



COMMERCIAL PADS & LAND AVAILABLE FOR GROUND LEASE

# THE DISTRICT AT WHITE TANKS

SEC Loop 303 & Northern Parkway | Waddell, AZ 85355





## THE DISTRICT AT WHITE TANKS

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### LOCATION DESCRIPTION

Discover the New Heart of West Valley Entertainment, **The District at White Tanks** is located at the Loop 303 & Northern Parkway in Waddell, Arizona. This landmark intersection is the gateway to the **\$450million Desert Diamond Casino White Tanks**—a world-class gaming and entertainment destination with an estimated 2,500 employees and projected at over 1 million visitors per year.

Phase2 plans include a luxurious hotel, a conference center, amphitheater, outdoor pool, **retail amenities** and expanded recreational features—creating a dynamic, full-spectrum destination.

Directly across the street, Wildlife World Zoo, Aquarium & Safari Park spans 215 acres and welcomes approximately 500,000 visitors per year.

The area also benefits from a growing population and a strong local economy, providing a solid customer base for retail tenants. With convenient access to major highways and a thriving community, **The District at White Tanks** presents an unparalleled opportunity for your business to establish a presence in this flourishing and bustling area.

This intersection isn't just about roads—**it's about opportunity**. Loop 303 & Northern Parkway has transformed into a thriving axis of entertainment, hospitality, and development with nearly 138K vehicles per day.

### CATALYST FOR RETAIL: INDUSTRIAL GROWTH FUELS DEMAND

The surge in industrial, manufacturing, and logistics facilities along the Loop303 corridor (including Amazon, REI, Dick's Sporting Goods, Chewy, UPS, Puma, Ball, Red Bull, and many more) has dramatically increased the number of workers and residents along the Loop 303. The Loop303 corridor has emerged as one of the fastest-growing logistics and industrial hubs in the nation. Tens of millions of square feet of industrial space have been developed or are under construction, spurring significant job growth across manufacturing, logistics, and related sectors.

**This influx created an acute demand for retail amenities to serve both employees and local communities.**

The Loop303 corridor is no longer just an industrial engine—it's rapidly becoming a mixed-use corridor that includes substantial retail components.

West Valley communities are among the fastest-growing in Arizona, now home to about 1.7 million people—and expected to reach over 2.1 million by 2030. With high workforce participation and regional purchasing power, the demand for retail—everything from big-box to neighborhood services and restaurants—is strong and sustained.

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## VALUE PROPOSITION - NO PROPERTY TAXES & NO BUILDING DESIGN GUIDELINES!

- A primary incentive for locating at The District at White Tanks is the **absence of property taxes**, which significantly reduces ongoing operational costs for businesses.
- **No ad valorem property tax liability** within the district boundaries.
- This creates a **stable, predictable cost structure** compared to fluctuating tax rates in nearby municipalities.
- The **effective savings** can improve project feasibility and provides for a long-term financial advantage.

## TRIBAL EMPLOYMENT RIGHTS OFFICE ("TERO") GUIDELINES

- The District at White Tanks falls under **Tribal jurisdiction**, meaning developers and contractors must comply with TERO regulations:
- **Employment & Contracting Requirements:** During construction and ongoing retail operations, non "key employee" jobs are required to be posted on Tribal job boards for 72-hours before being offered to a non Tribal member. If a qualified Tribal member applies for such non "key employee" job, they must be hired.
- **Business Licensing:** All contractors and subcontractors must register with the Tribe Treasurer's Office and obtain TERO certification before project initiation.
- **Fee Structure:** TERO fees are usually 2–3% of the total labor costs (varies by project) and are paid directly to the Tribal TERO office to fund job training and enforcement.
- **Reporting:** Developers must submit monthly employment reports verifying compliance.
- **Penalties:** Non-compliance can lead to work stoppages or fines.
- **Guidance & Consulting:** Developer will offer guidance and consulting to shepherd retail tenants through the compliance licensing and compliance process.

## TAX DELINIATION FOR TRIBAL DEALS

TAX	TRIBAL DEAL	TRADITIONAL NON-TRIBAL DEAL
Property Tax	Exempt	Typically 1.4% - 2% of Market Value per year.
Sales Tax (TPT)	5% with exemptions: Food & beverage for immediate consumption, fuel, and most medical supplies & services are exempt. Any retail goods sold subject to 5.6% TPT reduces Tribal TPT to 2% capping the maximum TPT at 7.6%.	Up to 9.3% depending on the City.
Prime Contracting	65% of labor and materials subject to 5% tax.	Up to 10.55% depending on the City.
Use Tax	Not Applicable for materials purchased from the Reservation.	5.6% State of Arizona plus applicable City tax.

## COMPLIANCE & ADMINISTRATIVE PROCESS

- To maintain compliance and maximize the no-tax advantage:
- **Register** all entities (developer, general contractor, subcontractors) with the tribal TERO office.
- **Confirm** all sales tax obligations with both the **Arizona Department of Revenue** and **Tribal taxation authority**.
- **Keep documentation** for all materials purchased or imported to the site.
- **Engage** Tribal liaisons early for guidance on permitting and environmental compliance.

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	2,882	29,761	124,092
Median Age	39.5	37.2	37.5



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$116,322	\$125,603	\$123,004
Average	\$141,105	\$150,156	\$146,238




DAYTIME WORKFORCE

Loop 303 Corridor Projections


Industrial: 50,000 - 100,000+  
The industrial submarket along Loop 303 is projected to expand from approximately 15 million to over 50 million square feet within the next 5 to 6 years. That's more than a 3x increase in industrial space.

Luke Airforce Base: 10,900  
According to the Targeted Growth Management Plan, the arrival of 144 F-35A fighter jets is projected to bring an increase of 2,234 military personnel by 2026, along with 4,717 household members.




EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	34%	32%	36%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	66%	65%	67%
Services	21%	19%	18%
Blue Collar	13%	16%	15%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	1,026	13,210	46,098
Median Home Value	\$479,603	\$502,533	\$526,671

\*2025 Demographic data derived from ESRI

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