



Park 8-Ten LOGISTICS

±32.45 ACRES

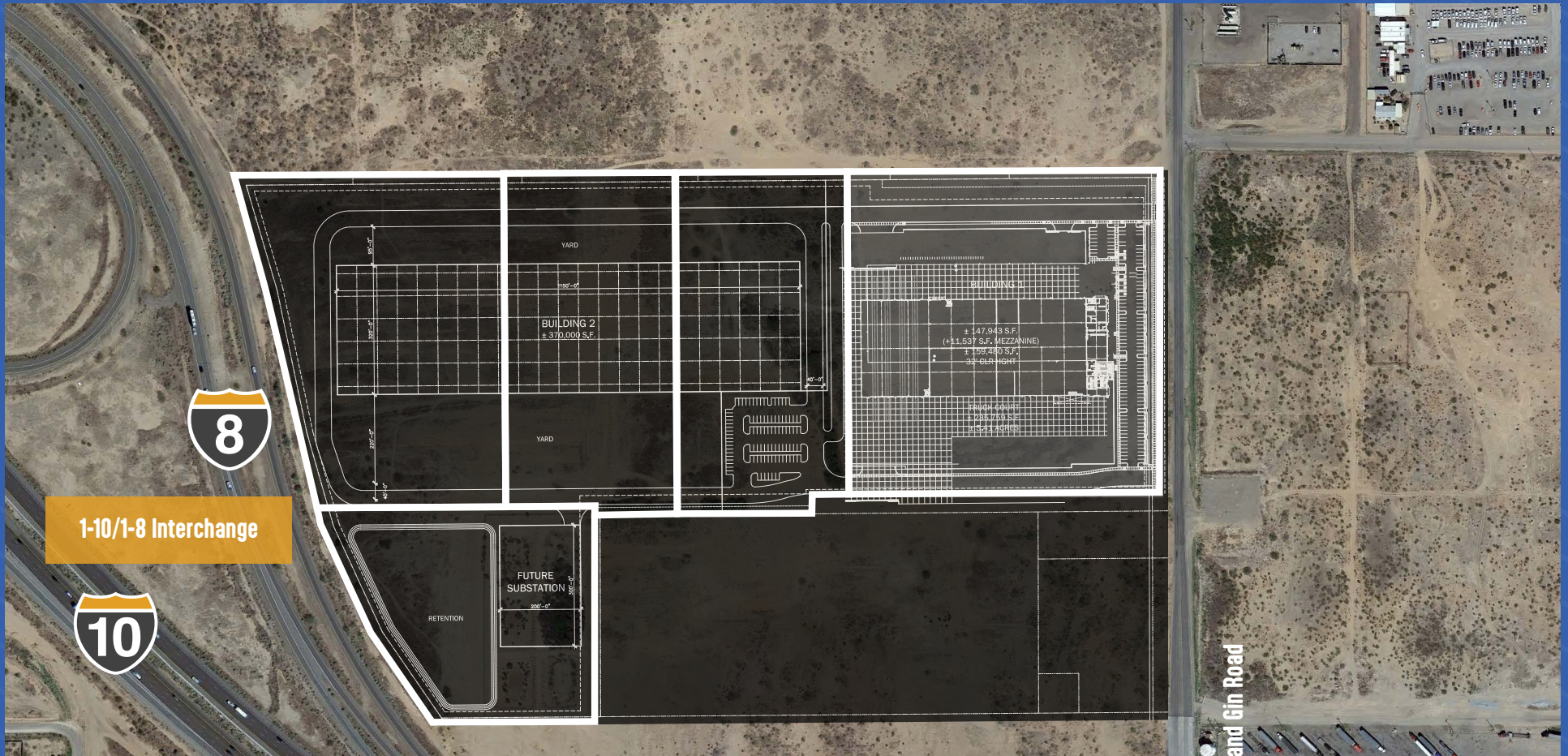
100MW DATA CENTER

DEVELOPMENT OPPORTUNITY

Eloy, AZ

Jones Lang LaSalle Americas, Inc. License #: C0508577000





INVESTMENT HIGHLIGHTS:

- ±32.45 acres available
- Power options to service up to 100MW through SRP
- Located in a top 3 data center market within the US, with one of the lowest costs of occupancy
- Located 45 minutes from Phoenix Sky Harbor International Airport
- Site benefits from data center tax incentive programs
- State of the art, highest availability power, water and telecommunications
- Minimalist regulatory approach - no corporate franchise tax and constitutionally recognized as a Right to Work State
- Immediately adjacent to the largest AZ supplier of Data Center back-up generators

UTILITIES

- Access: Sunland Gin Road via I-10 & Jimmie Herr Rd.
- Water: City of Eloy via 6" connected to 12' stub.
- Utility Electrical District No. 2 (ED2) & SRP.
- Gas: Southwest Gas - 6" gas line sleeves on-site.
- Fiber: Lumen - 4" conduit.
- Power: ED2 to provide 100 MW upon 7-9 month planning.



DRIVE TIME DEMOGRAPHICS

	30 minutes	60 minutes	90 minutes
2024 Total Population	121,831	2,703,314	6,076,183
2029 Total Population	133,610	2,819,566	6,327,922

PINAL COUNTY POPULATION

2024 Total Population	513,862
2025 Total Population	522,643
Year-Over-Year Growth Rate	3.81%

SOURCE: WORLD POPULATION REVIEW

WITHIN A 10 MILE RADIUS OF SITE



94,058
2025 Population



40,173
Total Households



\$66,419
Household Income



41
Median Age



\$322,885
Home Value



8,305
Education-Bachelors or College Degree

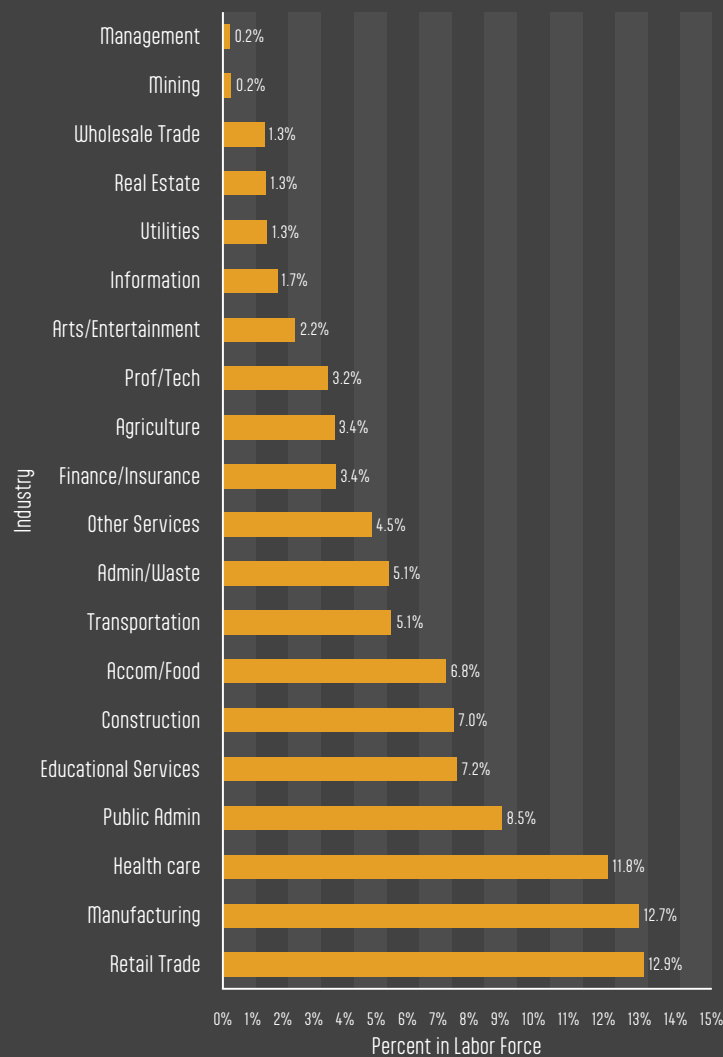


ECONOMIC DEVELOPMENT PROFILE

Park 8-Ten Logistics, Eloy, AZ
Drive time of 30 minutes

WORKFORCE OVERVIEW

LABOR FORCE BY INDUSTRY



EMPLOYMENT



22.0%
Services

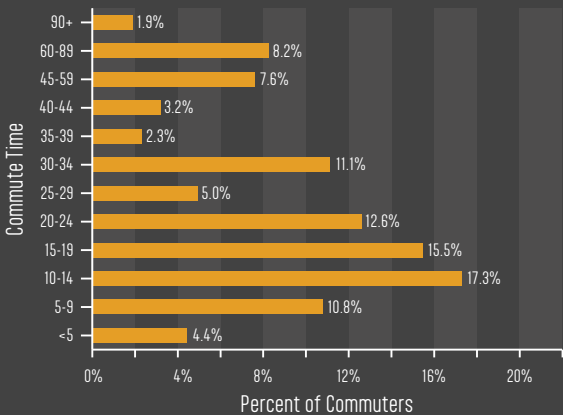


28.2%
Blue Collar



49.8%
White Collar

COMMUTE TIME: MINUTES



TRANSPORTATION TO WORK



0.2%
Took Public
Transportation



11.7%
Carpooled



1.7%
Walked to
Work



0.7%
Bike to Work



75%
Drove Alone
to Work

BUSINESSES



2,283
Total Businesses



29,000
Total Employees

INDUSTRY CONCENTRATION



74
Transp./Warehouse
Firms



724
Transp./Warehouse
Employees



63
Manufacturing Firms



2,046
Manufacturing
Employees



Jimmy Herr Blvd. to I-10



Sunland Gin Rd. to I-10



Direct access to I-10 and I-8
55,000 vehicles per day travel through the I-10 & I-8 exchange

DRIVE TIMES FROM ELOY, AZ

Chandler, AZ	30 minutes
Tucson, AZ	45 minutes
Phoenix, AZ	45 minutes
Lukeville Port of Entry, Mexico	2.5 hours
San Diego, CA	5 hours
Los Angeles, CA	6.5 hours

CORPORATE NEIGHBORS



GREATER PHOENIX AREA DATA CENTER MARKET DEMAND

KEY THEMES

- Phoenix continues to be a top choice for data center operators and hyperscale's, with a great location and strong infrastructure making it attractive to companies and providers.
- The market is seeing huge demand, with very low vacancy rates and most new facilities being fully pre-leased before they are even completed.
- Speed to market has become a significant competitive differentiator, with data center operators focusing on rapid deployment strategies in the Phoenix metropolitan area.

MARKET OVERVIEW

- The desire by tenants to be in Phoenix remains strong, driven by the region's strategic location offering low-latency connectivity to West Coast tech hubs. Phoenix provides cost effective reliable power infrastructure and minimal natural disaster risk, attracting diverse technology tenants.
- Funding requirements for industry expansions have grown, reflecting the scale and complexity of data center facilities. This increase indicates the industry's shift towards advanced, energy-efficient technologies and sustainability-focused design.
- Phoenix's data center market is experiencing rapid expansion. The region has emerged as a primary data center hotspot in the West, fueled by cloud services and AI workload growth.

END USERS IN THE MARKET



TAX INCENTIVES

Even with the highly competitive tax environment in Greater Phoenix and Arizona, there are several tax incentives that can be utilized to mitigate operating costs.

Please note that this is not a comprehensive list of all incentives available. Actual incentives will depend on project parameters and program qualifications and requirements as determined by the Arizona Commerce Authority.

COLOCATION TENANTS

A qualified colocation tenant is an entity that enters into a contract with the owner or operator of a computer data center for an IT load of at least 500 kilowatts per month for a period of two or more years.

NEW DATA CENTERS

To qualify for tax relief as a new data center, it requires, within 5 years of certification, that an owner or operator make a minimum investment of:

- \$250 million during the period between September 1, 2017 and August 31, 2013
- \$50 million if located in Maricopa or Pima County and is not a Greenfield SRP
- \$25 million if located in a county other than Maricopa or Pima County and is not a Greenfield SRP
- \$200 million if it is a Greenfield SRP

An owner, operator or qualified enterprise/co-location tenant of a data center receives sales tax and use tax exemptions for up to 10 calendar years following the year certification of the data center was issued. To qualify, a minimum capital investment must be made within five years of the date of certification.

- \$9,000 corporate income tax credit per job (\$3,000/employee/year)
 - Capped at 10,000 jobs per year
- 2nd lowest tax rates among competitive markets
- Employer must offer to pay at least 65% of employee health insurance premium

Companies can use additional depreciation to depreciate their property quicker. Property will be valued at 25% of its scheduled depreciated value in year one (25%* depreciation factor* property value) and 100% by year six (100%* depreciation factor* property value).



WHY ARIZONA FOR DATA CENTERS

OPERATING COSTS

- Substantially lower corporate income tax rates in Arizona
- Competitive cost advantages include no Business Inventory Tax and programs that reward qualified companies, such as the Quality Jobs Tax Credit and the Qualified Facilities Refundable Tax Credit

UTILITIES

- One of the most dependable electric grids in the nation
- No natural disasters
- Large network of fiber (60+ fiber, telecom, broadband, and wireless leaders)

1st in the Western
United States

2nd Nationally for
Data Centers

AZ Central 2024

9th Largest global
Data Center Market

Business Insider 2023

#1 Fastest Growing County in the nation
(Maricopa County)

US Census



WHY ARIZONA FOR DATA CENTERS

Colocations in market from industry leaders such as Aligned, QTS, Digital Realty Trust, CyrusOne, Iron Mountain, Vantage, Stack, NTT, Compass, and STREAM.

Phoenix is home to all 5 major cloud providers and a mix of users including but not limited to Meta, Google, American Express, Charles Schwab, GoDaddy, PayPal, AWS, and Oracle

Great place to do business

Greater Phoenix is fast-paced, dynamic and possesses an unapologetic willingness to get things done making it one of the top cities to do business. The region has a pioneering spirit and welcoming attitude toward people and business. When you expand or relocate your business to Greater Phoenix, you join a community rich with opportunity, innovation and economic vibrancy.

Strong Connectivity

Internet connectivity is robust with a heavy concentration of top-tier telecommunication providers. According to the Ookla Net Index, Internet speed and mobile networks in the greater Phoenix region are among the countries fastest. Plus, a high concentration of network providers engenders competition.



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