi-phase projects globally and a strong presence in Phoenix, Mack and its affiliated entities have participated in billions of dollars of transactions, investing for the long term. This expertise is supported by a team of industry leading consultants in design, planning, and engineering, and a staff of over 250 people across the U.S.



McCourt Partners: A visionary and community-driven family-owned real estate development, investment and management company. Boldly blending financial results with impact, McCourt Partners has invested over \$1 billion of permanent capital in flagship projects across major global cities, creating sustainable, socially conscious communities that will be treasured for generations to come.

“Mack Real Estate Group and McCourt Partners bring extensive local knowledge, seasoned national development experience and the benefit of federal and global relationships we believe are well positioned to maximize the value of this unique site.”

— CHRIS JANSON, PRESIDENT, HALO VISTA



Mack Innovation Park | Deer Valley, AZ
Industrial

MACK REAL ESTATE GROUP



Dix Park | Raleigh, NC
Multifamily and Mixed-Use

MACK REAL ESTATE GROUP



Time Warner Center | New York City, NY
Mixed-Use

MACK REAL ESTATE GROUP



LA ART | Los Angeles, CA
Transit

McCOURT PARTNERS



1201 Brickell Bay Drive | Miami, FL
Condominium

McCOURT PARTNERS

Proven Expertise, Global Vision

Our partners bring unparalleled experience and a shared commitment to building the future. They have a proven track record of developing foundational infrastructure and leveraging global relationships to maximize site value and ensure long-term success.

Pioneering Infrastructure:

A track record of developing foundational infrastructure for major projects.

Impactful Development :

Focused on creating projects that contribute to the public good and long-term value.

Global Relationships:

Leveraging extensive federal and global relationships to maximize site value.

Local Insight::

Deep understanding of the Phoenix market, ensuring tailored and effective development.

HALO VISTA

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