



RARE EASTMARK LAND OPPORTUNITY

± 5.11 ACRES

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AERIAL MAP

SEC Crismon & Baseline Roads | Mesa, AZ 85209



EMPLOYMENT OVERVIEW

Abundant, Affordable, High-Quality Workforce

Leading employers like Boeing and Banner Medical Centers benefit from Mesa's well-educated workforce, more than 42.4% of which have an associates degree or higher. From January 2010 to May 2020 the labor force in the Phoenix-Mesa MSA has increased by 17.73% and currently has more than 2,500,000 workers. (Source: ESRI, 2024)

As a right to work state, Arizona has one of the lowest unionization rates in the nation. Additionally, Arizona employers, on average, pay the 11th lowest unemployment insurance premium taxes. Whether focused on high-tech jobs, administrative operations, or customer service, Mesa and the Greater Phoenix area can meet all labor force needs.

Mesa's strong economic development, along with the state's pro-business ideology, has attracted a variety of industries including Healthcare, Education, Aerospace/Aviation and Technology.

The low risk of natural disaster ranks Phoenix-Mesa metro among the safest places in the US for high-tech companies to do business. A 2008 study by Sustain-Lane ranked Mesa as the safest place in the nation when considering natural disaster risks. In 2015, Apple revealed plans and selected Eastmark as a premier location for its \$2 billion Data and Global Operations Center. The 1.3 million square foot project was completed in August of 2018 and the building is 100 percent powered by clean solar energy. EdgeCore Data Campus is located within the Elliot Road Technology Corridor with an on-site substation designed to deliver 280 MW of utility power. The campus consists of 7 data centers utilizing 1.2 million square feet. EdgeCore selected Mesa because of the highly competitive power rates relative to southwestern US markets, along with the cost saving from Arizona's data center tax incentive.

Mesa Based Employees:

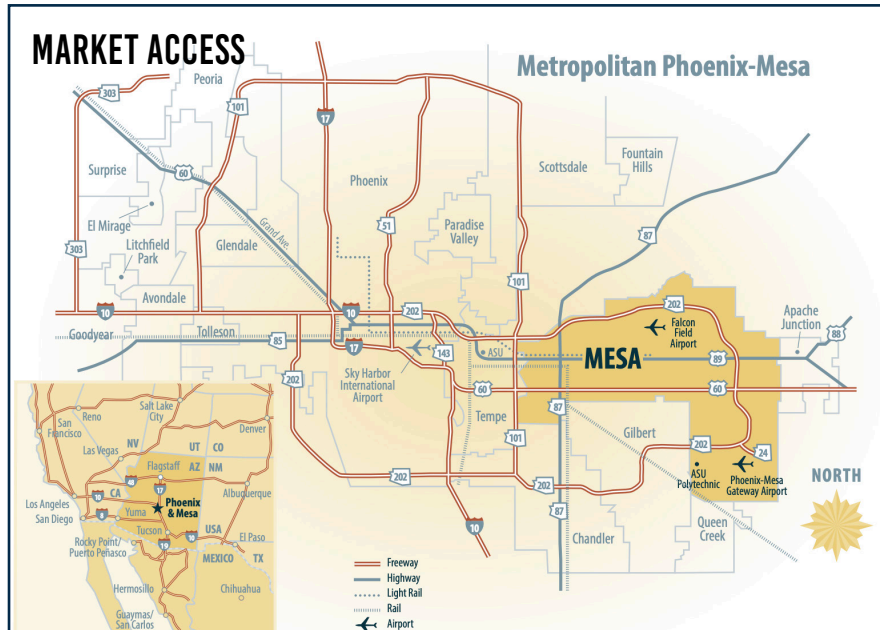
Data represents number of employees at given locations



CITY OVERVIEW

“A Smart Location for Intelligent Companies”

With a population of 517,496 Mesa, Arizona is the 36th largest city in the United States and second largest in the Phoenix-Mesa metro area and is larger than Miami, Minneapolis, Atlanta and St. Louis. Mesa encompasses 138 square miles inside the metro area, which has a population of 5 million people, and is projected to grow to 5.2 million by 2028.



517K+

More than a half a million people live in Mesa, Arizona

2nd

Largest City in Phoenix.
3rd Largest in Arizona

36th

Largest City in the U.S. *Larger than Miami, St. Louis

1.4M

Workforce Population within a 30-min drive

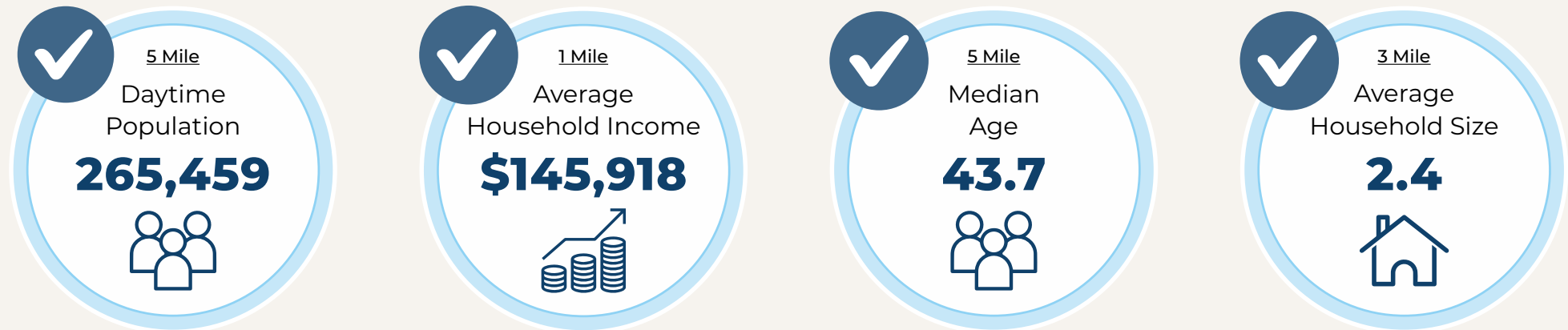
Mesa Offers:

- A diverse and sustainable economy that features a balance of base industries that create high quality jobs.
- An educated workforce.
- A partnership of government and industry that considers next generation technologies and products as economic opportunities.
- Business people who see Mesa as their home and the world as their marketplace.



AREA DEMOGRAPHICS

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2024 SUMMARY (SitesUSA)

	1 Mile	3 Mile	5 Mile
Daytime Population:	16,512	114,084	265,459
Estimated Population:	13,697	104,173	231,787
Average Household Income:	\$145,918	\$103,128	\$110,517
Median Age:	37.0	44.2	43.7
Average Household Size:	2.9	2.4	2.4
Total Household Expenditure:	\$582.91 M	\$4.28 B	\$9.74 B
Total Employees:	2,815	9,911	33,672

