



# FIVE NORTH

at VISTANCIA



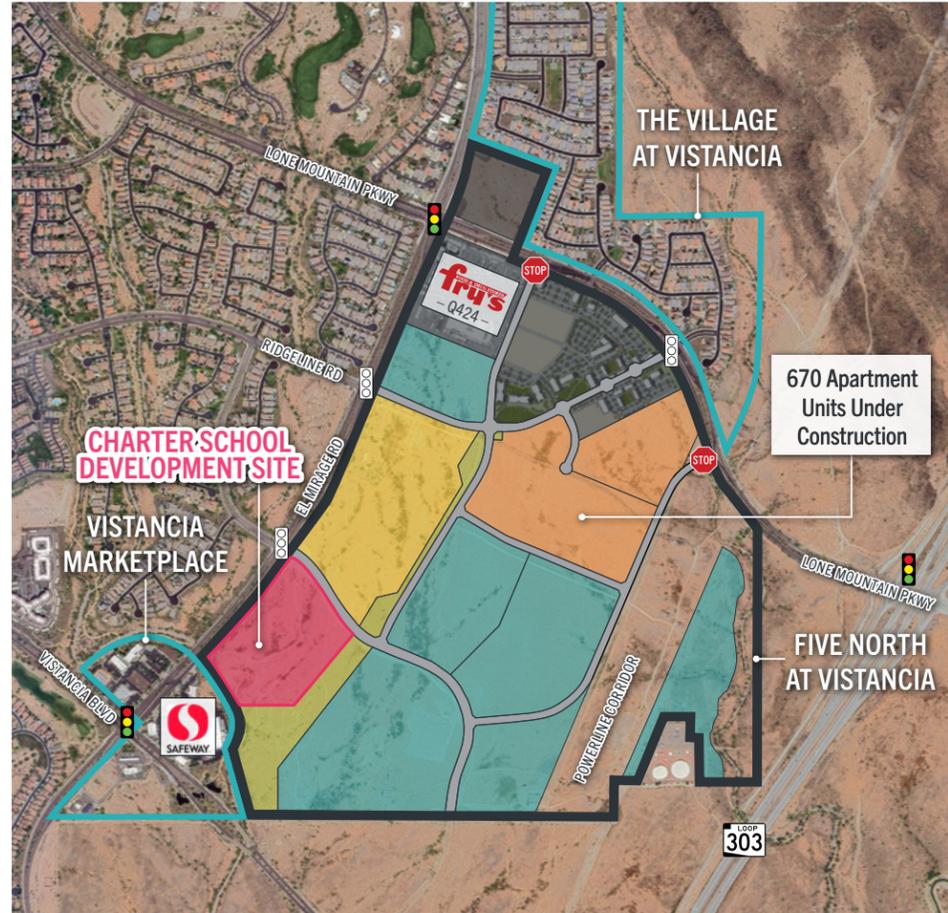
## CHARTER SCHOOL DEVELOPMENT SITE FOR SALE

5-26 ACRE SITE LOCATED WITHIN THE  
VISTANCIA COMMERCIAL CORE



# JOIN FIVE NORTH AT VISTANCIA

The vision for the FIVE NORTH at VISTANCIA is to create a vibrant and balanced mixed-use destination that embraces and supports the City of Peoria's desire for a thriving employment corridor.



■ Education      ■ Residential      \*Plans shown are conceptual and subject to change.  
■ Multifamily      ■ Retail/Mixed Use  
■ Office/Industrial Development      ■ Park

## 2023

Widening of Lone Mountain Rd to four lanes between Loop 303 and El Mirage Rd

Access to phase 1 mixed use areas and parcels:

D-14A, D-14B, D-14C, D-15, D-16, D-20 & D-21

Includes: Revel Way, Espial Ave, Crown Crest Lane, Desert Cactus Lane

## 4023

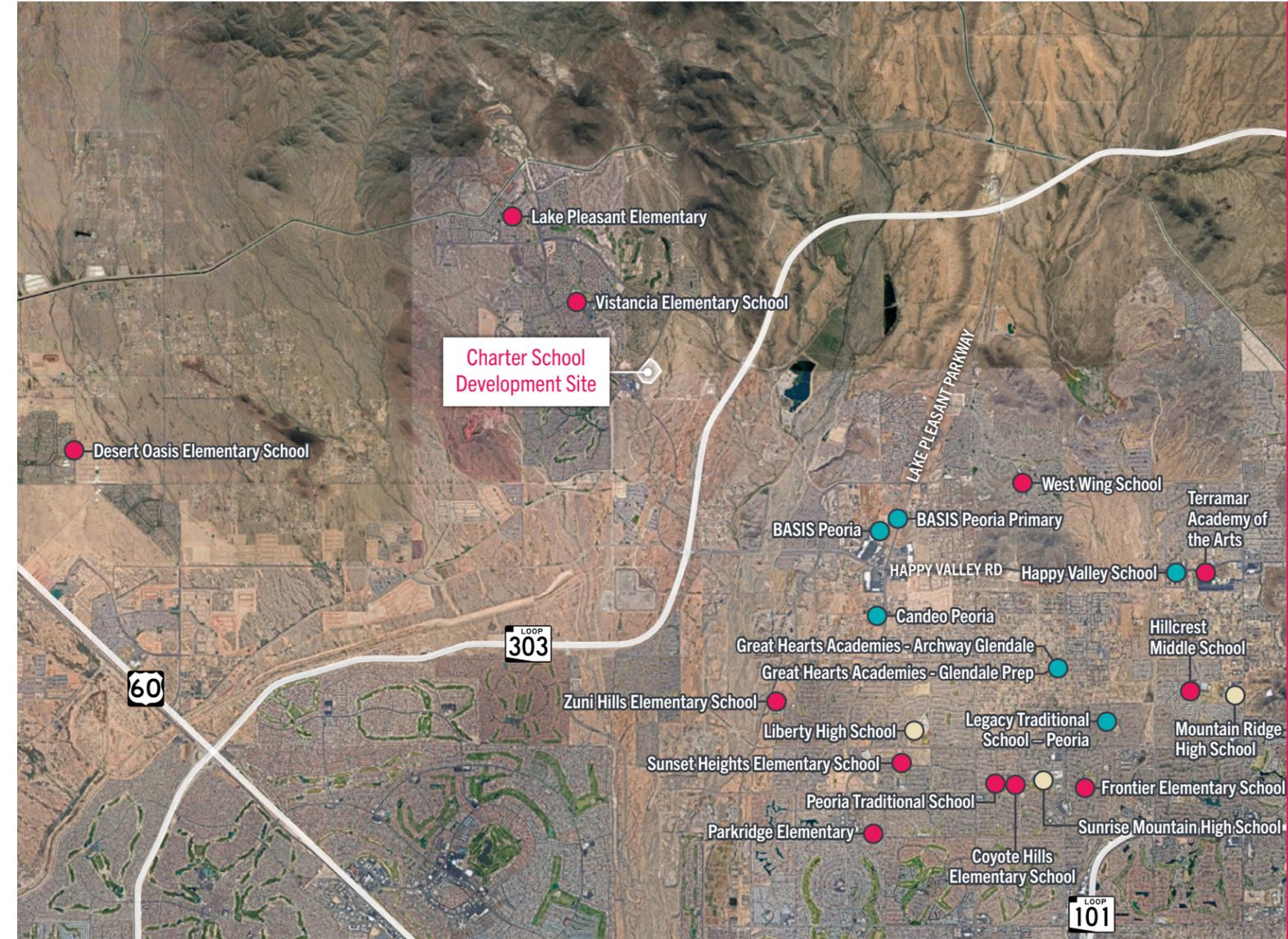
Fry's anchored shopping center will be under development \*

## 4024

Phase 1 of Commercial / Retail / Restaurant / Park\*

- Fry's anchored shopping center will open
- ±180 acres of mixed-use zoned land in the Peoria submarket, the #6 wealthiest zip code in Phoenix
- Peoria ranked the #1 city to live, work and play in Arizona
- Part of the Vistancia master-planned community that will include 30,500 residents and 10,500 homes at buildout
- Unparalleled demographic profile including average household income of \$145,000 and average home price of \$652,000
- Exceptional lifestyle including the 1,100-acre Peoria Regional Preserve, Lake Pleasant Regional Park, entertainment and retail districts, and acclaimed public schools
- Adjacent to the Loop 303 providing access to over 240,000 jobs in the immediate job corridors

| DEMOGRAPHICS                      | 3 MILES   | 5 MILES   | 7 MILES  |
|-----------------------------------|-----------|-----------|----------|
| Total Population                  | 29,286    | 69,050    | 156,450  |
| Average Household Income          | \$114,102 | \$103,948 | \$87,853 |
| Population Ages 5-14              | 1,660     | 5,125     | 11,677   |
| Population Ages 15-18             | 1,672     | 3,411     | 6,716    |
| Total Population Growth 2023-2028 | 16.5%     | 15.0%     | 13.3%    |



# AREA SCHOOLS

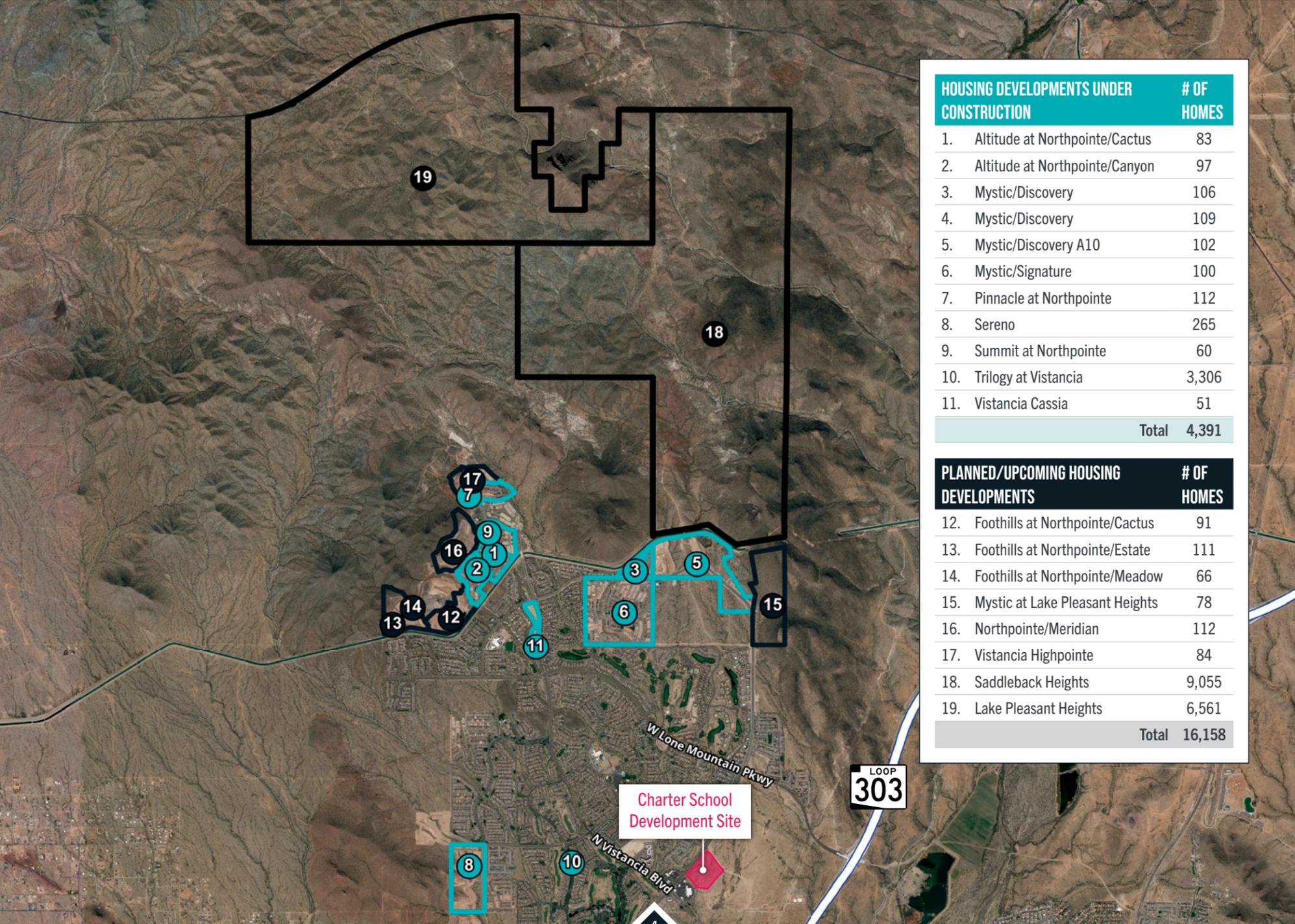
## TAKEAWAYS

- ◆ District High School Campuses are Operating at 113% of Enrollment Capacity
- ◆ K-8 Charter School Campuses are Operating at 100% of Enrollment Capacity

- High Schools
- K-8 District Schools
- Charter Schools

## INTERACTIVE MAP

Hover over each school to see the following information: State Grade, Type of School, Grades Served, Enrollment, and Enrollment Capacity



## PREMIER LOCATION

Vistancia is one of the largest master planned communities in Arizona and has been nationally recognized for its high performing schools, award winning infrastructure and parks. As one of the fastest growing cities in Arizona, Peoria has a number of retail, multifamily and entertainment developments underway with expansive growth for years to come.

**20.80%**  
POPULATION GROWTH SINCE 2010

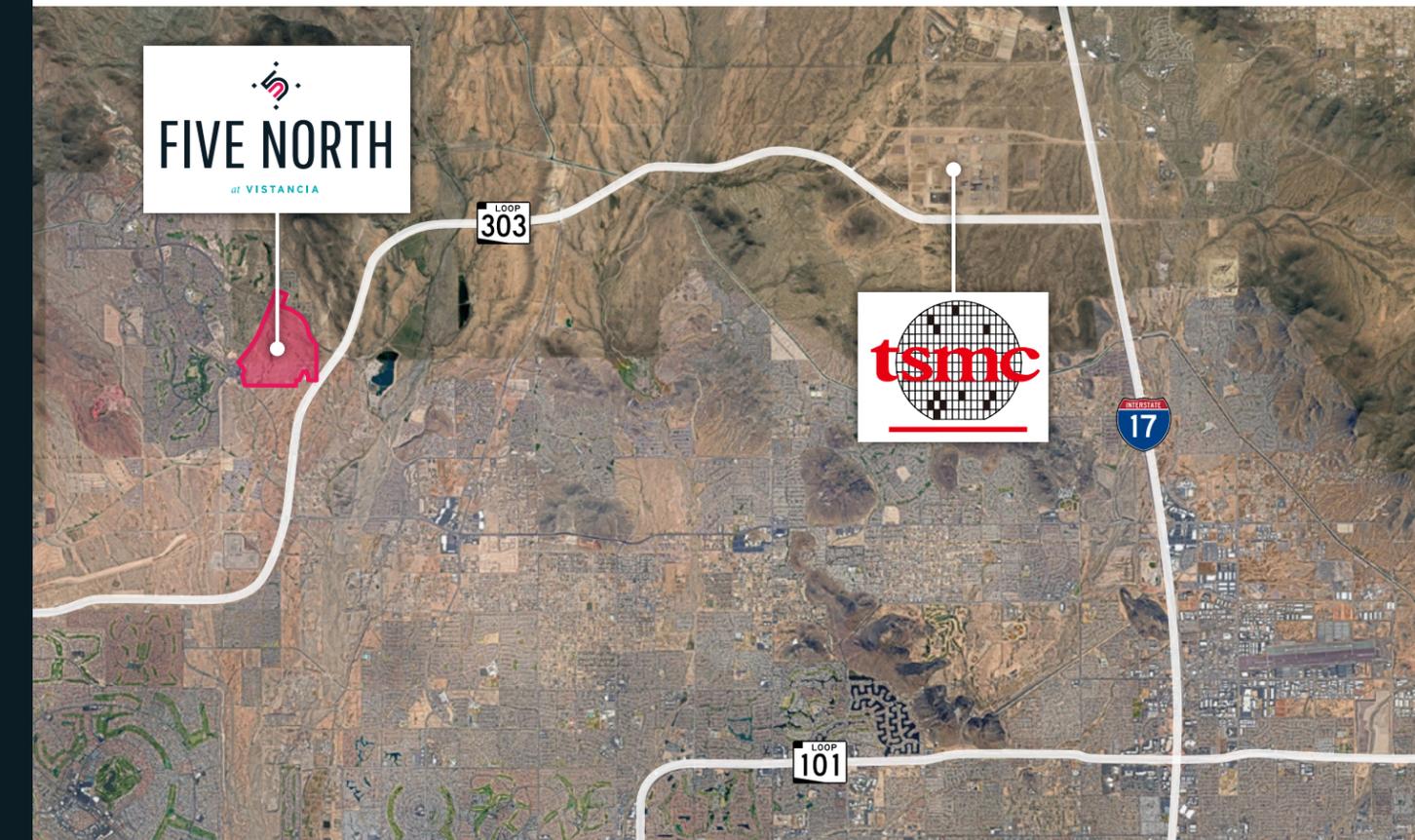
**\$350M**  
INVESTED IN PLANNING, INFRASTRUCTURE IMPROVEMENTS

Source: Land Resources & Census.gov

## TAIWAN SEMICONDUCTOR MANUFACTURING COMPANY (TSMC) – NORTH PHOENIX

Located ten minutes from Vistancia and currently under construction, TSMC is the largest investment in Arizona history. The \$35 billion plant will bring 2,000 direct jobs, as TSMC is directly hiring high-tech roles for its new foundry. Each microelectronics job has a 5x multiplier effect, creating at least five additional jobs for suppliers and vendors.

Source: ASU W. P. Carey School of Business



### LOOP 303

Direct connectivity to Loop 303 and the burgeoning West Valley with proximity to headline-making job corridors including the Deer Valley Airpark, I-17 Corridor, Bell Road, and Loop 101.



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