

DEER VALLEY
INFILL SITE

FOR
SALE

2941 W FOOTHILL DR,
PHOENIX, AZ 85027

CONTACT INFORMATION

GUNNAR SINNETT
VICE PRESIDENT
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314.651.0322



EXECUTIVE SUMMARY

LevRose Commercial Real Estate is pleased to exclusively present 2941 W Foothill Drive, a compelling high-density residential development opportunity in Phoenix's rapidly growing Deer Valley submarket. The ± 0.81 -acre site is hard-zoned for high-density residential, positioning the property for immediate execution without entitlement risk, and a quick timeline for development.

The property benefits from exceptional regional connectivity, with close proximity to Interstate 17, Loop 101, and State Route 51, providing efficient access throughout the Phoenix metropolitan area. Located approximately a 10-minute drive from the Taiwan Semiconductor Manufacturing Company's \$165 billion fabrication campus, the site is well positioned to capture housing demand driven by one of the largest economic development projects in the Southwest



2941 W FOOTHILL DR | PHOENIX, AZ 85027

PROPERTY DETAILS

LOCATION	2941 W FOOTHILL DR PHOENIX, AZ 85027
SALE PRICE	\$610,000 (\$19.57/SF)
SITE AREA	±0.72 AC (±31,164 S)
ZONING	R-4A (Phoenix)
PARCELS	206-04-010A

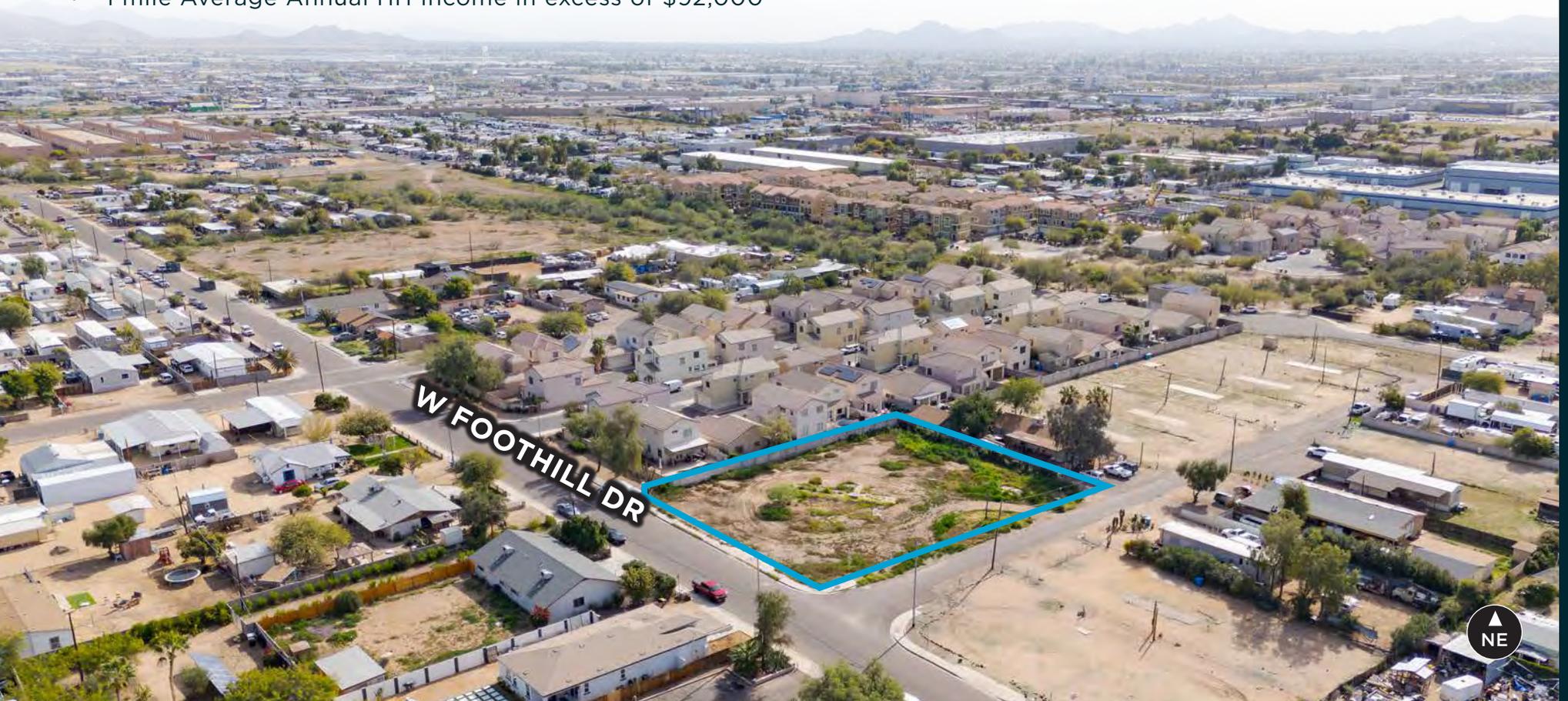


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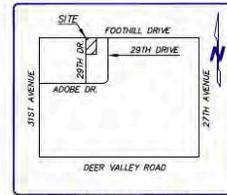
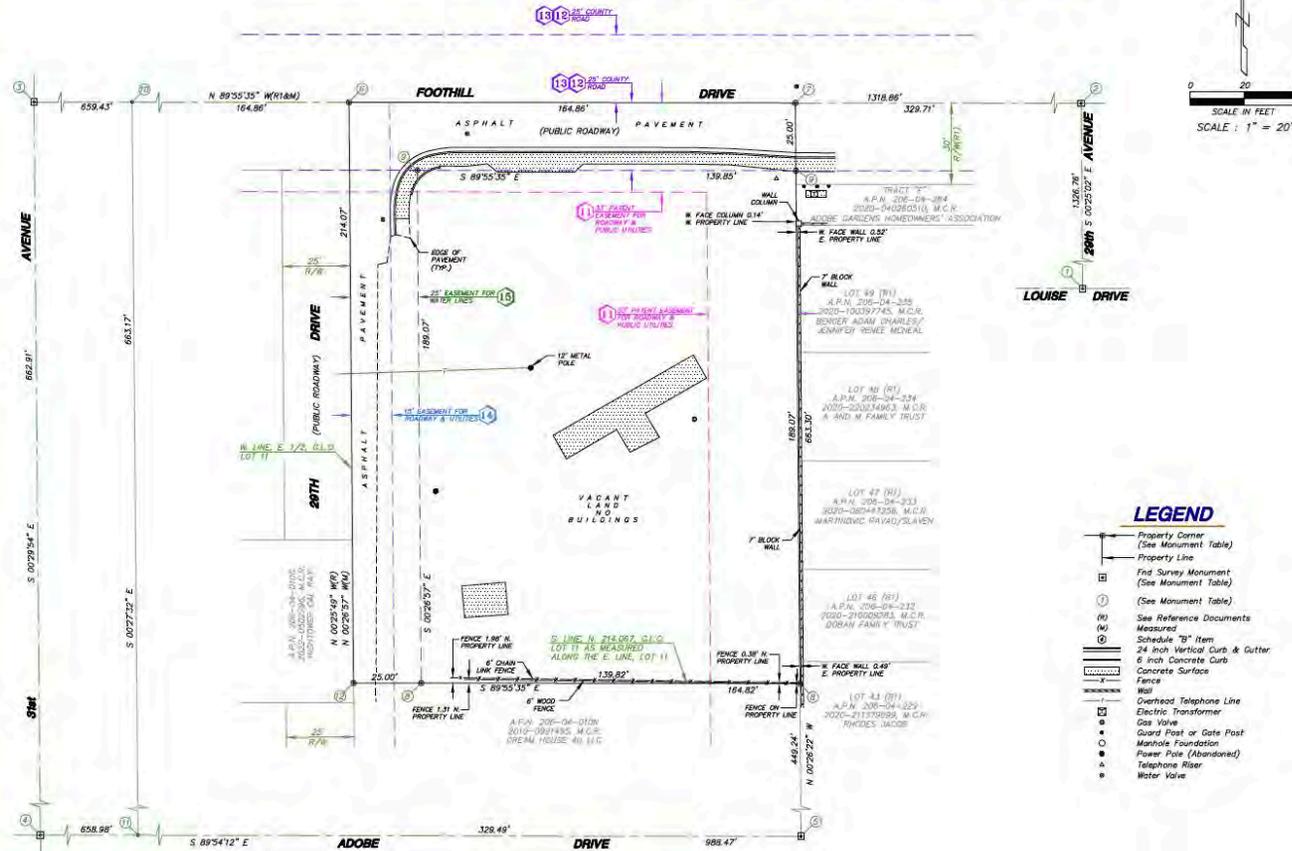
HIGHLIGHTS

- Full Development and Due Diligence File available upon request
- Hard Zoned for High-Density Residential
- ±10 Minute Drive Time to TSCM \$165B Fab
- Proximity to I-17, Loop 101, and SR-51
- Over 4,000 Businesses within 3 mile radius
- 1 mile Average Annual HH Income in excess of \$92,000



ALTA SURVEY

ALTA / N.S.P.S. LAND TITLE SURVEY A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



PARCEL DESCRIPTION

THE NORTH 214.067 FEET OF THE EAST HALF OF LOT 11, AS MEASURED ALONG THE EAST LINE OF LOT 11, SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, EXCEPT ALL OIL, GAS AND OTHER MINERAL DEPOSITS, AS RESERVED IN PATENT FROM UNITED STATES OF AMERICA.

NOTE: The parcel description from Warranty Deed No. 2022-0504339, M.C.R. is described as "The North 214.07 Feet"; it is the surveyor's interpretation that this is a typographical error and should be "The North 214.067 feet". This corresponds with the descriptions for the parcels to the South.

SURVEY NOTES

- This survey and the descriptions used are based on a Commitment for Title Insurance issued by Thomas Title and Escrow Agency, issuing agent for First American Title Insurance Company, File Number 123631A2, dated April 17, 2023.
- BASIS OF BEARING:** The monument line of Foothill Drive, with a bearing of North 89 degrees 55 minutes 35 seconds West, per the Final Plot of ADOBE GARDENS recorded in Book 525, Page 47, M.C.R.
- The bearings and distances depicted indicate actual field or computed measurements performed during the course of this survey. This information may vary from documents of record used for this survey.
- No buildings were observed on the surveyed property.
- The utility information shown is limited to visible above ground evidence. This survey makes no attempt to depict any underground utilities and there is no guarantee or warranty to the exact location or presence of any underground utilities that may actually exist adjacent to or within the boundaries of the subject property. Prior to any excavation please call an underground utility locator or "BLUE STAKE" at (602)659-7500 for the precise location and extent of all utilities in the area.
- This Survey has been prepared exclusively for the parties stated in the certification for use in conjunction with the errors referenced in Survey Note No. 1. Reproduction or use of this survey by any other party for any other transaction or purpose is unauthorized without written authorization from Alliance Land Surveying, LLC. The use of the word "certify" or "certification" by a person or firm that is registered or certified by the board is an expression of professional opinion regarding facts or findings that are the subject of the certification and does not constitute an express or implied warranty or guarantee (A.R.S. 32-151).

LEGEND

- Property Corner (See Monument Table)
- Property Line
- Find Survey Monument (See Monument Table)
- Find Survey Monument (See Monument Table)
- Schedule "B" Item
- 24 inch Vertical Curb & Gutter
- 6 inch Concrete Curb
- Concrete Surface
- Fence
- Wall
- Overhead Telephone Line
- Electric Transformer
- Gas Valve
- Guard Post or Gate Post
- Manhole Foundation
- Power Pole (Abandoned)
- Telephone Rider
- Water Valve

SITE INFORMATION

ADDRESS: 2941 W. FOOTHILL DRIVE, PHOENIX, ARIZONA 85027

A.P.N.: 206-04-0104

LAND AREA:
GROSS AREA = 0.810 ACRES = 35,265.50 FT.
NET AREA = 0.715 ACRES = 31,164.30 FT.
NET AREA IS THE GROSS AREA LESS EASEMENTS 12 & 13 FOR COUNTY ROAD

STRIPED PARKING SPACE TABULATION:
There are no striped parking spaces on the subject property.

REFERENCE DOCUMENTS

- (R) DEED 2022-0504339, M.C.R.
- (R1) PLAT PER BOOK 525, PAGE 47, M.C.R.
- (R2) BLM PLAT MAP, OPTICALLY FILED 3-14-1952

CERTIFICATION

To:
Foothill Developers, LLC, an Arizona limited liability company; Thomas Title and Escrow Agency; and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/N.S.P.S. Land Title Surveys, jointly established and adopted by ALTA and N.S.P.S. and includes Items 1, 2, 4, 8, 9, 13, and 14 of Table A thereof. The fieldwork was completed on April 27, 2023.

May 3, 2023
E. Bryan Gotschewer
R.L.S. 31020



ALTA / N.S.P.S. LAND TITLE SURVEY



ALLIANCE LAND SURVEYING LLC
10000 N. CENTRAL EXPRESSWAY, SUITE 100, PHOENIX, ARIZONA 85028
PHOENIX, ARIZONA 85028
TEL: 602.998.8878
WWW.ALLIANCELANDSURVEYING.COM

SHEET: 1 of 1 DATE: 6-3-23 JOB NO: 230461

MONUMENT TABLE	
1	FND BRASS CAP FLUSH - ACCEPTED AS THE SE. COR. G.L.O. LOT 21 AS SHOWN ON (R1)
2	FND BRASS CAP FLUSH - ACCEPTED AS THE NE. COR. G.L.O. LOT 12 AS SHOWN ON (R1)
3	FND BRASS CAP FLUSH - ACCEPTED AS THE NW. COR. G.L.O. LOT 9 AS SHOWN ON (R1)
4	FND BRASS CAP FLUSH - ACCEPTED AS THE SW. COR. G.L.O. LOT 9 AS SHOWN ON (R1)
5	FND BRASS CAP FLUSH - ACCEPTED AS THE SE. COR. G.L.O. LOT 11 AS SHOWN ON (R1)
6	NW. COR. G.L.O. LOT 11 - NO MONUMENT FND OR SET - CALCD POSITION PER (R2)
7	NE. COR. G.L.O. LOT 11 - CALCD POSITION PER (R2) NO MONUMENT FND OR SET - LANDS IN EXISTING ROADWAY
8	SE. COR. G.L.O. LOT 11 - CALCD POSITION PER (R2) NO MONUMENT FND OR SET - LANDS IN EXISTING ROADWAY
9	SET 1/2" REBAR W/CAP U.S. 31020
10	SET PIN NAIL & WASHER U.S. 31020
11	NW. COR. G.L.O. LOT 11 - NO MONUMENT FND OR SET - CALCD POSITION PER (R2)
12	SW. COR. G.L.O. LOT 11 - NO MONUMENT FND OR SET - CALCD POSITION PER (R2)
13	CALCD POSITION - PROPERTY CORNER NOT SET - LANDS IN EXISTING ROADWAY
14	NW. COR. E. 1/2, G.L.O. LOT 11 - CALCD POSITION PER (R2) NO MONUMENT FND OR SET - LANDS IN EXISTING ROADWAY
15	NE. COR. G.L.O. LOT 11 - CALCD POSITION PER (R2) NO MONUMENT FND OR SET - LANDS IN EXISTING ROADWAY
16	SE. COR. G.L.O. LOT 11 - CALCD POSITION PER (R2) NO MONUMENT FND OR SET - LANDS IN EXISTING ROADWAY

SCHEDULE "B" ITEMS

- 11 An statement for roadway and public utilities and incidental purposes recorded as Deed 1879R, Page 205, of Official Records. (PLOTTABLE MATTERS SHOWN HEREON)
- 12 All matters as set forth in Road Declared (Road File No. 1879R), recorded July 24, 1962 as Deed 7193, Page 305, of Official Records. (PLOTTABLE MATTERS SHOWN HEREON)
- 13 A plat recorded in Book 16, Page 17 of Road Maps, purporting to show a county roadway. (PLOTTABLE MATTERS SHOWN HEREON)
- 14 An statement for roadway and utilities and incidental purposes recorded as Deed 805G, Page 363, of Official Records. (PLOTTABLE MATTERS SHOWN HEREON)
- 15 An statement for water line and incidental purposes recorded as 2017-0492789, of Official Records. (PLOTTABLE MATTERS SHOWN HEREON)



SITE

BARNES & NOBLE
 COST PLUS
WORLD MARKET
MOUNTAINSIDE FITNESS
T.J. MAXX
WALMART
 Olive Garden
 ITALIAN KITCHEN
 Starbucks
 LOWE'S

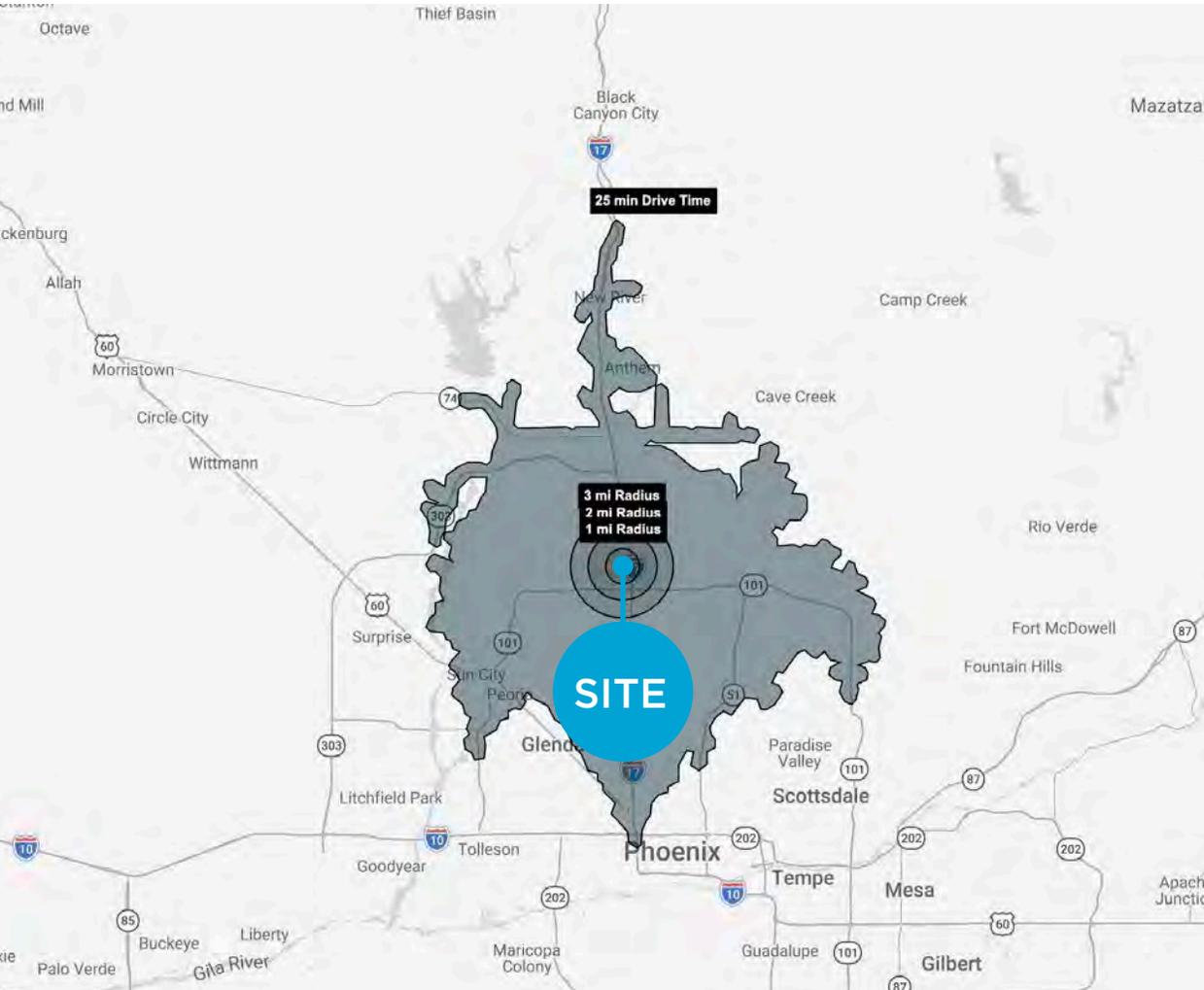
MACK INNOVATION PARK
 DEER VALLEY

DVT
 PHOENIX DEER VALLEY AIRPORT

AMC
 Chick-fil- &
 Michaels
 ROSS
 DRESS FOR LESS
 GNC
 LIVE WELL
 TARGET
 WILDFLOWER
 SAVE. GIFT. ENJOY.

COSTCO
 WHOLESALE
IN-N-OUT
 BURGER
SPORTSMAN'S
 WAREHOUSE

DEMOGRAPHICS



*2025 Statistics from SitesUSA.com

POPULATION

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	9,756	38,049	81,057	1.23 M
2030	9,468	38,670	82,890	1.2 M

HOUSEHOLDS

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	3,945	15,889	32,536	497,106
2030	3,908	16,486	33,854	494,810

AVERAGE INCOME

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$92,771	\$105,154	\$118,307	\$125,140
2030	\$92,208	\$105,207	\$118,626	\$125,330

EMPLOYEES

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	4,285	30,625	48,731	468,086

BUSINESSES

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	415	2,726	4,671	62,444

DEVELOPMENT OVERVIEW

TAIWAN SEMICONDUCTOR MANUFACTURING

TSMC created the semiconductor Dedicated IC Foundry business model when it was founded in 1987. TSMC served about 535 customers and manufactured more than 12,302 products for various applications covering a variety of end markets including smartphones, high performance computing, the Internet of Things (IoT), automotive, and digital consumer electronics.

Annual capacity of the manufacturing facilities managed by TSMC and its subsidiaries exceeded 13 million 12-inch equivalent wafers in 2021. These facilities include four 12-inch wafer GIGAFAB® fabs, four 8-inch wafer fabs, and one 6-inch wafer fab – all in Taiwan – as well as one 12-inch wafer fab at a wholly owned subsidiary, TSMC Nanjing Company Limited, and two 8-inch wafer fabs at wholly owned subsidiaries, WaferTech in the United States and TSMC China Company Limited.

In December 2022, TSMC announced that, in addition to TSMC Arizona's first fab, which is scheduled to begin production of N4 process technology in 2024, the Company has also started the construction of a second fab which is scheduled to begin production of 3nm process technology in 2026. At the same time, the Company continues to execute its plan for a fab in Kumamoto, Japan, with production targeted for 2024.

Website: <https://www.tsmc.com/english>

ESTIMATED ECONOMIC IMPACT: \$165B



PHOENIX CITY OVERVIEW

GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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LEVROSE

COMMERCIAL REAL ESTATE



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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