



PRIME MIXED-USE OPPORTUNITIES NOW AVAILABLE AT VISTANCIA

- ◆ EL MIRAGE RD AND LONE MOUNTAIN PKWY, PEORIA, AZ 85383
- ◆ LAND AREA: A-II ±3.5 ACRES & A-I7 ±6 ACRES
- ◆ ZONING: PCD, CITY OF PEORIA



PROPERTY HIGHLIGHTS

PARCEL A-II

- 3.5 Acres | 152,460 SF
- Excellent visibility and access
- Strategically positioned near the dominant retail/commercial intersection at Vistancia
- An established population base of over 30,000 people within a one-mile radius with exceptional potential growth

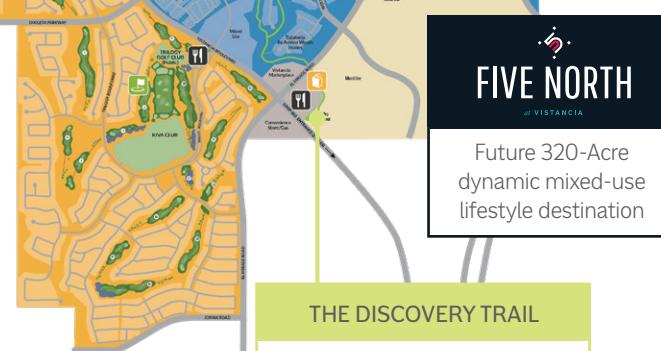


PARCEL A-17

- 6 Acres | 261,360 SF
- Easily accessible for residents throughout the entire Phoenix market
- Affluent trade area boasting an average household income of \$160,000+ within a three-mile radius
- Easy access to the newly completed Loop 303 with a projected daily traffic count of 85,000 VPD and links to I-17, US-60, and the Loop 101

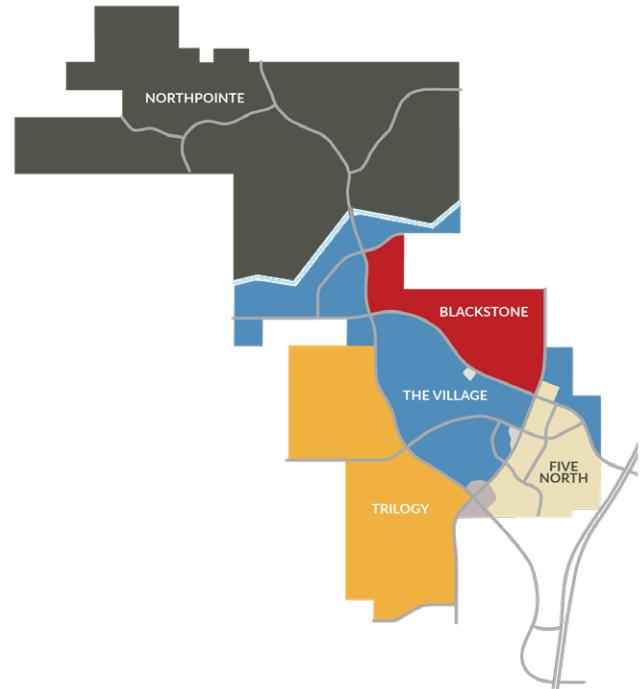


MASTER PLAN



THE DISCOVERY TRAIL

Vistancia's 3.5 mile linear park, featuring a collection of unique discoveries and outdoor fitness experiences.



- Model Homes
- The Sovita Collection
- The Sovita Club Recreation Center
- 55+ Collection
- 55+ Future Club
- Future Development
- Sold Out

- Retail/Shopping
- Restaurants/Retail
- Golf
- Education
- Parks

AREA AT-A-GLANCE WITHIN 3-MILES



30,157

Current Population
(2024)



33,660

Projected
Population (2029)



21,357

Daytime Population
(2024)



\$164,060

Average Household
Income (2024)



7,100 TOTAL ACRES

5,000 ACRES RESIDENTIAL + 400 ACRES COMMERCIAL/MIXED USE

1,700 ACRES OPEN SPACE + 1,100 ACRES MOUNTAIN PRESERVE

Vistancia, a master-planned community in Peoria, Arizona, offers a unique blend of residential, commercial, and recreational spaces. Spanning over 7,100 acres, Vistancia is known for its scenic beauty, extensive trail system, and well-designed neighborhoods that cater to a diverse range of lifestyles. The community features top-rated schools, shopping centers, and dining options, along with state-of-the-art amenities like golf courses, parks, and clubhouses. Vistancia's thoughtful planning and integration of mixed-use developments make it one of the most sought-after communities in the Phoenix metropolitan area, providing residents with a harmonious balance of convenience, luxury, and natural surroundings.



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