



- **Location:** E/SEC Thunderbird Rd & El Mirage Rd, El Mirage, AZ
- **Size:** +/- 7.88 Acres
- **Zoning:** UC (Urban Corridor)
- **Utilities:** City of El Mirage
- **Price:** Submit offers
- **Comments:**
 - ✓ Direct access to the US 60 Highway / Grand Ave.
 - ✓ +/- 30 minutes to Downtown Phoenix.
 - ✓ This property is currently in the entitlement process to allow for individually platted lots, with a maximum density of 128 lots. It benefits from a grandfathered unit allowance from Luke Air Force Base, a rare and valuable advantage given the area's limited allocations.
 - ✓ Strategically located in El Mirage, the site offers prime access to major employment and retail hubs, including Downtown Phoenix, the 303 Industrial Corridor, TSMC, and the 101 Entertainment Corridor. The City of El Mirage is highly supportive of this project, ensuring an efficient entitlement process.
 - ✓ This is a unique opportunity to develop in a high-growth area with strong municipal backing and exceptional connectivity to key economic drivers.

Zoned Multi-Family Land







STATISTICS

CLUSTER	# of Employers	# of Employees
Business Services	39	660
Construction	38	960
Consumer Goods Manufacturing	3	120
Consumer Services	132	1710
Education	17	660
Finance, Insurance, & Real Estate (FIRE)	44	380
Government, Social, & Advocacy Services	69	1290
Health Care	112	3160
High Tech Manufacturing & Development	3	20
Hospitality, Tourism & Recreation	23	490
Media, Publishing & Entertainment	4	40
Metal Inputs & Transportation-Related Manufacturing	3	250
Non-Metallic Manufacturing	5	260
Resource-Dependent Activities	5	250
Retail	72	1530
Telecommunications	11	110
Transportation & Distribution	22	590

Key Industry	# of Locations	# of Employees
Finance	46	390
Health Care	120	3230
Information Technology	1	5
Manufacturing	24	910
Warehouse / Distribution	22	680

Rank	Employer Name	# of Locations	# of Employees
1	Dysart Unified School District 89	7	580
2	Walmart	1	350
3	Frys Food Stores	2	350
4	Lifestream Complete Senior Living	2	250
5	State of Arizona	3	220
6	Southwest Products Corp	1	190
7	City of Surprise	7	190
8	City of El Mirage	6	180
9	CalPortland Company	1	150
10	Sun City Area Interfaith Services Inc	1	140