

PRIME DEER VALLEY SITE

EXCLUSIVE OFFERING



Gunnar Sinnett, Senior Advisor
314.651.0322
gsinnett@levrose.com

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
WEALTHY
REAL ESTATE SERVICES

PROPERTY DETAILS

SALE PRICE:

Asking Price: \$795,000
(\$20.01/SF)

LOT SIZE:

±0.912 AC
(±39,731 SF)

ADDRESS:

21001 & 21007 N 24th Ave, Phoenix, AZ 85027

PARCELS:

209-07-041B, 209-07-041F

ZONING:

 R-5
(Phoenix)

PROPERTY HIGHLIGHTS:

- Largest High Density Development Site in Deer Valley Proper
- R-5 Zoning (43.5 DU/AC, 48' Buildable Height)
- Located within a Qualified Opportunity Zone
- Minutes from Deer Valley Airport, Mack Innovation Park, and TSMC Fab
- Proximity to I-17 & Loop 101 Employment Corridor



AERIAL



BARNES & NOBLE
COST PLUS
WORLD MARKET
MOUNTAINSIDE FITNESS
T.J. MAXX
Walmart
Olive Garden
Starbucks
LOWE'S

M MACK INNOVATION PARK
DEER VALLEY

DVT
PHOENIX DEER VALLEY AIRPORT

AMC
Chick-fil-A
GNC LIVE WELL
MICHAEL'S
ROSS DRESS FOR LESS
TARGET
WILDFLOWER

COSTCO WHOLESALE
IN-N-OUT BURGER
SPORTSMAN'S WAREHOUSE



AERIAL



LOOP
303



M MACK INNOVATION PARK
DEER VALLEY

DVT
PHOENIX DEER VALLEY AIRPORT

SITE

LOOP
101

ARIZONA
51



DEVELOPMENT OVERVIEW

TAIWAN SEMICONDUCTOR MANUFACTURING

TSMC created the semiconductor Dedicated IC Foundry business model when it was founded in 1987. TSMC served about 535 customers and manufactured more than 12,302 products for various applications covering a variety of end markets including smartphones, high performance computing, the Internet of Things (IoT), automotive, and digital consumer electronics.

Annual capacity of the manufacturing facilities managed by TSMC and its subsidiaries exceeded 13 million 12-inch equivalent wafers in 2021. These facilities include four 12-inch wafer GIGAFAB® fabs, four 8-inch wafer fabs, and one 6-inch wafer fab – all in Taiwan – as well as one 12-inch wafer fab at a wholly owned subsidiary, TSMC Nanjing Company Limited, and two 8-inch wafer fabs at wholly owned subsidiaries, WaferTech in the United States and TSMC China Company Limited.

In December 2022, TSMC announced that, in addition to TSMC Arizona's first fab, which is scheduled to begin production of N4 process technology in 2024, the Company has also started the construction of a second fab which is scheduled to begin production of 3nm process technology in 2026. At the same time, the Company continues to execute its plan for a fab in Kumamoto, Japan, with production targeted for 2024.

Website: <https://www.tsmc.com/english>

ESTIMATED ECONOMIC IMPACT: \$165B



SITE



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

DEVELOPMENT OVERVIEW

THE MACK INNOVATION PARK DEER VALLEY



±1.3M
SF INDUSTRIAL SPACE



10 MIN
FROM TAIWAN SEMICONDUCTOR

Mack Real Estate Group is currently building a new industrial park about 10 minutes away from the Taiwan Semiconductor Manufacturing Company's manufacturing facility. The project has officially broken ground on ±1.3M square feet of speculative warehouse space, with the capacity to build in excess of 3 million square feet across three noncontiguous sites.

The first phase of the master-planned industrial park includes more than 917,000 SF of speculative warehouse space across two locations: Three (3) buildings on one site and four (4) on the other. The seven buildings will range in size from 63,000 - 208,000 SF and accommodate tenants needing as small of a space as 4,800 SF.

The Mack Real Estate Group has been developing in the Deer Valley submarket for more than 30 years, and pharmaceutical, medical device, manufacturing, and distribution companies are all showing interest in Mack Innovation Park. The zoning of the project, a more flexible A-2 zoning, provides the developers more opportunity for a variety of uses.

[Read the full article here](#)



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DEMOGRAPHICS

POPULATION

	1 MILE	2 MILES	3 MILES	25 MIN
2025	10,832	45,397	94,497	1.39M
2030	10,798	44,787	93,282	1.36M

MEDIAN HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$72,426	\$79,503	\$84,234	\$95,891
2030	\$71,300	\$78,623	\$83,435	\$95,064

EMPLOYEES

	1 MILE	2 MILES	3 MILES	25 MIN
2025	12,593	39,133	57,549	569,709

HOUSEHOLDS

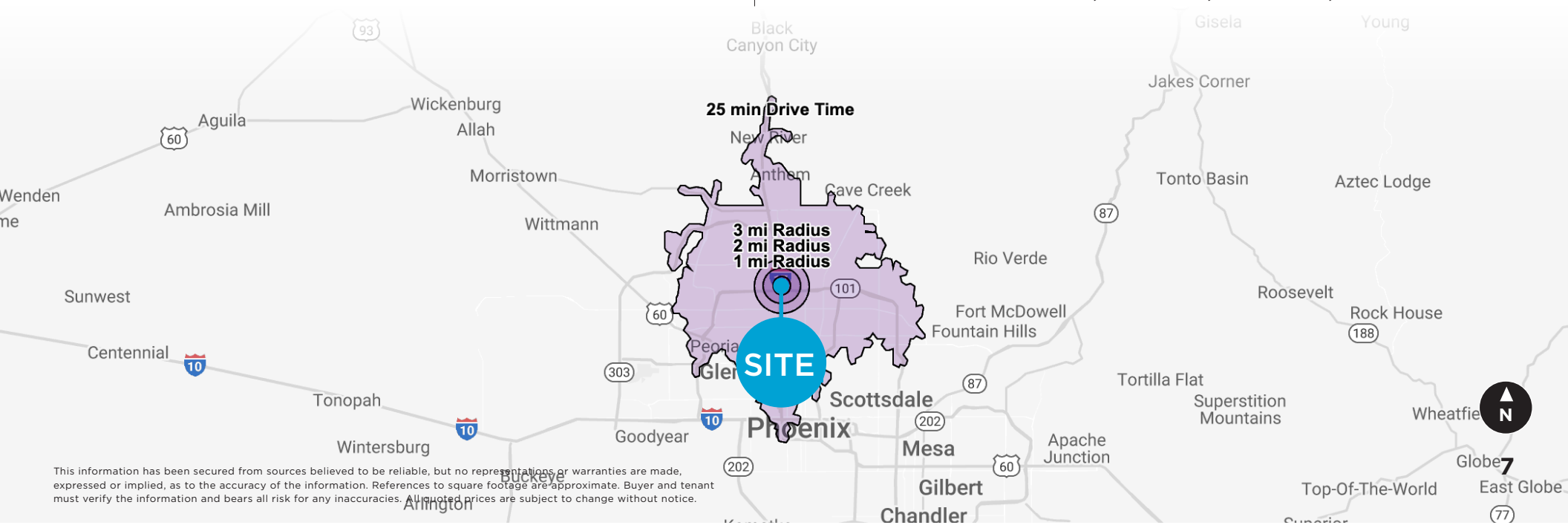
	1 MILE	2 MILES	3 MILES	25 MIN
2025	5,048	19,318	38,859	560,536
2030	5,096	19,384	39,036	562,669

AVERAGE HOUSEHOLD INCOME

	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$84,538	\$103,563	\$104,522	\$126,474
2030	\$83,079	\$101,841	\$103,231	\$124,772

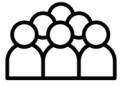
BUSINESSES

	1 MILE	2 MILES	3 MILES	25 MIN
2025	975	3,374	5,384	74,093



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PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



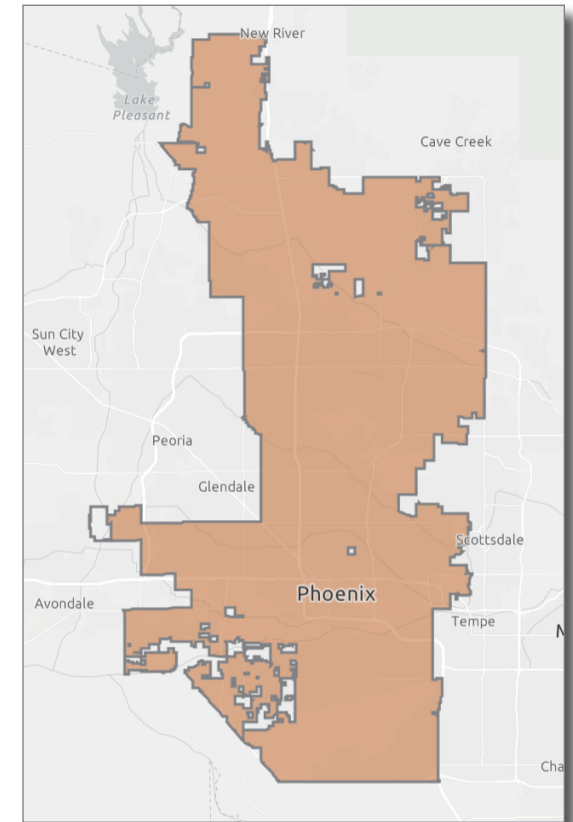
\$77K +
AVG HH INCOME

SOUTHWEST MEGACITY POWERING ARIZONA'S ECONOMY

Phoenix, the fifth largest city in the U.S. with a 2025 population of 1,673,164, continues to grow as a major regional anchor. With robust infrastructure, a diversified employer base, and access to global markets, Phoenix is consistently ranked among the top metros for business expansion. New developments and population inflows are fueling growth in nearly every asset class.

MEGAPROJECTS & INSTITUTIONAL CAPITAL INFLOW

Phoenix is undergoing a surge of marquee development. TSMC's \$7 billion "Halo Vista" semiconductor complex is expected to generate 10,000 new jobs, while the Central Station mixed use tower will redefine Downtown by late 2025. Phoenix also continues to see strong home-buyer activity, with the median home price reaching \$457,998 in April 2025.





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