



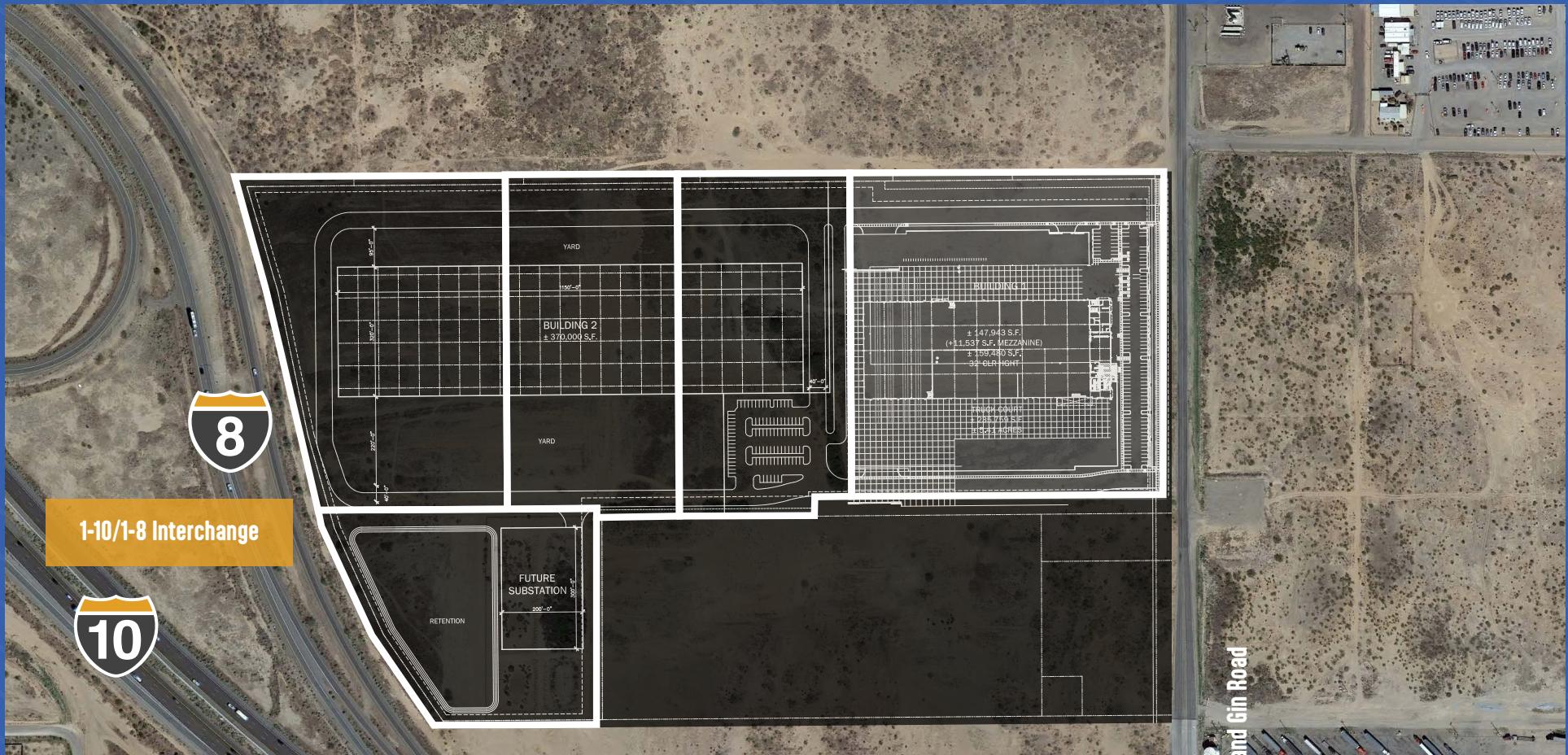
# Park 8-Ten LOGISTICS

**±32.45 ACRES**  
**100MW DATA CENTER**  
**DEVELOPMENT OPPORTUNITY**

Eloy, AZ

Jones Lang LaSalle Americas, Inc. License #: C0508577000



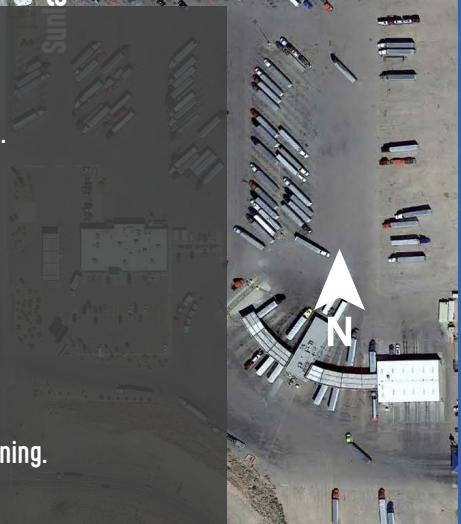


## INVESTMENT HIGHLIGHTS:

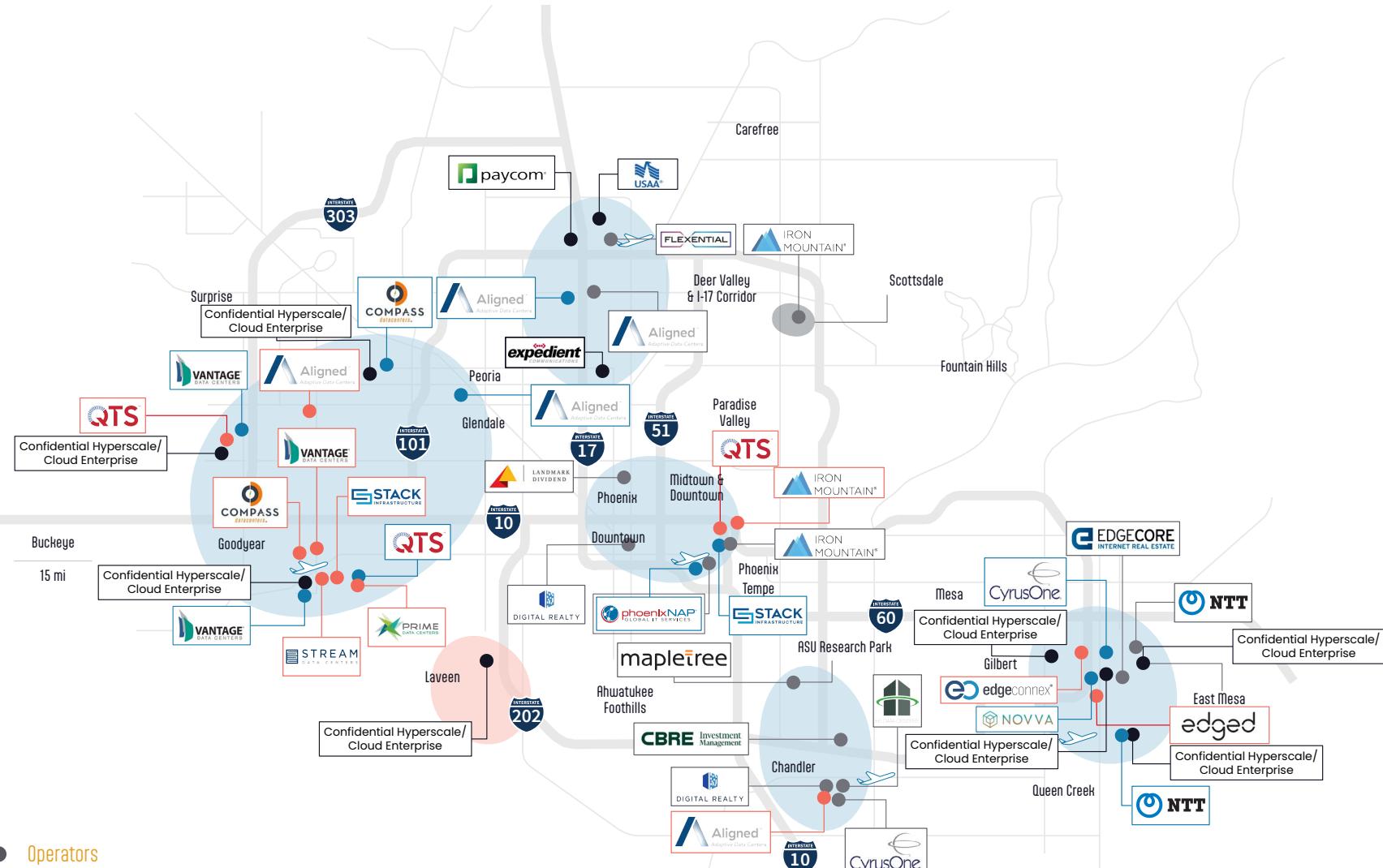
- ±32.45 acres available
- Power options to service up to 100MW through SRP
- Located in a top 3 data center market within the US, with one of the lowest costs of occupancy
- Located 45 minutes from Phoenix Sky Harbor International Airport
- Site benefits from data center tax incentive programs
- State 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.



# GREATER PHOENIX DATA CENTER OVERVIEW



- Operators
- Data Center Land for Future Development
- Hyperscale/Cloud/Enterprise
- Under Construction
- Emerging Market



## DRIVE TIME DEMOGRAPHICS

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

## PINAL COUNTY POPULATION

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

SOURCE: WORLD POPULATION REVIEW



## WITHIN A 10 MILE RADIUS OF SITE

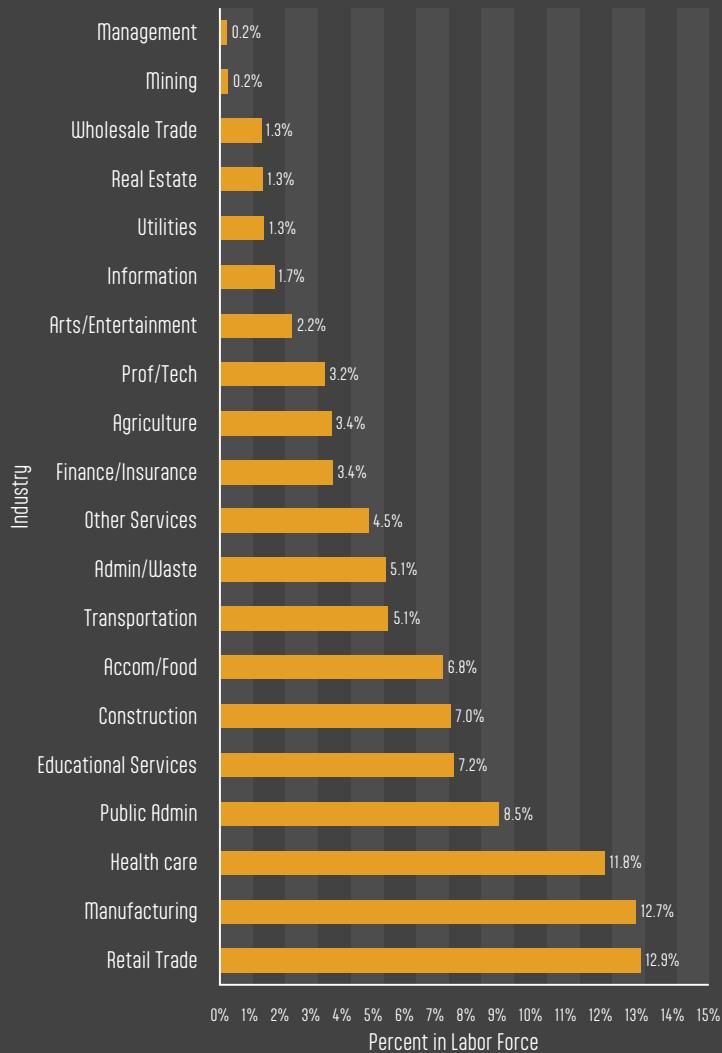
 <b>94,058</b> 2025 Population	 <b>40,173</b> Total Households
 <b>\$66,419</b> Household Income	 <b>41</b> Median Age
 <b>\$322,885</b> Home Value	 <b>8,305</b> Education-Bachelors or College Degree

# ECONOMIC DEVELOPMENT PROFILE

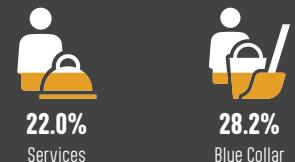
Park 8-Ten Logistics, Eloy, AZ  
Drive time of 30 minutes

## WORKFORCE OVERVIEW

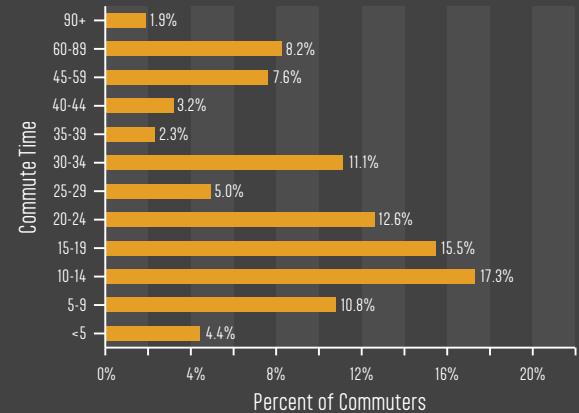
### LABOR FORCE BY INDUSTRY



### EMPLOYMENT



### COMMUTE TIME: MINUTES



### TRANSPORTATION TO WORK



### BUSINESSES



### INDUSTRY CONCENTRATION





GREEN BAY PACKAGING



NRS



KOHLER



kanto



LUCID



Jimmy Herr Blvd. to 1-10



Sunland Gin Rd. to 1-10

LUCID



Park 8-Ten  
LOGISTICS



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



NIKOLA



Republic Plastics



SCHUFF STEEL



Stella-Jones



# 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

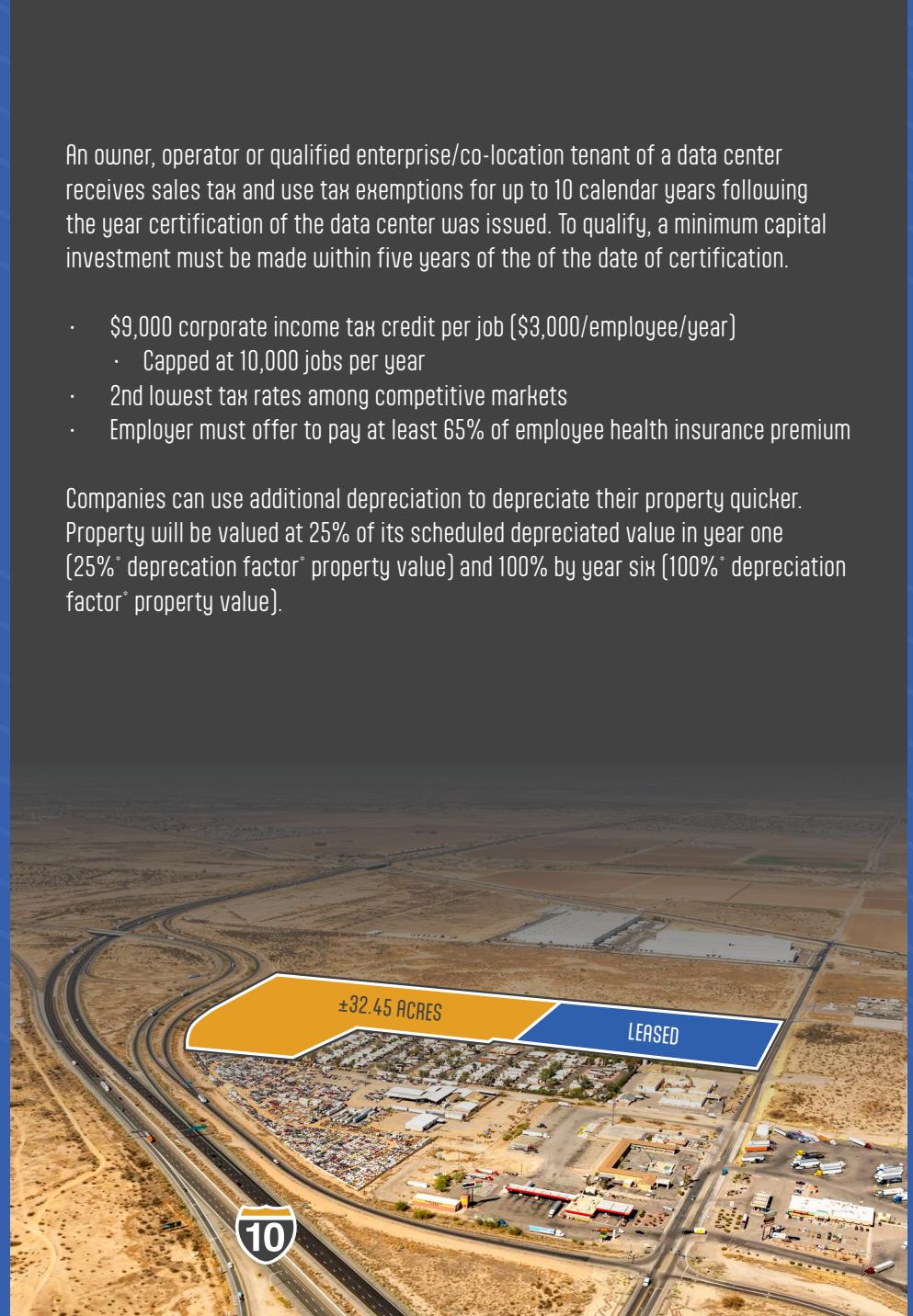
To qualify for tax relief as a new data center, it requires, within 5 years of certification, that an owner or operator make a minimum investment of:

- \$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%<sup>o</sup> depreciation factor<sup>o</sup> property value) and 100% by year six (100%<sup>o</sup> depreciation factor<sup>o</sup> 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 country's fastest. Plus, a high concentration of network providers engenders competition.

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