



NOW UNDER CONSTRUCTION

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 RATES Call for Rates

HIGHLIGHTS

- » **Now Under Construction!**
- » Zoned GC in Town of Cave Creek – drive thrus 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 \$227,700 within 3 miles.
- » Median Home Value of \$810,368 within 3 miles.
- » 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

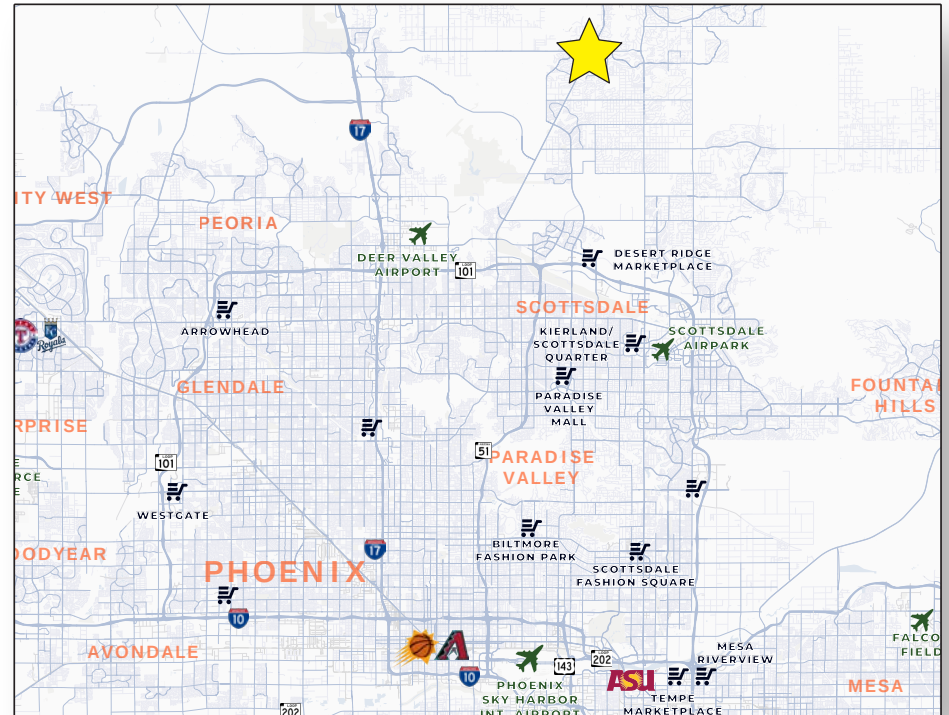
Cave Creek Rd

N ±17,439 VPD (NB & SB)
S ±21,044 VPD (NB & SB)

Carefree Highway

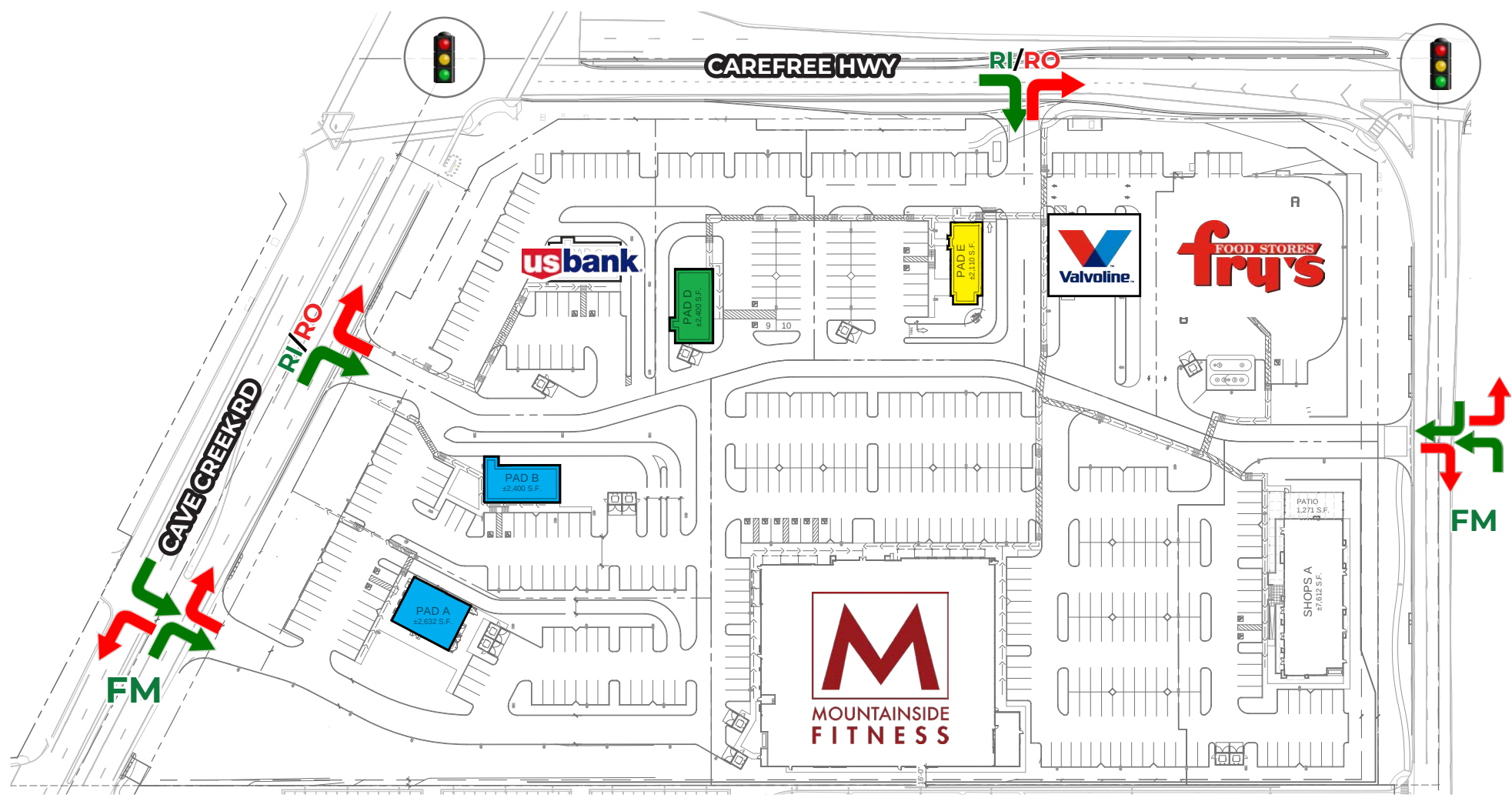
E ±18,818 VPD (EB & WB)
W ±32,454 VPD (EB & WB)

ADOT 2024



SITE PLAN

AVAILABLE NEG. LOI AT LEASE EXECUTED LEASE



ZOOM AERIAL

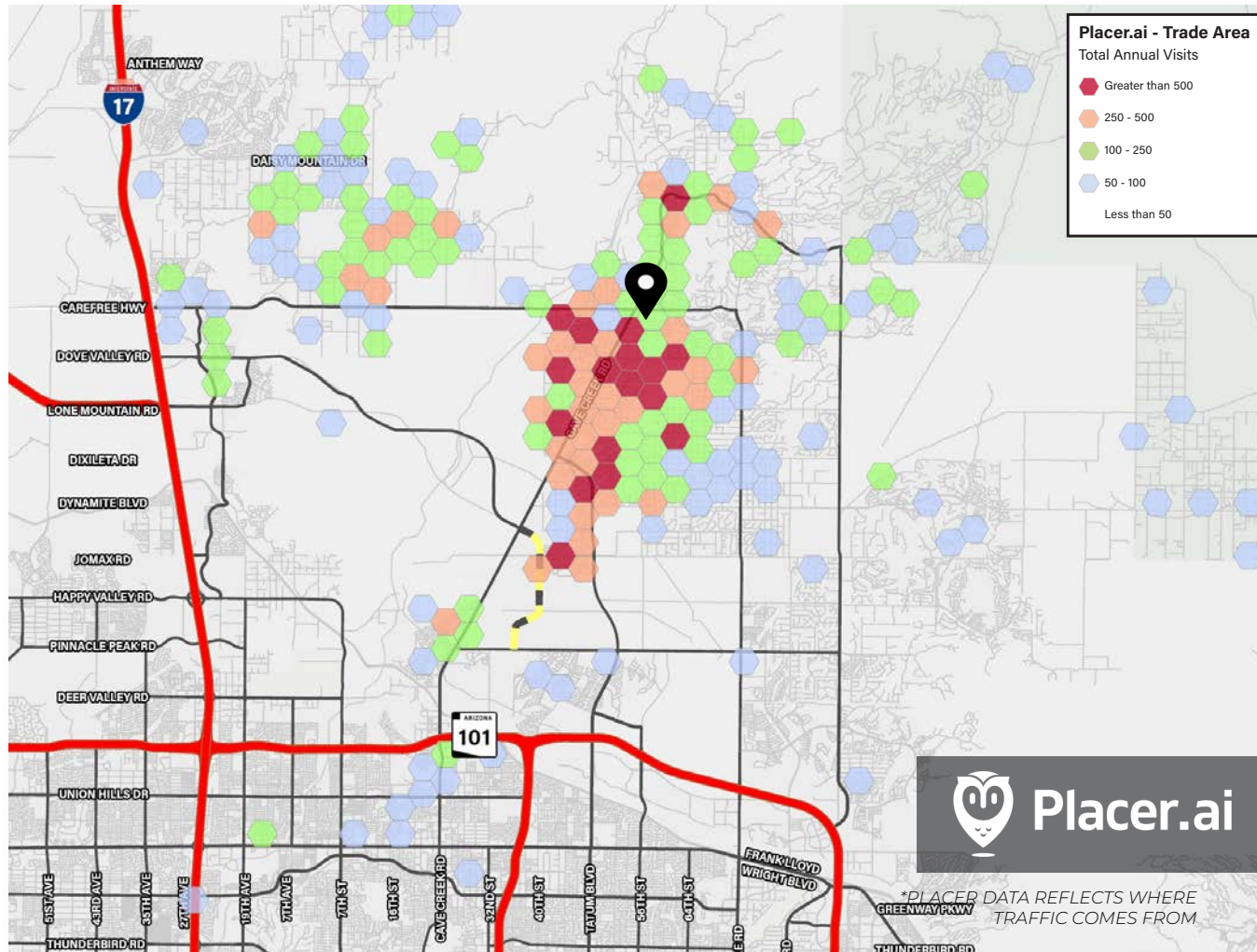


SHOPPING CENTER TRAFFIC

- 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.

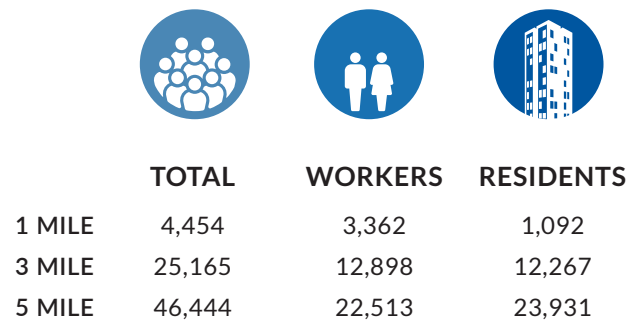
**Visits include those only who dwelled for 10 or more minutes*



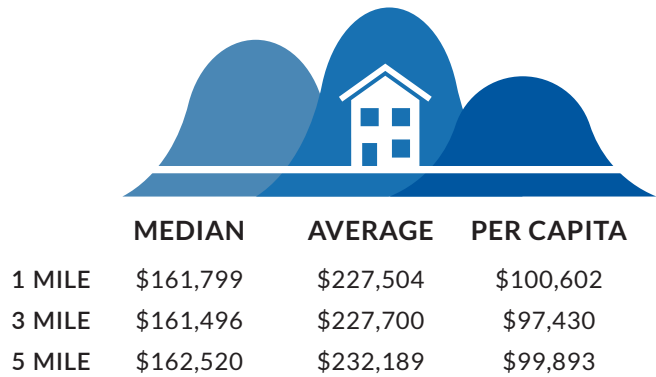
DEMOGRAPHICS

2026 ESRI

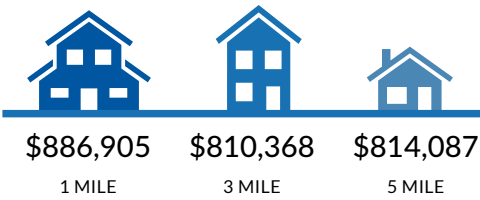
2026 DAYTIME POPULATION



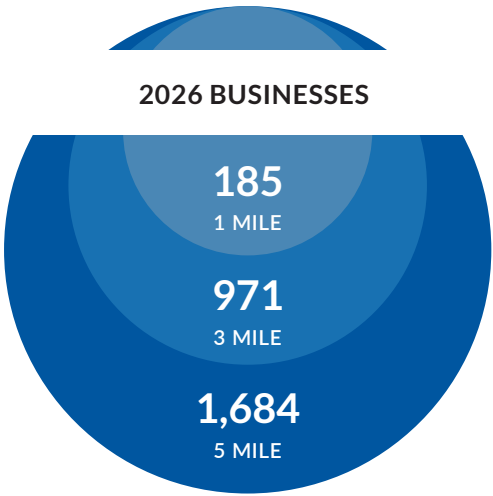
2026 HOUSEHOLD INCOMES



2026 HOME VALUES



OWNER OCCUPIED



	1 MILE	3 MILE	5 MILE		1 MILE	3 MILE	5 MILE
2026 POPULATION	2,011	23,745	45,862	2026 HOUSEHOLDS	849	10,239	19,779
2031 POPULATION	2,047	24,522	47,234	2031 HOUSEHOLDS	874	10,705	20,640

HALO VISTA



Halo Vista: 2,400 acres total, 110 acres of retail, 8,960 multifamily units, 30 million square feet of additional employment opportunities, plus multiple advanced education facilities (engineering schools) and a 100-acre auto mall

TSMC Updates

TSMC Phase I: 1,100 acres, north side of Loop 303, \$165 billion total investment

- Planned buildout of six fab plants, two advanced packaging plants, and an R&D building with approx 3,000 employees per plant (approx 15,000 onsite employees by end of 2029 - early 2030 and another 9,000 mid 2030's)
- Currently open & operating, Fabs 1 and 2 employ approximately 6,000 together.
- Fab 3 started construction April 2025, one year ahead of schedule and Fab 4 & the first advanced packaging plant also began a year early, all estimated to be operating end of 2029 - early 2030.
- The estimated TSMC Phase I direct employment at the completion of the planned six fabs & two advanced packaging plants is approximately 24,000 by 2030-2035

TSMC Phase II

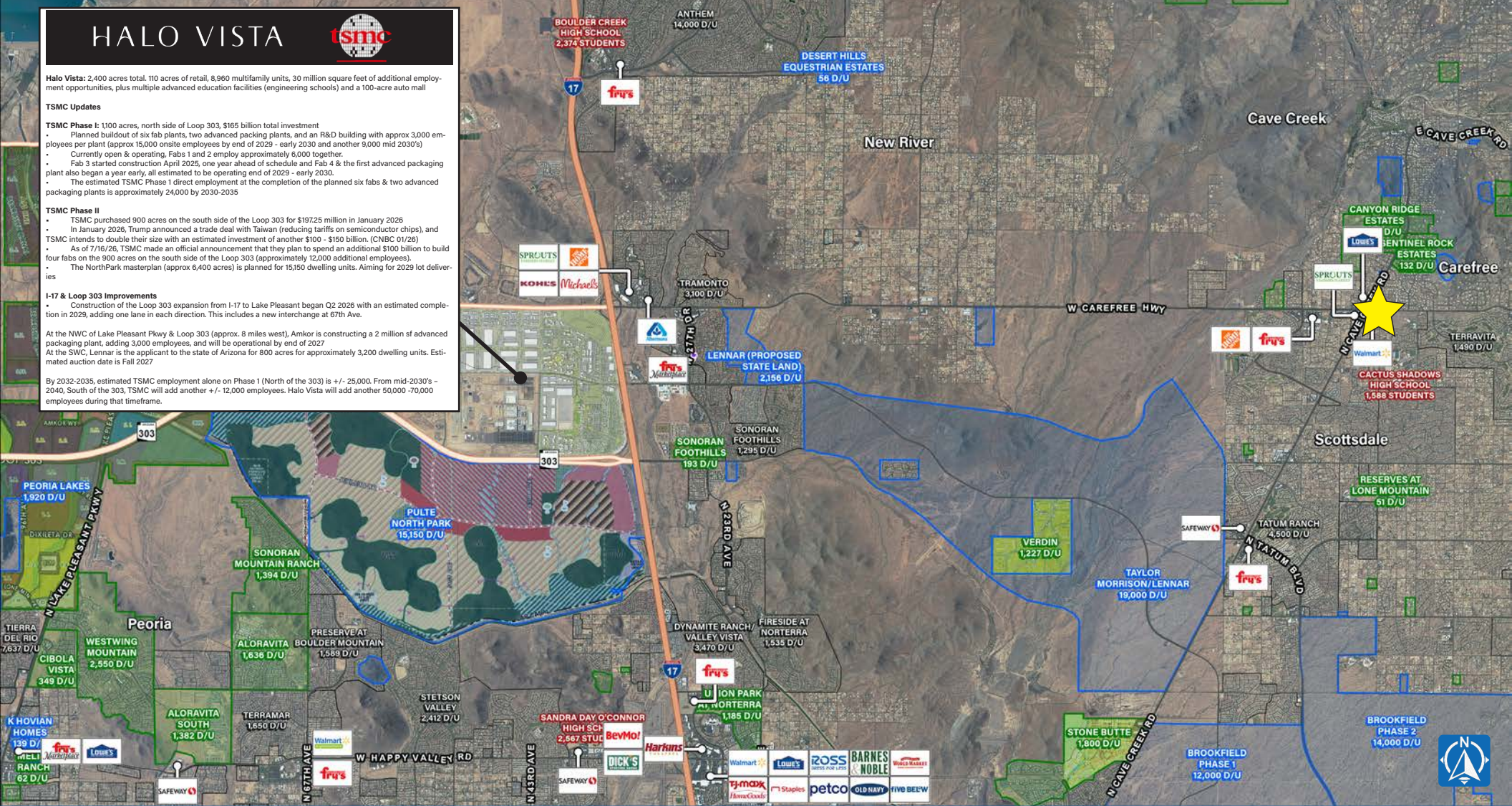
- TSMC purchased 900 acres on the south side of the Loop 303 for \$197.25 million in January 2026
- In January 2026, Trump announced a trade deal with Taiwan (reducing tariffs on semiconductor chips), and TSMC intends to double their size with an estimated investment of another \$100 - \$150 billion. (CNBC 01/26)
- As of 7/16/26, TSMC made an official announcement that they plan to spend an additional \$100 billion to build four fabs on the 900 acres on the south side of the Loop 303 (approximately 12,000 additional employees).
- The NorthPark masterplan (approx 6,400 acres) is planned for 15,150 dwelling units. Aiming for 2029 lot deliveries

I-17 & Loop 303 Improvements

- Construction of the Loop 303 expansion from I-17 to Lake Pleasant began Q2 2026 with an estimated completion in 2029, adding one lane in each direction. This includes a new interchange at 67th Ave.

At the NWC of Lake Pleasant Pkwy & Loop 303 (approx. 8 miles west), Amkor is constructing a 2 million sq ft advanced packaging plant, adding 3,000 employees, and will be operational by end of 2027. At the SWC, Lennar is the applicant to the state of Arizona for 800 acres for approximately 3,200 dwelling units. Estimated auction date is Fall 2027

By 2032-2035, estimated TSMC employment alone on Phase I (North of the 303) is +/- 25,000. From mid-2030's - 2040, South of the 303, TSMC will add another +/- 12,000 employees. Halo Vista will add another 50,000 -70,000 employees during that timeframe.



EXCLUSIVELY LISTED BY

ZACH PACE

(602) 734.7212
zpace@pcaemail.com

CAMERON WARREN

(602) 288.3471
cwarren@pcaemail.com

JOHN WARREN

(602) 734.7219
jwarren@pcaemail.com



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