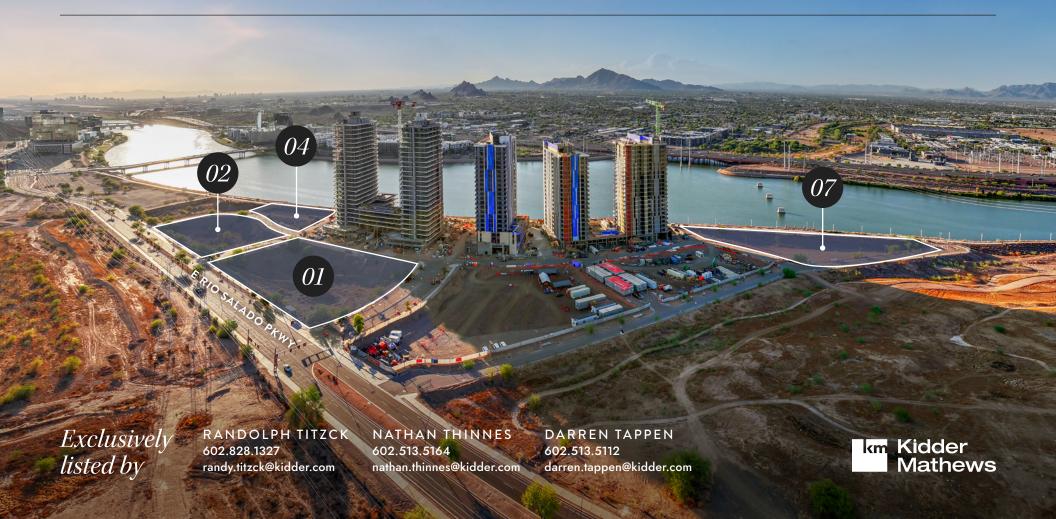


Four prime lots for sale in South Pier at Tempe Town Lake — a premier mixed-use development featuring retail, multifamily, office, and entertainment

LOTS 1,2,4 & 7 • 1190 VISTA DEL LAGO DR, TEMPE, AZ



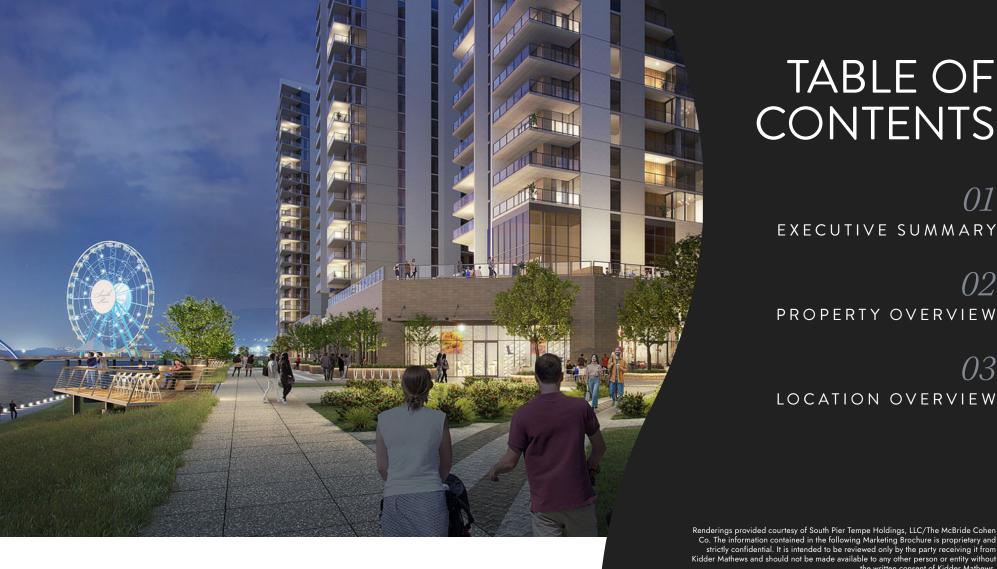


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the written consent of Kidder Mathews.

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appropriate measures to verify all of the information set forth herein.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence

investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's

or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant,

or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we

believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take



SECTION 01

EXECUTIVE SUMMARY



PREMIER MIXED-USE DEVELOPMENT OPPORTUNITY

Kidder Mathews, as exclusive agent, is pleased to present the generational opportunity to acquire four (4) lots within the South Pier development in Tempe, Arizona.

South Pier is a proposed nine (9) lot, \$1.8 billion mixed-use development approved by the Tempe City Council in 2022. The project is located on one of the last development parcels of Tempe Town Lake, on the south shore east of Rural Road. The project proposes approximately 2,300 apartment units, approximately 244,000 square feet of senior housing, approximately 520 hotel rooms, approximately 700,000 square feet of Class A office/retail, a pedestrian bridge and public pier, a lakeside open space park, and a Ferris wheel. The project is currently scheduled to be built in seven (7) phases over 15 years.





PROPOSED PROJECT HIGHLIGHTS



2,300



244K SF



520 HOTEL ROOMS



700KSF



There are currently two (2) lots at South Pier under construction

LOT 5 (THE PIER)

- 2.65 acres
- Developed by Springbrook Development
- Two (2) 24-story towers comprised of ±586 for-rent residential units, street-level retail, and underground parking
- Expected completion in the fall of 2026

LOT 6 (SHOREHAVEN)

- 3.33 acres
- Developed by Silverstein Properties
- Three (3) towers (22-24 stories each) comprised of ±724 residential units, ±26,364 SF of retail, and a four (4) story parking garage
- Expected completion in the spring of 2026



The South Pier lots for sale are comprised of:

±3.04 AC Lot 1 Lot 2 ±2.40 AC Lot 4 ±1.45 AC Lot 7 ±2.61 AC The Phasing of the development of each Lot must conform to the Schedule of Performance set out in the Development Agreement. However, subject to city approval, the zoning of each Lot may be transferred to one or more other phases provided the overall density, mix of uses and overall scope are:









MULTIFAMILY UNITS

SF RETAIL/OFFICE

HOTEL KEYS

SF GARAGE PARKING

The South Pier project is subject to the Development and Disposition Agreement (the "Agreement") with the City of Tempe dated March 17, 2022. The Agreement covers three (3) fee-owned lots (1, 6 and Track B) in addition to seven (7) city-owned lots subject to leasehold interests by others (Track A, 2, 4, 7, 8 and 9).



SECTION 02

PROPERTY OVERVIEW





ADDRESS	1200 E Rio Salado Pkwy, Tempe, AZ
APN	132-32-015
ZONING	PAD
OWNERSHIP	Fee Simple
SIZE	±132,323 SF (±3.04 acres)

MULTIFAMILY UNITS (628,000 SF)

21,450 SF RETAIL

TAX YEAR	2025
FULL CASH VALUE	\$6,188,300
LIMITED VALUE	\$4,909,433
LEGAL CLASS	2.R
DESCRIPTION	Ag/Vacant Land
ASSESSMENT RATIO	15%
ASSESSED LPV	\$773,236
PU DESCRIPTION	Vacant Land
TAX AMOUNT	\$82,492



ADDRESS	NE Rio Salado Pkwy & Rural Rd, Tempe, AZ
APN	132-32-016
ZONING	PAD
OWNERSHIP	Leased
SIZE	±104,370 SF (±2.40 acres)

SF OF OFFICE/RETAIL

717,834 SF PARKING GARAGE

TAX YEAR	2025
FULL CASH VALUE	\$5,075,300
LIMITED VALUE	\$300,163
LEGAL CLASS	2.R
DESCRIPTION	Ag/Vacant Land
ASSESSMENT RATIO	15%
ASSESSED LPV	\$45,025
PU DESCRIPTION	Municipal Ownership
TAX AMOUNT	Tax Exempt



ADDRESS	NE Rio Salado Pkwy & Rural Rd, Tempe, AZ
APN	132-32-018
ZONING	PAD
OWNERSHIP	Leased
SIZE	±63,286 SF (±1.45 acres)

(196,000 SF)

MULTIFAMILY UNITS

(97,200 SF)

SF PARKING GARAGE

TAX YEAR	2025
FULL CASH VALUE	\$2,836,300
LIMITED VALUE	\$227,476
LEGAL CLASS	2.R
DESCRIPTION	Ag/Vacant Land
ASSESSMENT RATIO	15%
ASSESSED LPV	\$34,121
PU DESCRIPTION	Municipal Ownership
TAX AMOUNT	Tax Exempt



ADDRESS	NE Rio Salado Pkwy & Rural Rd, Tempe, AZ
APN	132-32-021
ZONING	PAD
OWNERSHIP	Leased
SIZE	±113,822 SF (±2.61 acres)

MULTIFAMILY UNITS (97,200 SF) (119,520 SF)

SF PARKING GARAGE

5,350 SF RETAIL

TAX YEAR	2025
FULL CASH VALUE	\$4,633,600
LIMITED VALUE	\$350,621
LEGAL CLASS	2.R
DESCRIPTION	Ag/Vacant Land
ASSESSMENT RATIO	15%
ASSESSED LPV	\$52,593
PU DESCRIPTION	Municipal Ownership
TAX AMOUNT	Tax Exempt



SECTION 03

LOCATION OVERVIEW



TEMPE TOWN LAKE

Located in the heart of Tempe, Tempe Town Lake is Arizona's second-most visited public attraction 2.4M+

40+ ANNUAL SPECIAL EVENTS



TEMPE TOWN LAKE

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