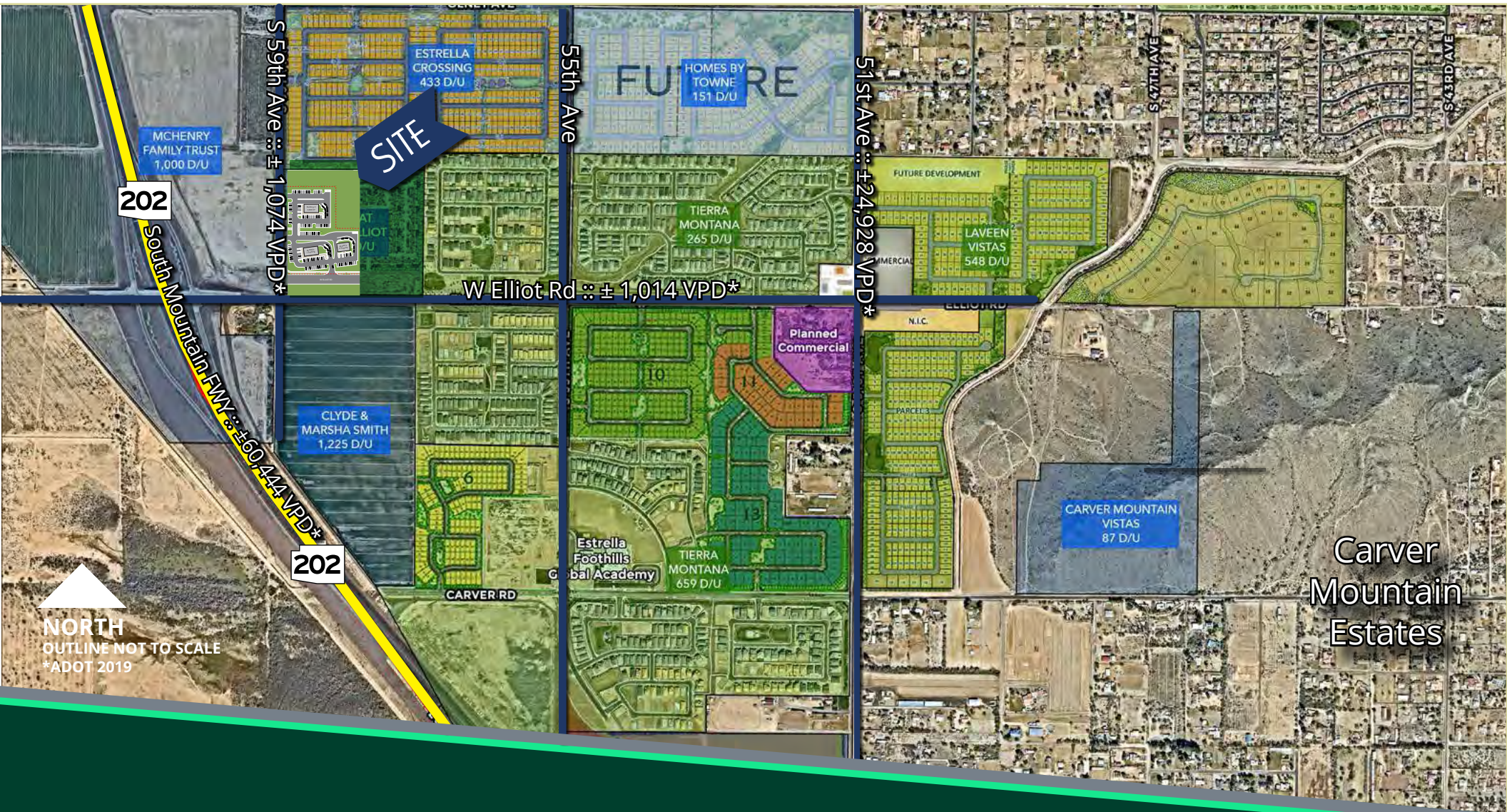


NEC 59th Ave & Elliot Rd

Laveen, AZ 85339





Banner Health

SPROUTS
FARM MARKET
ALDI

Future
Multifamily

Planned
Office

Planned
Retail
Future
Multifamily

Betty
Fairfax
High
School

S 55th Ave

51st Ave :: ±24,928 VPD

LOOP
202

PB Bell
308 Units

McClellan Ranch
665 Units

±14 Acres
Commercial &
Multifamily

Retail &
Office

W Dobbin Rd

IDM ±80
Acres
industrial/
commerce
park

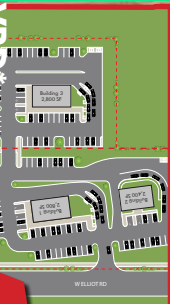
Freeway
Commerce
Park
±81
Acres

Laveen
Town
Center
±40 Acres

Estrella Crossing
628 Units

Dove Ranch 202
Business Center

Elliot 202
Proposed:
Multifamily &
Retail Pads



Legacy
at
Hudson

Laveen Vistas

Tierra Montana
265 Units

W. Elliot Rd :: ±1,014 VPD*

SITE

IDM
±64
Acres

Proposed:
-480 Units Multifamily
-200 Units Build for Rent
-3 Industrial Buildings

Estrella
Foothills
Global
Academy

Tierra Montana
659 Units

Planned
Retail

Laveen Vistas
352 Lots

Carver
Mountain
Estates

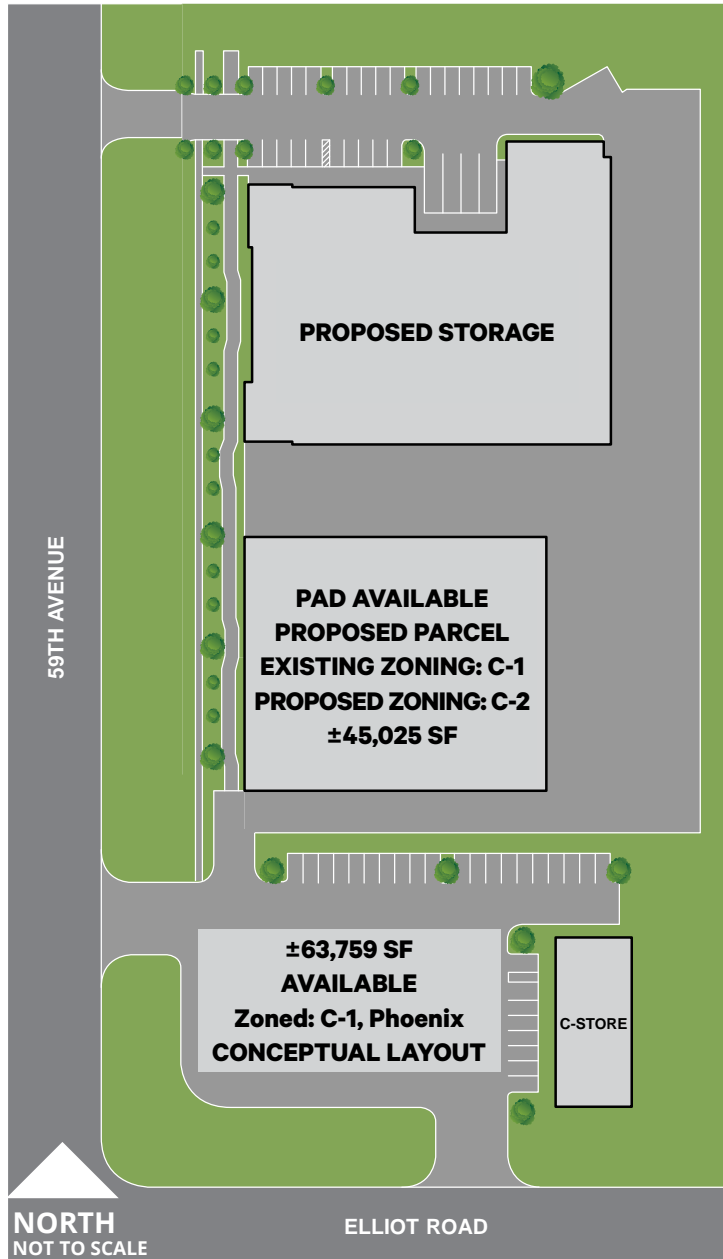
Gila River Indian
Reservation

LOOP
202



NOT TO SCALE

Conceptual Site Plan - Option 1



Conceptual Site Plan - Option 2



Property Highlights

- Located on the Elliot Road off-ramp on the new South Mountain 202 Freeway
- Vita Communities has 249 beautiful Single Family For Rent Homes going in directly adjacent to this parcel
- First privately held corner on the north side of Elliot Rd, ADOT owns everything between this parcel and the freeway

Traffic Counts



South Mountain Fwy	±41,325 VPD
W Elliot Rd	±1,014 VPD
S 59th Ave	±1,074 VPD

Source: ADOT

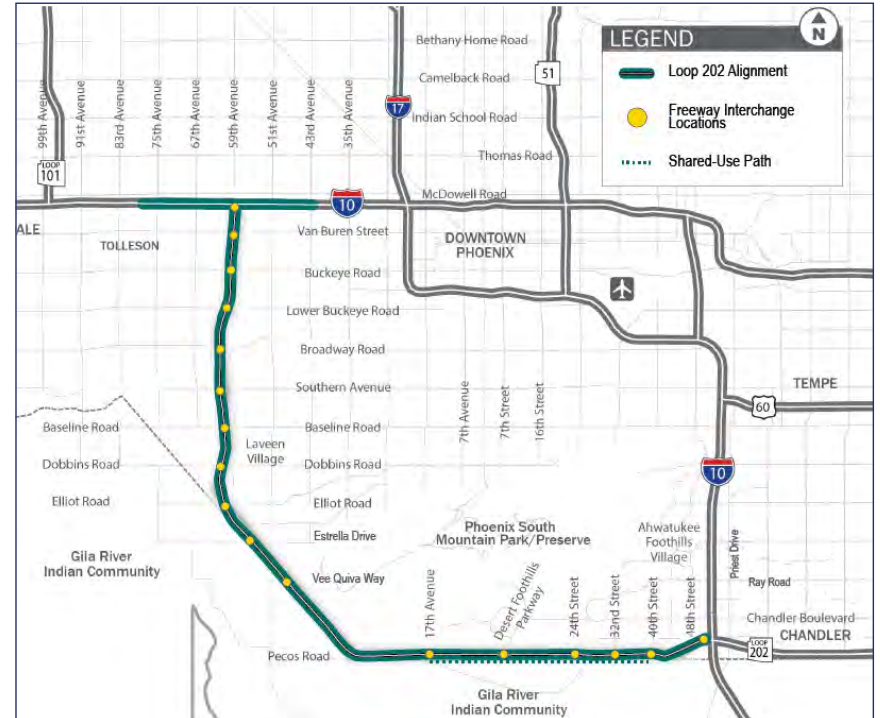
Demographics	±1 Mile	±3 Miles	±5 Miles
2022 Population	1,526	37,414	86,384
2027 Population	1,716	39,024	90,297
2022-2027 Annual Population Growth Rate	2.37%	0.85%	0.89%
2022 Average Household Income	\$123,481	\$110,226	\$102,773
2027 Average Household Income	\$143,075	\$131,188	\$122,575
2022 Employees	38	3,520	9,131

Source: ESRI

Contact Us

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The Loop 202 (South Mountain Freeway) adds ±22 miles of freeway to the existing Phoenix metropolitan transportation system. The freeway connects the east and west valley while providing much needed relief to existing freeway corridors and local streets.

The site is located on the Elliot Road off-ramp on the new South Mountain 202 Freeway (Reliever for I-10).

