



at VISTANCIA







OFFERING MEMORANDUM

- NEC OF EL MIRAGE RD AND VISTANCIA BLVD, PEORIA, AZ 85383
- LAND AREA: ±15 ACRES TO ±45 ACRES
- **ZONING: PCD, CITY OF PEORIA**



INVESTMENT DRIVERS

THE VISION FOR FIVE NORTH AT VISTANCIA IS TO CREATE A VIBRANT AND BALANCED MIXED-USE DESTINATION THAT **EMBRACES AND SUPPORTS** THE CITY OF PEORIA'S DESIRE FOR A THRIVING EMPLOYMENT CORRIDOR. 22



5,000 ACRES RESIDENTIAL + 400 ACRES COMMERCIAL 1,700 ACRES OPEN SPACE + 1,100 ACRES MOUNTAIN PRESERVE





- ±180 acres of mixed-use zoned land in the Peoria submarket, the #6 wealthiest zip code in Phoenix
- Peoria ranked the #1 city to live, work and play in Arizona
- Part of the Vistancia master-planned community that will include 30,500 residents and 10.500 homes at buildout
- Unparalleled demographic profile including average household income of \$145,000 and average home price of \$652,000
- Exceptional lifestyle including the 1,100-acre Peoria Regional Preserve, Lake Pleasant Regional Park, entertainment and retail districts, and acclaimed public schools
- Adjacent to the Loop 303 providing access to over 240,000 jobs in the immediate job corridors

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	30,157	68,059	158,763
Median Age	39.1	40.4	47.9
Avg. Household Size	2.94	2.86	2.5
Avg. Household Income	\$141,776	\$126,906	\$105,737
Avg. Net Worth	\$2,209,977	\$1,792,306	\$1,427,571

INVESTMENT OVERVIEW

The vision for the FIVE NORTH at VISTANCIA is to create a vibrant and balanced mixed-use destination that embraces and supports the City of Peoria's desire for a thriving employment corridor.



^{*}Plans shown are conceptual and subject to change.

MIXED USE COMMERCIAL LAND

Parcel	Use	Net Acres	Gross Acres
Parcel D-17	Office/RD	17.72	19.43
Parcel D-18	Office/RD	46.23	47.94
Parcel D-21	Office/RD	14.96	16.21
Parcel D-22	Office/RD	20.74	20.74
Parcel D-3A	Commercial	13.36	13.36
otal		169.24	179.80

Offeror may offer on any, all, or a portion of all parcel options

- Mixed-use
- Office/Healthcare
- Retail

- Park/Open Space Employment
- Hospitality
- Medium to High Density Residential Education



Widening of Lone Mountain Rd to four lanes between Loop 303 and El Mirage Rd

Access to phase 1 mixed use areas and parcels:

D-14A, D-14B, D-14C, D-15, D-16, D-20 & D-21

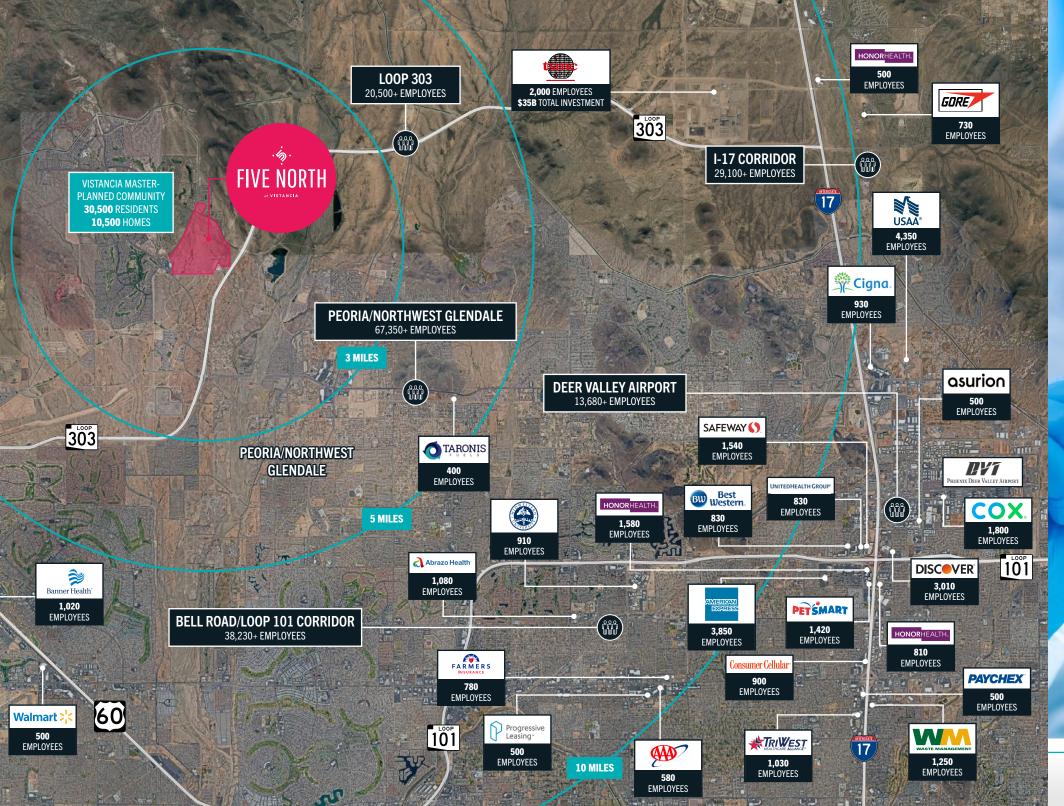
Includes: Revel Way, Espial Ave, Crown Crest Lane, Desert Cactus Lane



Parcel D-5 grocery anchored center by others*

Phase 1 of Commercial / Retail / Restaurant / Park*



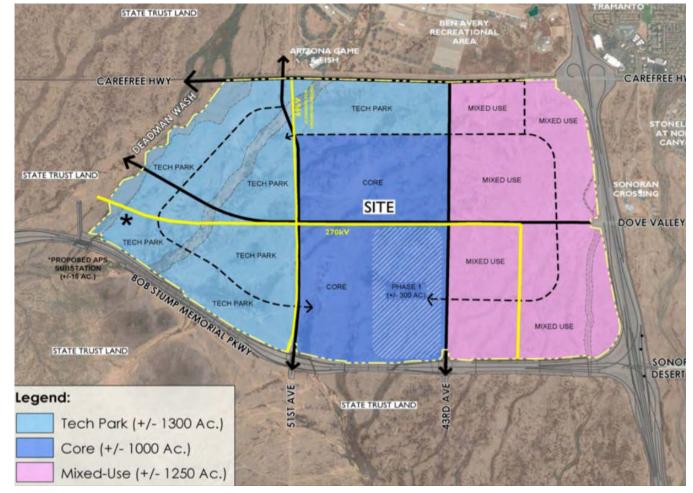




-Phoenix Business Journal



Taiwan Semiconductor (NYSE: TSM), which makes silicon chips for Apple Inc. and several other major technology companies, announced preliminary plans for a Phoenix facility in May 2020. The cost to build the manufacturing facility is likely to be close to \$35 billion, nearly triple the \$12 billion first announced, according to sources with knowledge of the deal and Asian media reports. Media reports describe the Arizona plant as a "Mega Site" that would include six factories.



TSMC'S INVESTMENT REPRESENTS THE LARGEST DIRECT FOREIGN INVESTMENT IN ARIZONA HISTORY

Four Asian companies have also announced plans to establish facilities in Arizona to supply Taiwan Semiconductor Manufacturing Co. Ltd.'s forthcoming plant in Phoenix. Taiwanese media reported that Chang Chun Petrochemical Co. Ltd., United Integrated Services Co. Ltd., Mirle Automation Corp. and LCY Chemical each announced that they intend to follow Taiwan Semiconductor (NYSE: TSM) and expand into Arizona.

CORPORATE PRESENCE

GREATER PHOENIX IS THIRD AHEAD OF DFW, IN THE SUN BELT FOR JOBS CREATED SINCE COVID



PHOENIX WITNESSED +5.6% INCREASE OR 120,600 JOBS (AS OF OCTOBER 2021)

FREEPORT- MCMORAN

EARLY WARNING



aps

intel

SMCO

FUJ!FILM

CORPORATE HEADQUARTERS























CARLISLE



HIGH-TECH MANUFACTURING



AEROSPACE & AVIATION

American Airlines

BOEING











BD







▶ Benchmark.



















AMSAFE.



















Empowering Healthcare



















FIVE NORTH

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