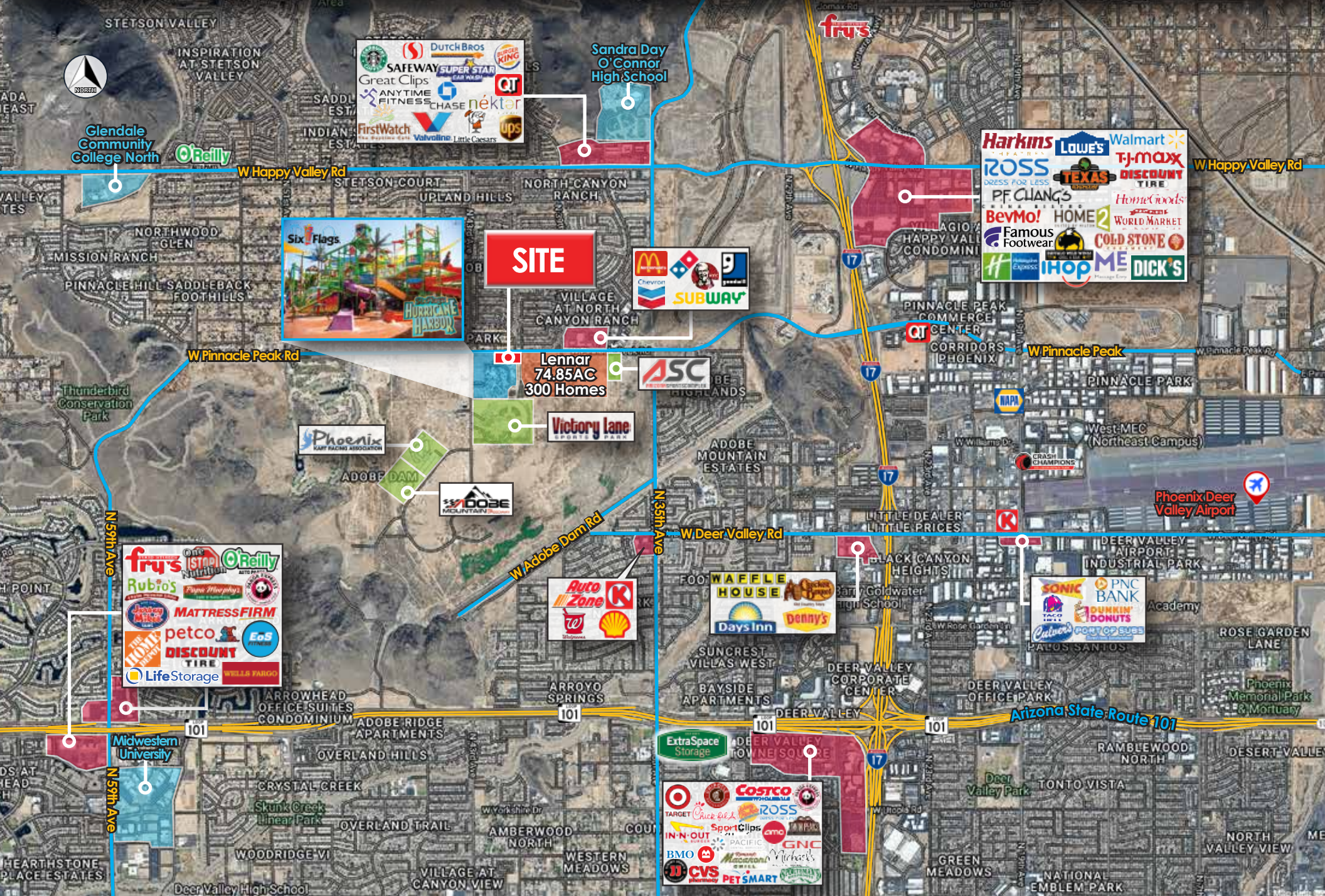


# New ± 5 AC Retail Development Coming Soon

## PADs Available for Lease or Sale

SEC 43rd Ave & Pinnacle Peak Rd  
Phoenix, AZ 85310





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### Conceptual Plan Data:

Parcel:	Use:	Net Ac <sup>1</sup> :	Lot Size:	# of Lots:
A.	Single Family Residential	63.4	45'x100'	127 (42%)
			45'x120'	100 (34%)
			50'x120'	73 (24%)
B.	Commercial	5.5	N/A	N/A
<b>Totals:</b>		<b>+/-68.9</b>		<b>300</b>

Internal Street Centerline: +/-11,298 L.F.  
Open Space Area: +/-14.2 Acres (not including drainage channels)

<sup>1</sup>Net Ac Excludes Drainage Channels & Future Pinnacle Peak 65' Half St. R.O.W.  
Note: This plan is conceptual and subject to change based on additional site studies and agency review and approval. All calculations are approximate.

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**D** **DIVERSIFIED PARTNERS**

Nationwide Real Estate Services

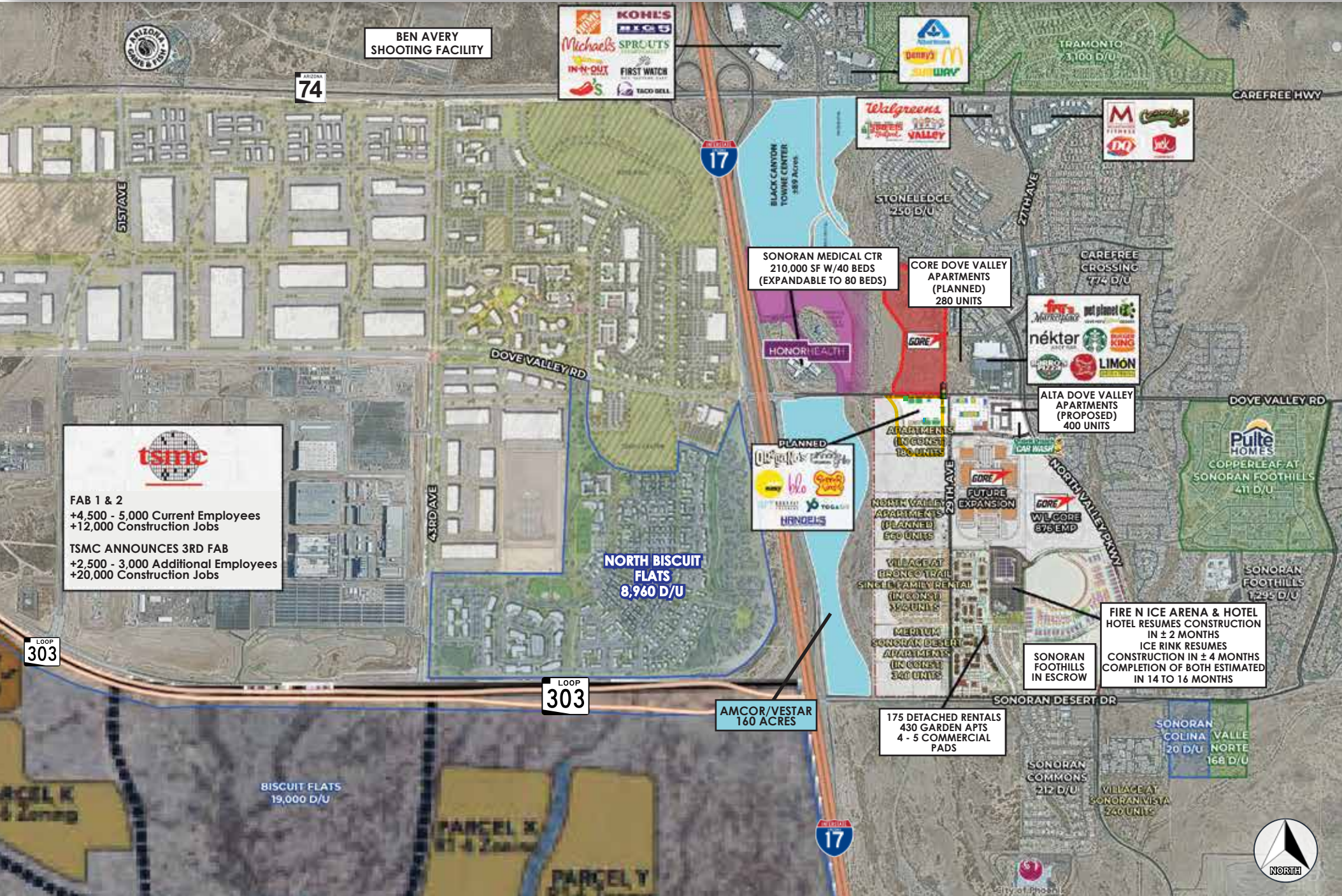




# New ± 5 AC Retail Development Coming Soon

Development ± 5 Miles North of Site

SEC 43rd Ave & Pinnacle Peak Rd  
Phoenix, AZ 85310



**TSMC**

FAB 1 & 2  
+4,500 - 5,000 Current Employees  
+12,000 Construction Jobs

TSMC ANNOUNCES 3RD FAB  
+2,500 - 3,000 Additional Employees  
+20,000 Construction Jobs

FIRE N ICE ARENA & HOTEL  
HOTEL RESUMES CONSTRUCTION  
IN ± 2 MONTHS  
ICE RINK RESUMES  
CONSTRUCTION IN ± 4 MONTHS  
COMPLETION OF BOTH ESTIMATED  
IN 14 TO 16 MONTHS





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## demographics 2024

Source: Sites USA

	1 MILE	3 MILE	5 MILE
POPULATION (2024)	7,179	68,646	205,152
PROJECTED POPULATION (2029)	7,095	70,675	210,481
AVERAGE HOUSEHOLD INCOME	\$153,471	\$144,809	\$139,596
DAYTIME POPULATION	2,852	41,709	131,952
MEDIAN AGE	39.7	37.9	38.3
ESTIMATED HOUSEHOLDS	2,584	25,925	77,280



traffic counts: N. 43rd Ave | **4,013 VPD** • W. Pinnacle Peak Rd | **13,143 VPD**

### Contact:

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## property highlights

- Adjacent to Hurricane Harbor and Victory Lane Sports Park
- Close proximity to TSMC Arizona
- Located approximately 2 miles west of Interstate 17
- Highly sought after North Phoenix trade area with limited opportunity
- Strong Average HH Incomes of \$153,471 within one mile

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