



**SITE PLAN APPROVED**  
Groundbreaking 3Q 2026



**PADS FOR GROUND LEASE**  
GC ZONING | DRIVE THRU APPROVED

SEC

# CAVE CREEK RD & CAREFREE HIGHWAY

CAVE CREEK, AZ



# property summary

ZONING	GC Zoning in the town of Cave Creek	LEASE RATE	Call for Rate
--------	-------------------------------------	------------	---------------

## LOCATION HIGHLIGHTS

- ▶ Zoned GC in Town of Cave Creek – drive thru, c-stores, automotive ect. are permitted, subject only to standard site plan approval. Last GC zoned parcel in Cave Creek. (<https://www.cavecreekaz.gov/336/Ordinances-Guidelines>)
- ▶ Average Household Income of \$204,867.
- ▶ Median Home Value of \$703,452.
- ▶ The city of Scottsdale is significantly improving Carefree Highway from Cave Creek Rd to Scottsdale Rd. (<https://www.scottsdaleaz.gov/capital-improvement/carefree-highway>)
- ▶ Most dominate intersection in the trade area, which boasts over 200,000 SF of GLA.
- ▶ The intersection is anchored by Walmart, Lowe’s, and Sprouts.

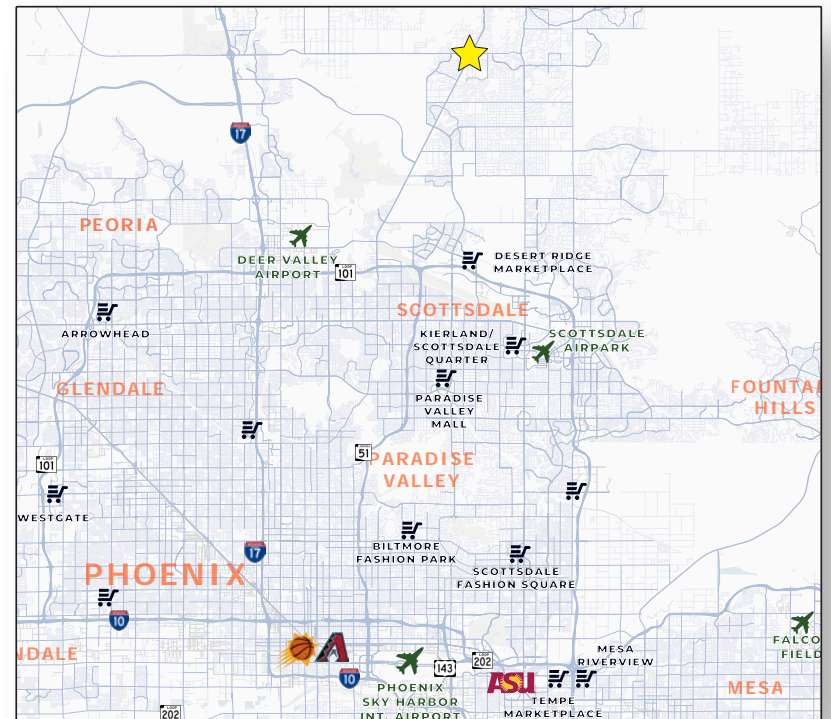
## NEARBY TENANTS



## TRAFFIC COUNTS

Cave Creek Rd	Carefree Highway
<b>N</b> ±17,439 VPD (NB & SB)	<b>E</b> ±18,818 VPD (EB & WB)
<b>S</b> ±21,044 VPD (NB & SB)	<b>W</b> ±32,454 VPD (EB & WB)

ADOT 2024

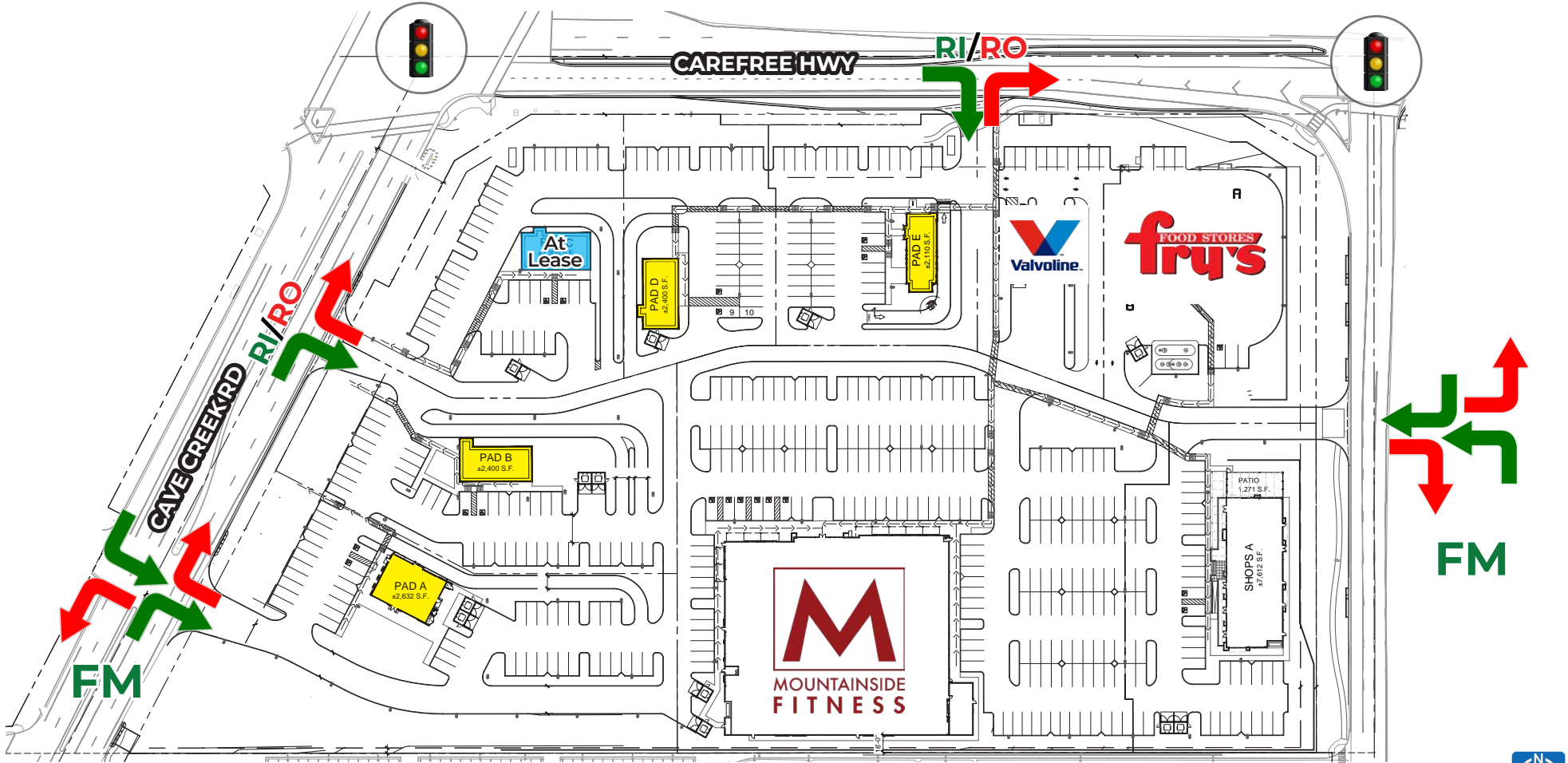


SEC

**PADS FOR GROUND LEASE**  
CAVE CREEK RD & CAREFREE HIGHWAY



# site plan



SEC

**PADS FOR GROUND LEASE**  
CAVE CREEK RD & CAREFREE HIGHWAY





# SHOPPING CENTER TRAFFIC

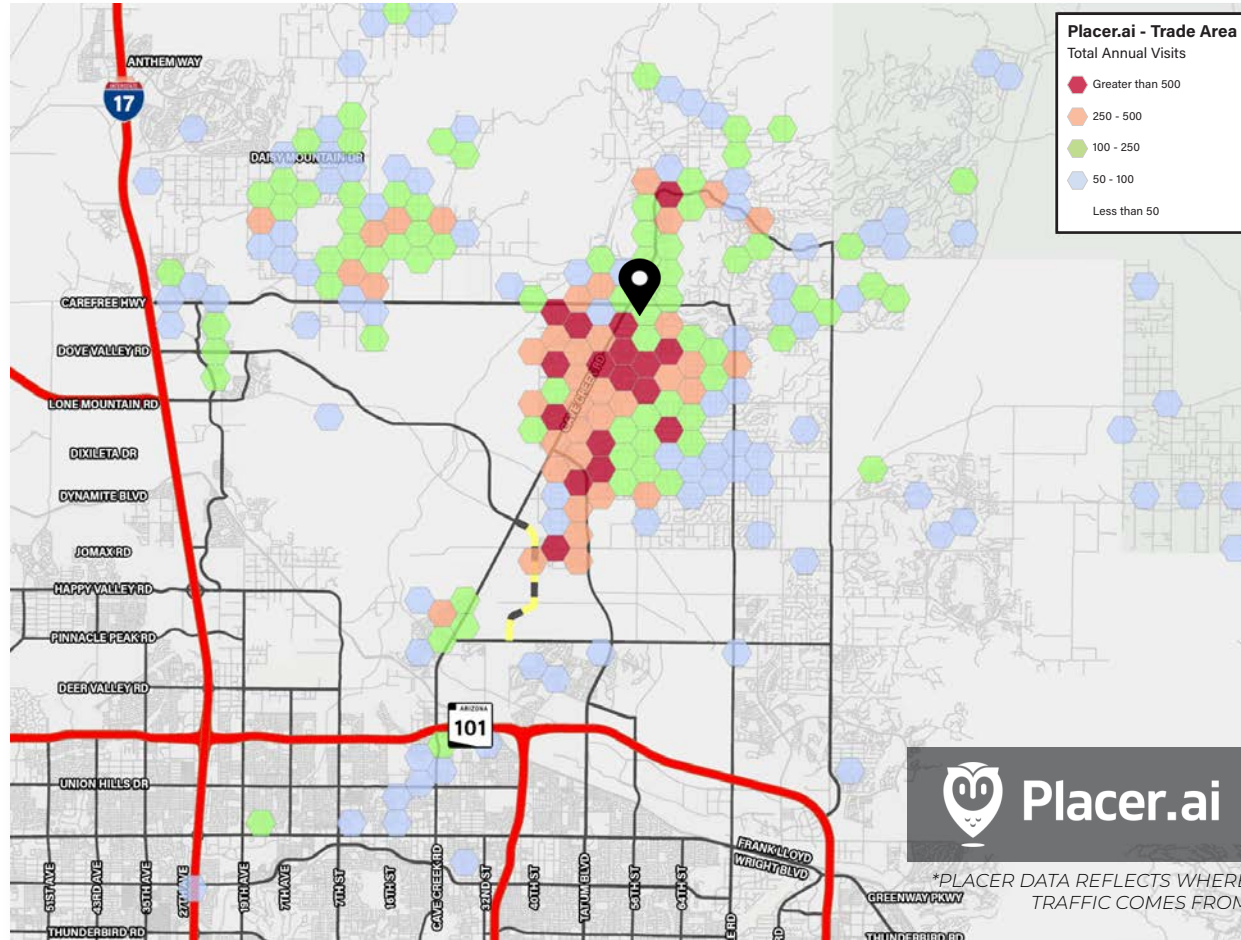
- ▶ Highly trafficked center, that pulls from all over the NE Valley.

In the last 12 months:

- ▶ 164.7K unique devices were seen at the Cave Creek Walmart

- ▶ 1.1M visits from those devices.

*\*Visits include those only who dwelled for 10 or more minutes*



SEC

**PADS FOR GROUND LEASE**  
CAVE CREEK RD & CAREFREE HIGHWAY

**Evergreen**  
Multifamily Retail Industrial

**PCA**  
PHOENIX COMMERCIAL ADVISORS

# HALO VISTA



## Halo Vista

110 AC of retail, 8,960 multifamily units, 30M SF of additional employment opportunities, and a 100-AC auto mall

### TSMC Updates

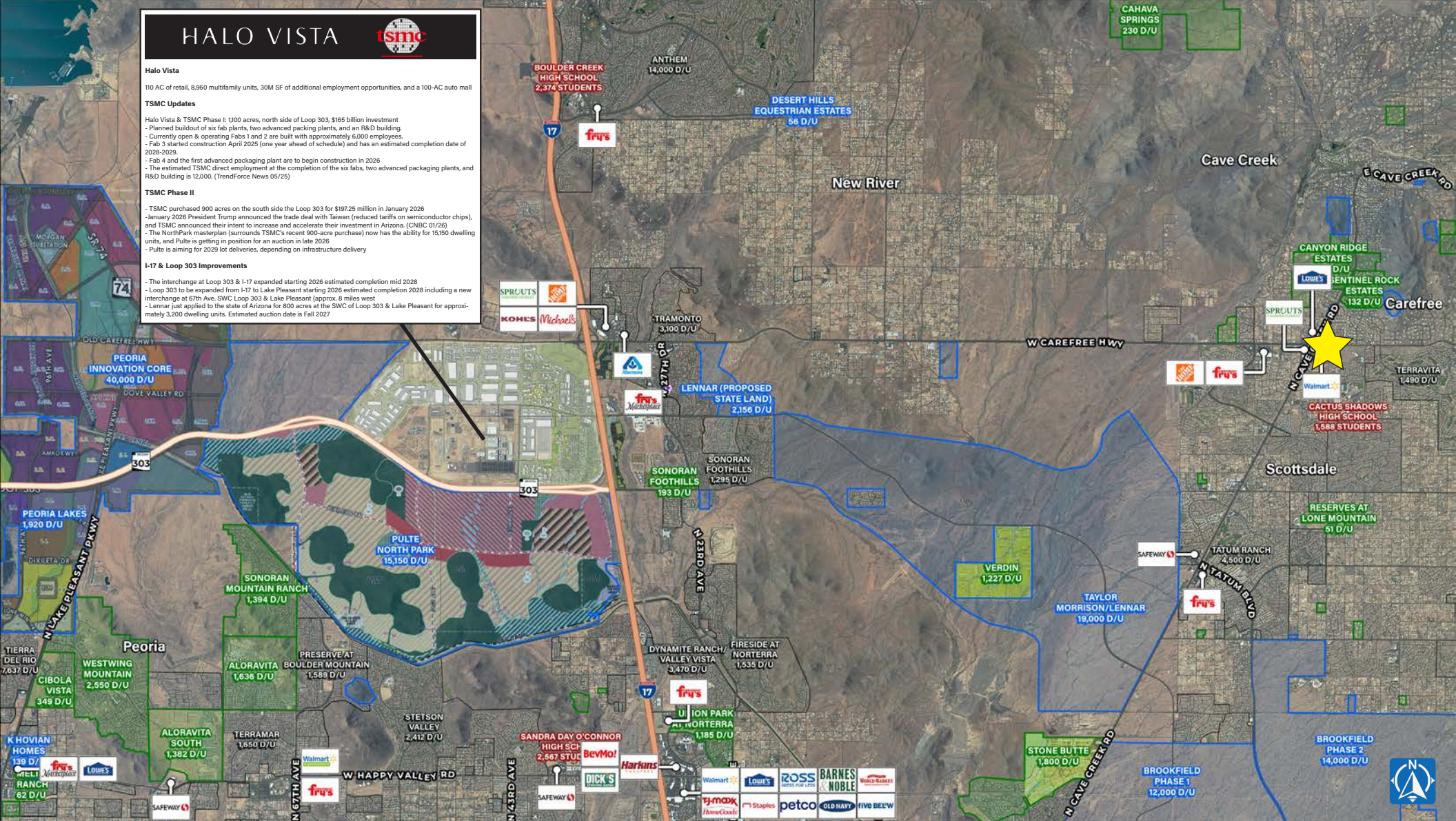
- Halo Vista & TSMC Phase I: 1100 acres, north side of Loop 303, \$165 billion investment
- Planned buildout of six fab plants, two advanced packaging plants, and an R&D building.
- Currently open & operating Fabs 1 and 2 are built with approximately 6,000 employees.
- Fab 3 started construction April 2025 (one year ahead of schedule) and has an estimated completion date of 2028-2029.
- Fab 4 and the first advanced packaging plant are to begin construction in 2026
- The estimated TSMC direct employment at the completion of the six fabs, two advanced packaging plants, and R&D building is 12,000. (TrendForce News 05/25)

### TSMC Phase II

- TSMC purchased 900 acres on the south side the Loop 303 for \$197.25 million in January 2026
- January 2026 President Trump announced the trade deal with Taiwan (reduced tariffs on semiconductor chips), and TSMC announced their intent to increase and accelerate their investment in Arizona. (CNBC 01/26)
- The NorthPark masterplan (surrounds TSMC's recent 900-acre purchase) now has the ability for 15,150 dwelling units, and Pulte is getting in position for an auction in late 2026
- Pulte is aiming for 2029 lot deliveries, depending on infrastructure delivery

### I-17 & Loop 303 Improvements

- The interchange at Loop 303 & I-17 expanded starting 2026 estimated completion mid 2028
- Loop 303 to be expanded from I-17 to Lake Pleasant starting 2026 estimated completion 2028 including a new interchange at 67th Ave. SWC Loop 303 & Lake Pleasant (approx. 8 miles west)
- Lennar just applied to the state of Arizona for 800 acres at the SWC of Loop 303 & Lake Pleasant for approximately 3,200 dwelling units. Estimated auction date is Fall 2027



Exclusively listed by

**ZACHARY PACE**  
 (602) 734-7212  
 zpace@pcaemail.com

**CAMERON WARREN**  
 (602) 288-3471  
 cwarren@pcaemail.com

**JOHN WARREN**  
 (602) 734-7219  
 jwarren@pcaemail.com



The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. April 1, 2026 11:52 AM

3131 East Camelback Road, Suite 340 | Phoenix, Arizona 85016  
 P. (602) 957-9800 F. (602) 957-0889  
 www.pcainvestmentsales.com