

# Anthem Area I-17 Freeway C-2 Development Sites 17.8+/- Acres



## Site Data

**Location:** North of the Northeast Corner of I-17 & Anthem Way  
City of Phoenix, Arizona

**Size:** Pcl 1: 8.0 +/- Ac., 348,480 s.f.  
Pcl 2: 9.8 +/- Ac., 424,722 s.f.

**Zoning:** C-2, City of Phoenix  
R-3 potential = 309 Multi-family units

**Utilities:** To Site, Epcor

**Price:** \$18,500,000  
(\$59,870 per unit / \$23.86 s.f.)

- High visibility I-17 Freeway Site
- Over 1,900' of Freeway Frontage
- Hard zoned C-2, with no site plan
- Utilities to site
- Close to TSMC



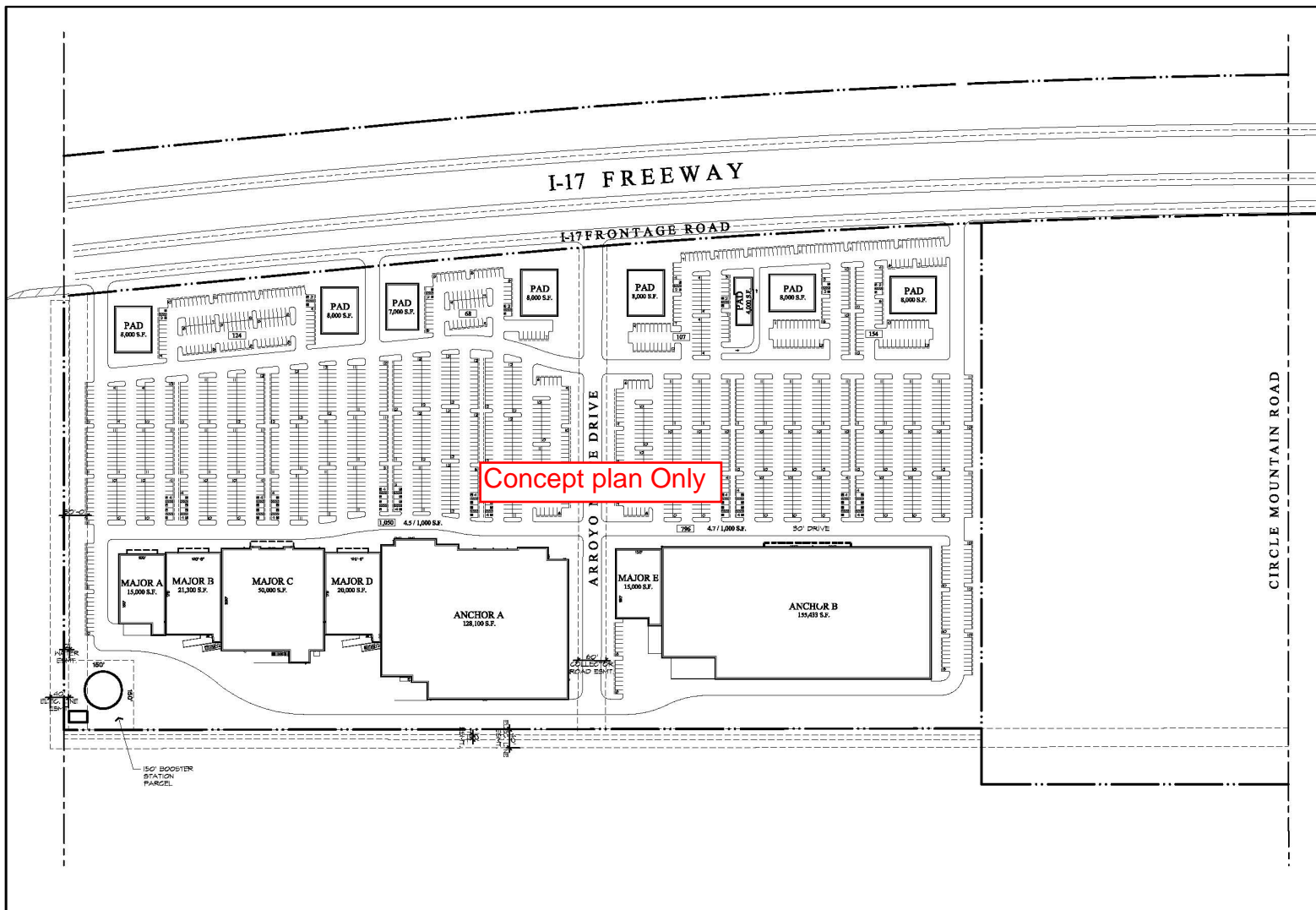
Contact: Tom Tait, Jr.  
Tait Development, Inc.  
3131 E. Camelback Rd., Ste. 310  
Phoenix, AZ 85016  
Dir. 602-522-1901  
Cell: 602-300-8880  
E mail: tait@taitdevelopment.com

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# I-17 Freeway Retail Development Sites

## Conceptual Site Plan For 44+/- Acres C-2



**SITE DATA**

SITE AREA	: 2,012,368 S.F. (46.2 ACRES)
BUILDING AREA	: 463,833 S.F.
% COVERAGE	: 23.0 %
PARKING PROVIDED	: 2,299 SPACES
PARKING RATIO	: 4.96 / 1,000 S.F.

**LEGAL DESCRIPTION**

THE NORTH HALF OF SECTION 10, TOWNSHIP 6 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF THE PHOENIX-CORDES JUNCTION HIGHWAY (INTERSTATE 17) AS SHOWN ON THE RIGHT-OF-WAY FOR HIGHWAY PROJECT NO. 1-17-1 (29) 22;

EXCEPT THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 10;

THENCE NORTH 89 DEGREES 44 MINUTES 22 SECONDS EAST, A DISTANCE OF 131.55 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 10;

THENCE SOUTH 00 DEGREES 00 SECONDS 00 MINUTES WEST, LEAVING SAID NORTH LINE A DISTANCE OF 660.34 FEET;

THENCE WEST A DISTANCE OF 1,207.11 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE PHOENIX-CORDES JUNCTION HIGHWAY (INTERSTATE 17) AND TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 22,714.32 FEET, A CENTRAL ANGLE OF 01 DEGREES 39 MINUTES 56 SECONDS AND A CHORD BEARING NORTH 01 DEGREES 36 MINUTES 22 SECONDS WEST A DISTANCE OF 660.30 FEET;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF PHOENIX-CORDES JUNCTION HIGHWAY (INTERSTATE 17) AND ALONG SAID CURVE A DISTANCE OF 660.32 FEET TO A POINT ON THE NORTH LINE OF NORTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 10 A DISTANCE OF 1094.06 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 10 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

EXCEPT ALL COAL AND OTHER MINERALS IN SAID LAND AS RESERVED TO THE UNITED STATES IN THE PATENT TO THE LAND.

DATE: 06.01.11 JOB NUMBER: 08129-4702

AV 203, L.L.C.

**I-17 & CIRCLE MOUNTAIN ROAD**  
PROPOSED REGIONAL SHOPPING CENTER  
PHOENIX, ARIZONA



Butler Design Group  
Architects & Planners  
5555 East Van Buren St.  
Suite 215  
Phoenix, Arizona 85008  
phone 602-957-1800  
fax 602-957-7722

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# I-17 Freeway Retail Development

## Sites 17.8 +/- Acres - Aerial

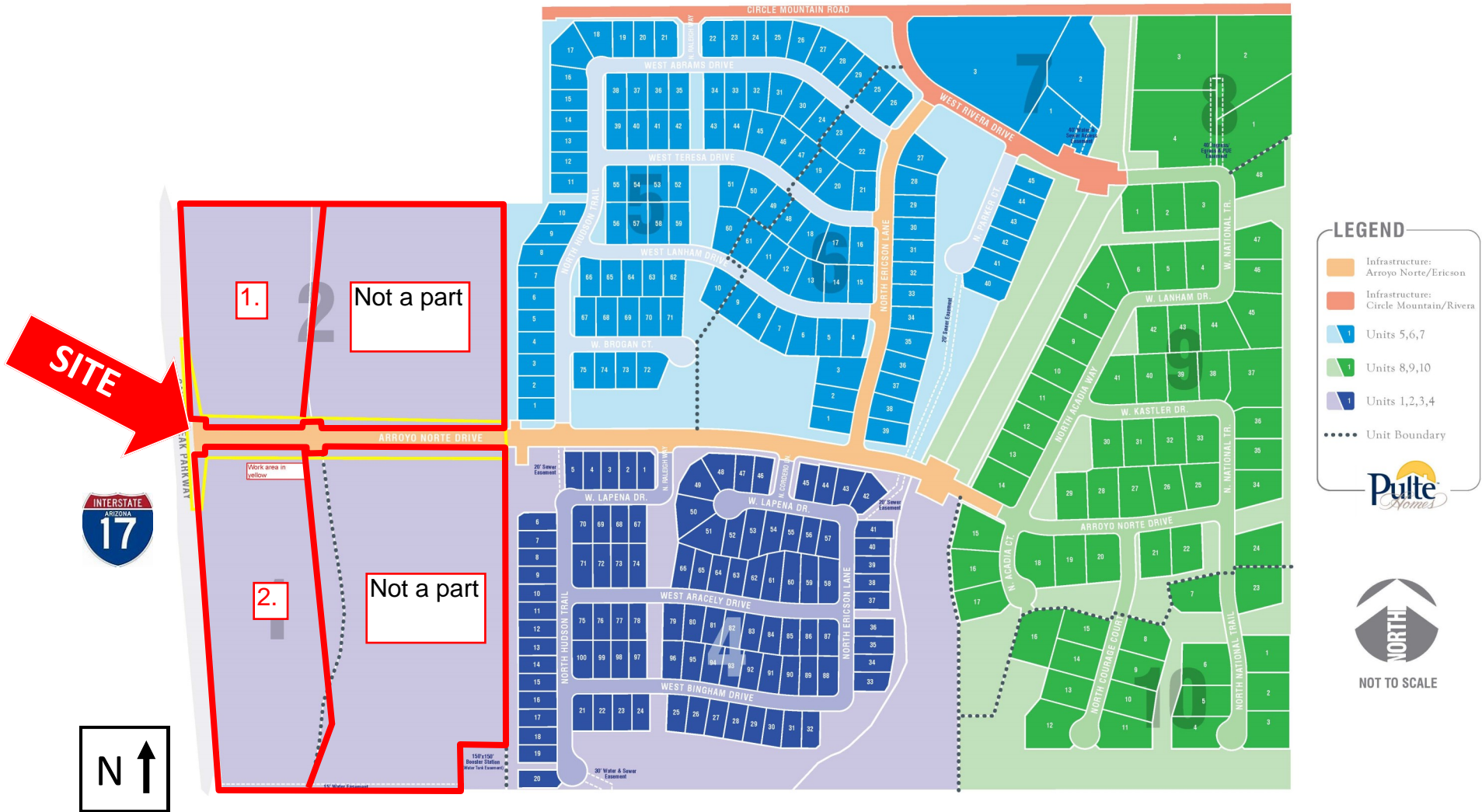


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# I-17 Freeway Retail Development Sites

## Arroyo Norte Phasing Plan



December 13, 2006

**Hoskin - Ryan Consultants, Inc.**  
 Land Use Planning | Hydrology | Land Development | Civil Infrastructure | Surveying | Construction Services | Landscape Architecture | Graphic Design

**Arroyo Norte**  
Phasing Plan

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# I-17 Freeway Retail Development Sites

## 17+/- Acres - Zoning Map



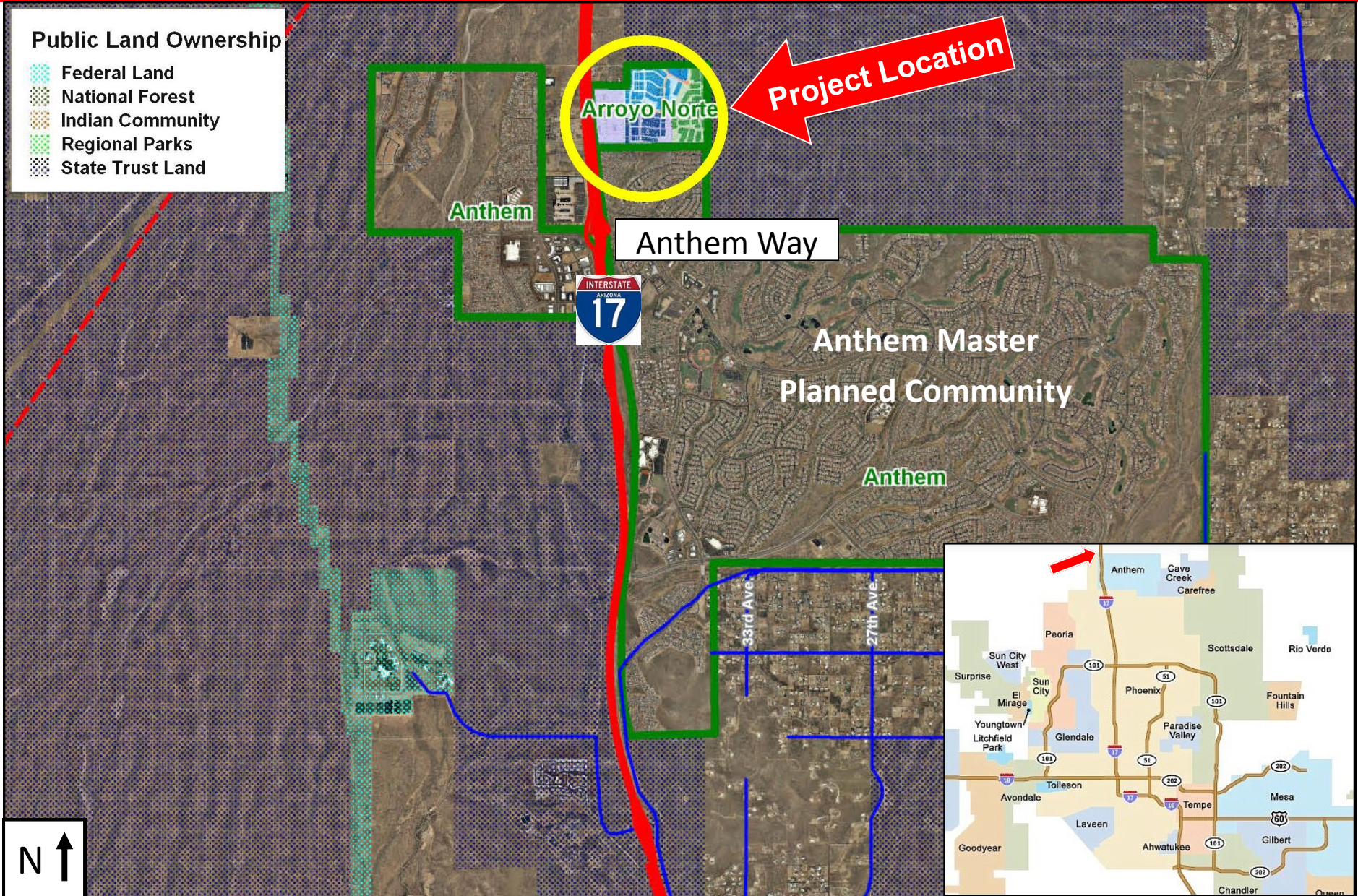
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# I-17 Freeway Retail Development Sites

## 17+/- Acres - Arroyo Norte Project Location Map



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# DIRECTORY OF STORES

## The Outlets At Anthem

A *must see* when heading north from the valley! Conveniently located off I-17, just 15 minutes north of the loop 101. Outlets at Anthem offers, pedestrian friendly and pet friendly open air shopping of name brand fashions to residents and visitors alike. Outlets at Anthem is always high on the itinerary with more than 60 designer brand shops. We All Need an Outlet. Make Anthem Yours.



### DESIGNER FASHIONS & SPORTSWEAR

- 125 Aeropostale
- 500 Ann Taylor Factory Store
- 135 Banana Republic Factory Store
- 120 BCBGMAXAZRIA
- 440 Bon Worth Factory Outlet
- 100 Calvin Klein
- 520 Coach
- 130 Columbia Sportswear
- 720 Christopher & Banks
- 465 dressbarn / dressbarn woman
- 385 Gap Outlet
- 695 GUESS Factory Store
- 115 J. Crew Factory
- 565 Lane Bryant Outlet
- 700 Levi's Outlet
- 600 Michael Kors
- 375 Nike Factory Store
- 665 PacSun
- 110 Pearl Izumi
- 790 Polo Ralph Lauren Factory Store
- 450 rue21
- 445 Styles for Less
- 380 Tommy Hilfiger
- 690 Under Armour
- 810 Van Heusen
- 745 Vans Outlet

### FOOTWEAR

- 890 The Children's Place Outlet
- 520 Coach
- 130 Columbia Sportswear
- 465 dressbarn / dressbarn woman
- 640 Famous Footwear Outlet
- 695 GUESS Factory Store
- 375 Nike Factory Store
- 665 PacSun
- 110 Pearl Izumi
- 800 Rack Room Shoes
- 450 rue21
- 625 Skechers
- 445 Styles for Less
- 690 Under Armour
- 745 Vans Outlet

### LEATHER, LUGGAGE & BACKPACKS

- 475 Claire's
- 520 Coach
- 130 Columbia Sportswear
- 600 Michael Kors
- 375 Nike Factory Store
- 800 Rack Room Shoes
- 570 Samsonite

### SUNGLASSES, ACCESSORIES & FINE JEWELRY

- 475 Claire's
- 520 Coach
- 780 Kay Jewelers Outlet
- 600 Michael Kors
- 665 PacSun
- 450 rue21
- 445 Styles for Less
- 580 Sunglass Hut

- Sonoran Living Mother's Lounge
- ATM
- Restrooms
- Wheelchair Access
- Free Wi-Fi
- Kid's Play
- Management Office
- Bus Drop-off/Pickup
- Bike Rack
- Community Room
- EV Charging Station
- Tot Lot & Splash Pad
- Lottery & Scratchers
- Customer Service  
(Free Wheelchair & Stroller Rental, Security, Lost & Found, Gift Cards, Military Discounts & Coupons)

### CHILDREN'S FASHIONS, TOYS & ACCESSORIES

- 660 Carter's Babies and Kids
- 890 The Children's Place Outlet
- 475 Claire's
- 640 Famous Footwear Outlet
- 130 Columbia Sportswear
- 600 Michael Kors
- 375 Nike Factory Store
- 800 Rack Room Shoes
- 570 Samsonite
- 625 Skechers
- 380 Tommy Hilfiger
- 690 Under Armour

### SPECIALTY

- 692 BOSE Factory Store
- 430 Century 21 Desert Estates
- 780 Kay Jewelers Outlet
- 550 Kitchen Collection

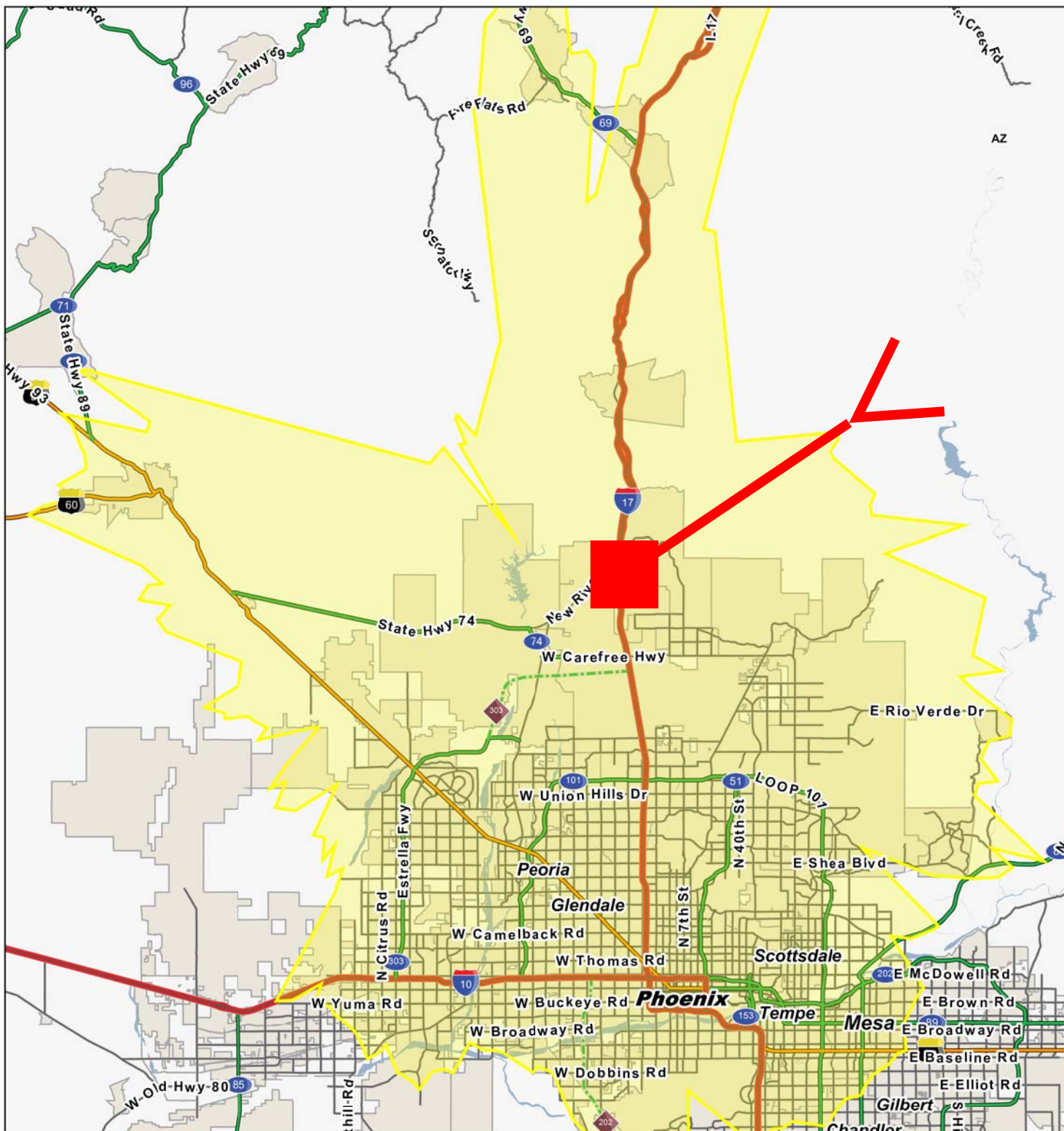
## COVERED PARKING AREA

Over 300 Spaces!



Check in on Facebook





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**I-17 & Circle Mountain Road  
Phoenix, Arizona**  
Yellow indicates 60 minute drive time to Site

March 2016



# EXPANDED PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Proportional Block Groups

Lat/Lon: 33.8100/-112.1845

RF5

## I-17 & Circle Mountain Road

60.00 (mins)

### Phoenix, Arizona

#### Population

Estimated Population (2015)	3,240,837	
Projected Population (2020)	3,522,652	
Census Population (2010)	2,996,718	
Census Population (2000)	2,541,236	
Projected Annual Growth (2015 to 2020)	281,815	1.7%
Historical Annual Growth (2010 to 2015)	244,119	1.6%
Historical Annual Growth (2000 to 2010)	455,482	1.8%
Estimated Population Density (2015)	1,088	psm
Trade Area Size	2,977.90	sq mi

#### Households

Estimated Households (2015)	1,240,911	
Projected Households (2020)	1,319,018	
Census Households (2010)	1,115,758	
Census Households (2000)	941,736	
Estimated Households with Children (2015)	404,417	32.6%
Estimated Average Household Size (2015)	2.57	

#### Average Household Income

Estimated Average Household Income (2015)	\$71,310
Projected Average Household Income (2020)	\$77,457
Estimated Average Family Income (2015)	\$83,357

#### Median Household Income

Estimated Median Household Income (2015)	\$57,906
Projected Median Household Income (2020)	\$60,872
Estimated Median Family Income (2015)	\$70,622

#### Per Capita Income

Estimated Per Capita Income (2015)	\$27,467	
Projected Per Capita Income (2020)	\$29,153	
Estimated Per Capita income 5 Year Growth	\$1,686	6.1%
Estimated Average Household Net Worth (2015)	\$523,037	

#### Daytime Demos (2015)

Total Businesses	126,605	
Total Employees	1,618,740	
Company Headquarter Businesses	955	0.8%
Company Headquarter Employees	144,712	8.9%
Employee Population per Business	12.8	
Residential Population per Business	25.6	

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I-17 & Circle Mountain Road		60.00 (mins)
Phoenix, Arizona		
<b>Race &amp; Ethnicity</b>		
White (2015)	2,252,425	69.5%
Black or African American (2015)	200,890	6.2%
American Indian or Alaska Native (2015)	59,442	1.8%
Asian (2015)	124,659	3.8%
Hawaiian or Pacific Islander (2015)	6,000	0.2%
Other Race (2015)	475,077	14.7%
Two or More Races (2015)	122,344	3.8%
Not Hispanic or Latino Population (2015)	2,175,541	67.1%
Hispanic or Latino Population (2015)	1,065,296	32.9%
Not Hispanic or Latino Population (2020)	2,305,419	65.4%
Hispanic or Latino Population (2020)	1,217,233	34.6%
Not Hispanic or Latino Population (2010)	2,024,982	67.6%
Hispanic or Latino Population (2010)	971,736	32.4%
Not Hispanic or Latino Population (2000)	1,858,630	73.1%
Hispanic or Latino Population (2000)	682,606	26.9%
Projected Hispanic Annual Growth (2015 to 2020)	151,937	2.9%
Historic Hispanic Annual Growth (2000 to 2015)	382,690	3.7%
<b>Age Distribution (2015)</b>		
Age Under 5	214,118	6.6%
Age 5 to 9 Years	221,945	6.8%
Age 10 to 14 Years	223,945	6.9%
Age 15 to 19 Years	225,755	7.0%
Age 20 to 24 Years	238,235	7.4%
Age 25 to 29 Years	235,784	7.3%
Age 30 to 34 Years	225,743	7.0%
Age 35 to 39 Years	209,968	6.5%
Age 40 to 44 Years	211,785	6.5%
Age 45 to 49 Years	205,940	6.4%
Age 50 to 54 Years	208,992	6.4%
Age 55 to 59 Years	194,402	6.0%
Age 60 to 64 Years	169,291	5.2%
Age 65 to 74 Years	260,197	8.0%
Age 75 to 84 Years	135,334	4.2%
Age 85 Years or Over	59,403	1.8%
Median Age	36.0	
<b>Gender Age Distribution (2015)</b>		
Female Population	1,637,268	50.5%
Age 0 to 19 Years	433,553	26.5%
Age 20 to 64 Years	951,247	58.1%
Age 65 Years or Over	252,468	15.4%
Female Median Age	37.0	
Male Population	1,603,569	49.5%
Age 0 to 19 Years	452,211	28.2%
Age 20 to 64 Years	948,893	59.2%
Age 65 Years or Over	202,465	12.6%
Male Median Age	35.0	

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## I-17 & Circle Mountain Road

60.00 (mins)

### Phoenix, Arizona

#### Household Income Distribution (2015)

HH Income \$200,000 or More	63,426	5.1%
HH Income \$150,000 to \$199,999	52,386	4.2%
HH Income \$100,000 to \$149,999	145,773	11.7%
HH Income \$75,000 to \$99,999	142,315	11.5%
HH Income \$50,000 to \$74,999	224,329	18.1%
HH Income \$35,000 to \$49,999	181,822	14.7%
HH Income \$25,000 to \$34,999	134,725	10.9%
HH Income \$15,000 to \$24,999	134,223	10.8%
HH Income Under \$15,000	161,911	13.0%
HH Income \$35,000 or More	810,051	65.3%
HH Income \$75,000 or More	403,900	32.5%

#### Housing (2015)

Total Housing Units	1,325,849	
Housing Units Occupied	1,240,911	93.6%
Housing Units Owner-Occupied	748,541	60.3%
Housing Units, Renter-Occupied	492,370	39.7%
Housing Units, Vacant	84,939	6.4%

#### Marital Status (2015)

Never Married	890,993	34.5%
Currently Married	1,125,310	43.6%
Separated	125,389	4.9%
Widowed	128,966	5.0%
Divorced	310,171	12.0%

#### Household Type (2015)

Population Family	2,450,589	75.6%
Population Non-Family	741,323	22.9%
Population Group Quarters	48,925	1.5%
Family Households	779,060	62.8%
Non-Family Households	461,850	37.2%
Married Couple with Children	245,172	21.8%
Average Family Household Size	3.1	

#### Household Size (2015)

1 Person Households	357,233	28.8%
2 Person Households	399,966	32.2%
3 Person Households	175,056	14.1%
4 Person Households	149,147	12.0%
5 Person Households	83,601	6.7%
6 or More Person Households	75,908	6.1%

#### Household Vehicles (2015)

Households with 0 Vehicles Available	87,159	7.0%
Households with 1 Vehicles Available	473,601	38.2%
Households with 2 or More Vehicles Available	680,151	54.8%
Total Vehicles Available	2,113,713	
Average Vehicles Per Household	1.7	

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### Phoenix, Arizona

#### Labor Force (2015)

Estimated Labor Population Age 16 Years or Over	2,538,535	
Estimated Civilian Employed	1,495,406	58.9%
Estimated Civilian Unemployed	94,449	3.7%
Estimated in Armed Forces	3,620	0.1%
Estimated Not in Labor Force	945,060	37.2%
Unemployment Rate	3.7%	

#### Occupation (2010)

Occupation: Population Age 16 Years or Over	1,305,169	
Management, Business, Financial Operations	195,938	15.0%
Professional, Related	273,975	21.0%
Service	241,592	18.5%
Sales, Office	357,388	27.4%
Farming, Fishing, Forestry	2,996	0.2%
Construct, Extraction, Maintenance	108,306	8.3%
Production, Transport Material Moving	124,974	9.6%
White Collar Workers		63.4%
Blue Collar Workers		36.6%

#### Consumer Expenditure (2015)

Total Household Expenditure	\$68.2 B	
Total Non-Retail Expenditure	\$37.0 B	54.2%
Total Retail Expenditure	\$31.2 B	45.8%
Apparel	\$2.38 B	3.5%
Contributions	\$2.96 B	4.3%
Education	\$2.50 B	3.7%
Entertainment	\$3.81 B	5.6%
Food and Beverages	\$10.0 B	14.7%
Furnishings and Equipment	\$2.33 B	3.4%
Gifts	\$1.68 B	2.5%
Health Care	\$5.49 B	8.0%
Household Operations	\$1.93 B	2.8%
Miscellaneous Expenses	\$1.01 B	1.5%
Personal Care	\$885 M	1.3%
Personal Insurance	\$503 M	0.7%
Reading	\$151 M	0.2%
Shelter	\$14.1 B	20.6%
Tobacco	\$424 M	0.6%
Transportation	\$12.9 B	18.9%
Utilities	\$5.16 B	7.6%

#### Educational Attainment (2015)

Adult Population Age 25 Years or Over	2,116,838	
Elementary (Grade Level 0 to 8)	153,574	7.3%
Some High School (Grade Level 9 to 11)	153,907	7.3%
High School Graduate	498,650	23.6%
Some College	515,968	24.4%
Associate Degree Only	172,704	8.2%
Bachelor Degree Only	391,337	18.5%
Graduate Degree	230,699	10.9%

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## I-17 & Circle Mountain Road

60.00 (mins)

### Phoenix, Arizona

#### Units In Structure (2010)

1 Detached Unit	723,729	64.9%
1 Attached Unit	61,362	5.5%
2 to 4 Units	56,944	5.1%
5 to 9 Units	61,545	5.5%
10 to 19 Units	71,376	6.4%
20 to 49 Units	35,440	3.2%
50 or More Units	59,022	5.3%
Mobile Home or Trailer	44,668	4.0%
Other Structure	1,672	0.1%

#### Homes Built By Year (2010)

Homes Built 2005 or later	124,185	11.1%
Homes Built 2000 to 2004	140,576	12.6%
Homes Built 1990 to 1999	221,108	19.8%
Homes Built 1980 to 1989	210,902	18.9%
Homes Built 1970 to 1979	211,366	18.9%
Homes Built 1960 to 1969	96,344	8.6%
Homes Built 1950 to 1959	76,491	6.9%
Homes Built Before 1949	34,787	3.1%

#### Home Values (2010)

Home Values \$1,000,000 or More	13,474	2.0%
Home Values \$500,000 to \$999,999	42,731	6.2%
Home Values \$400,000 to \$499,999	32,926	4.8%
Home Values \$300,000 to \$399,999	67,505	9.8%
Home Values \$200,000 to \$299,999	146,359	21.2%
Home Values \$150,000 to \$199,999	124,733	18.1%
Home Values \$100,000 to \$149,999	127,452	18.5%
Home Values \$70,000 to \$99,999	61,260	8.9%
Home Values \$50,000 to \$69,999	25,461	3.7%
Home Values \$25,000 to \$49,999	20,402	3.0%
Home Values Under \$25,000	28,049	4.1%
Owner-Occupied Median Home Value	\$193,919	
Renter-Occupied Median Rent	\$782	

#### Transportation To Work (2010)

Drive to Work Alone	982,160	76.2%
Drive to Work in Carpool	150,131	11.7%
Travel to Work by Public Transportation	30,801	2.4%
Drive to Work on Motorcycle	4,889	0.4%
Walk or Bicycle to Work	33,843	2.6%
Other Means	12,936	1.0%
Work at Home	73,671	5.7%

#### Travel Time (2010)

Travel to Work in 14 Minutes or Less	281,628	23.2%
Travel to Work in 15 to 29 Minutes	474,855	39.1%
Travel to Work in 30 to 59 Minutes	394,942	32.5%
Travel to Work in 60 Minutes or More	63,335	5.2%
Average Minutes Travel to Work	23.3	

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