

# COMMERCIAL LAND FOR SALE

42405 N 41<sup>ST</sup> DR | ANTHEM, AZ 85086

# 2.39 ACRES

\$2,500,000.00 (\$24/SF)



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

12 11 25



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
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# COMMERCIAL LAND FOR SALE

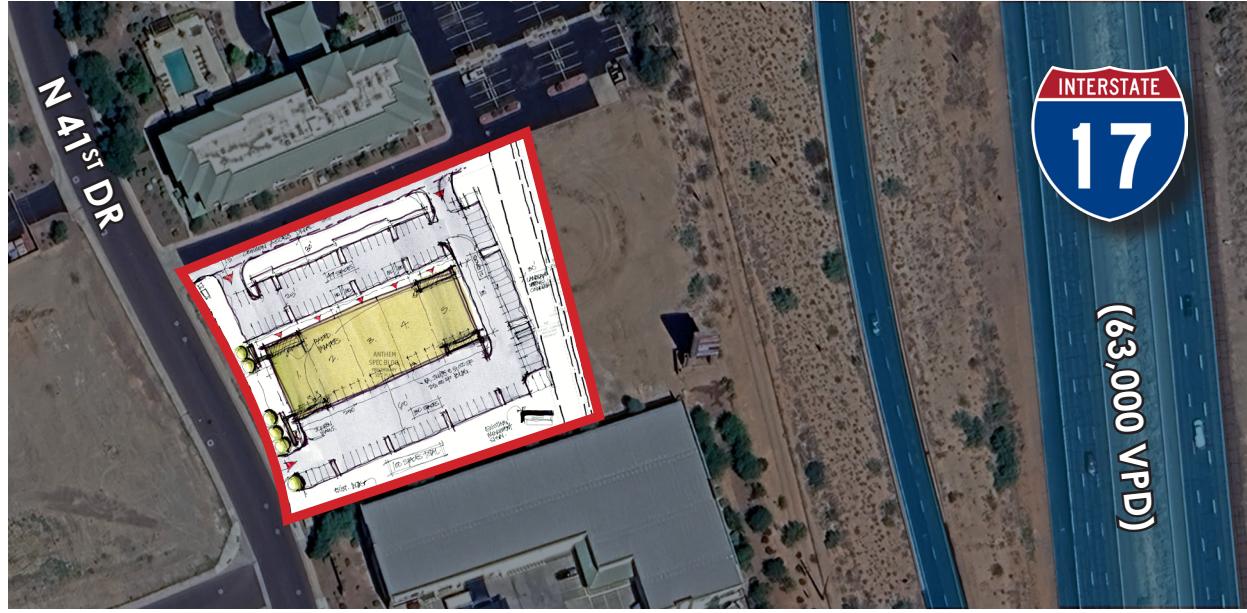
## Property Summary

Address	42405 N 41st Dr Anthem, AZ 85086
Project Size	±2.39 Acres (±104,131 SF)
Sale Price	\$2,500,000 (\$24/SF)
Parcel	203-03-003
Zoning	C-2, Phoenix
Utilities	Water, Sewer, & Electricity to the Site.

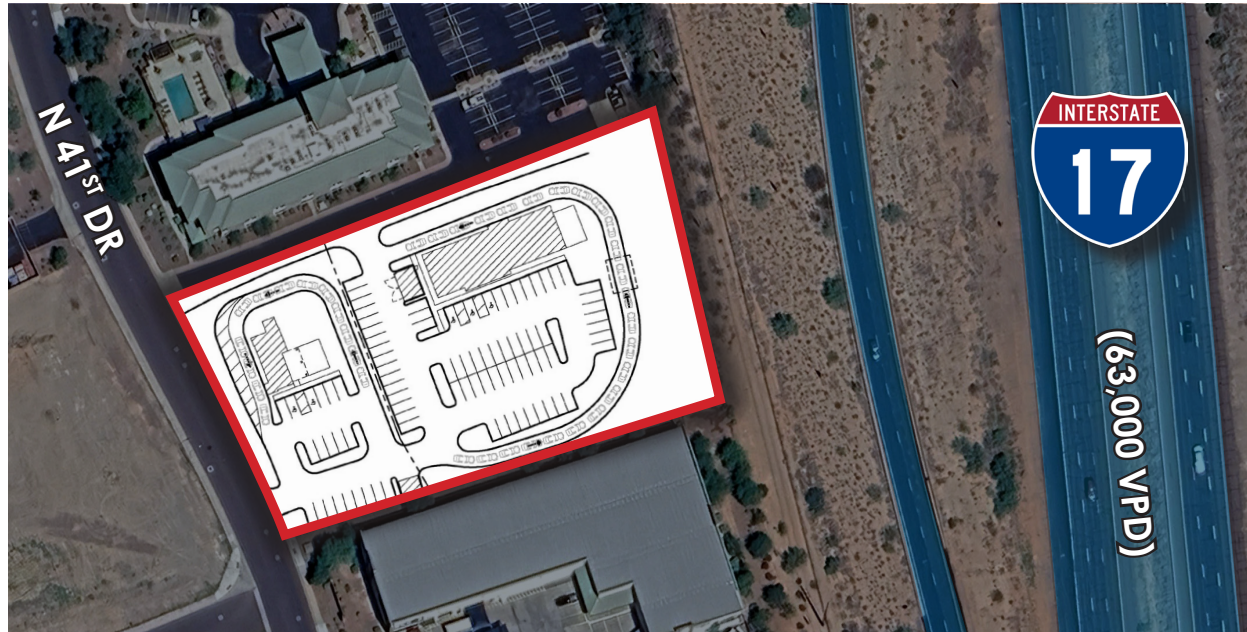
## PROPERTY HIGHLIGHTS

- ±63,000 VPD on I-17
- Excellent Freeway Access & Visibility
- Close Proximity to TSMC
- Curb, Gutter, & Sidewalk Completed
- Located Directly off of the I-17 & W Anthem Way
- Zoned C-2, Ideal for Retail, Office, and Service Industrial

### CONCEPTUAL SITE PLAN 1



### CONCEPTUAL SITE PLAN 2



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## Miles To...

I-17 Black Canyon Freeway

0.3 miles



TSMC Arizona Corp.

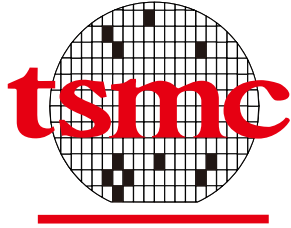
9.8 miles



Phoenix Deer Valley Airport

15 miles





### TAIWAN SEMICONDUCTOR MANUFACTURING COMPANY

Just 10 miles away, Taiwan **Semiconductor Manufacturing Company (TSMC)** has made a landmark commitment to the Phoenix region with its advanced semiconductor fabrication facility. As part of a historic expansion of its U.S. operations, TSMC is building out one of the most significant high-tech manufacturing footprints in the country. This initiative reflects the company's vision to power the future of artificial intelligence and advanced electronics through cutting-edge semiconductor production.

Globally recognized as the world's leading pure-play semiconductor foundry, TSMC enables the production of critical chips that power everything from smartphones and data centers to automotive systems and AI applications. The company's expanded commitment includes a total planned investment of approximately US \$165 billion in the United States, building on an ongoing \$65 billion investment in Arizona and adding significant new fabrication plants, advanced packaging facilities, and research infrastructure. TSMC's presence reinforces Arizona's role in the global semiconductor supply chain and highlights the region's appeal for advanced manufacturing and innovation.

The development of TSMC's Arizona campus has already catalyzed economic growth, with thousands of high-tech jobs and substantial construction activity underway. This wave of investment supports a burgeoning ecosystem of suppliers, workforce development programs, and complementary industries that benefit communities across the region. For landowners and developers in and around Anthem, AZ, the company's commitment underscores the area's strategic importance as part of a dynamic economic landscape poised for long-term growth and opportunity.

[TSMC](#)



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