

**Legend**

- BLM
- BR
- County
- Indian Lands
- Local or State Parks
- State
- Master Planned Community

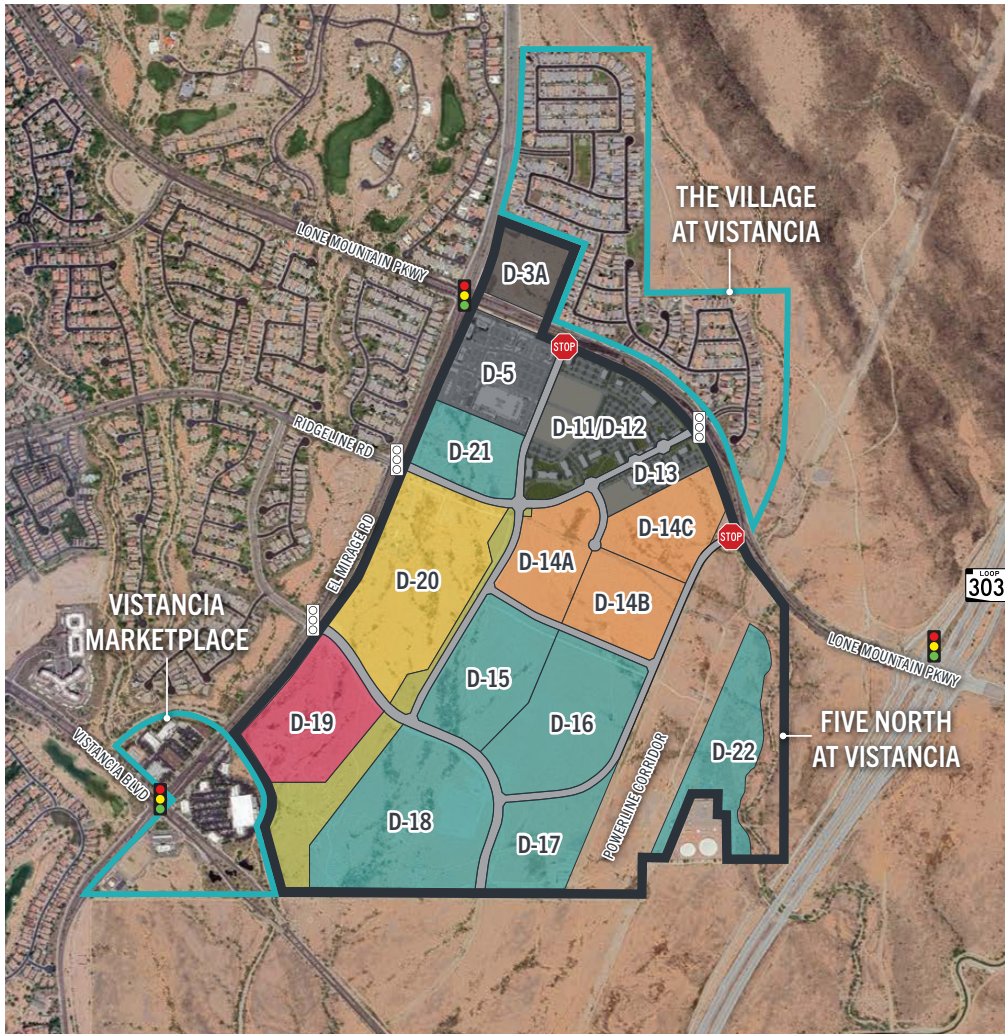
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# INVESTMENT OVERVIEW



- Education
- Multifamily
- Office/Industrial Development
- Residential
- Retail/Mixed Use
- Park

## AVAILABLE PARCELS

Parcel	Target Use	Acres	Status
D-3A	Commercial	13.36	Available
D-17	Employment	17.79	Available
D-21	Medical/Senior Living	14.60	Available
D-22	Employment	20.74	Available

## OTHER PARCELS

Parcel	Target Use	Acres	Status
D-14A	Multifamily	16.50	Off Market
D-14B	Multifamily	16.92	Off Market
D-14C	Multifamily	16.78	Off Market
D-15/16	Employment	56.31	In Escrow
D-18	Employment	45.80	In Escrow
D-19	Education	25.12	Sold
D-20	Single Family Residential	48.94	Owner Retain

## HOA

- Vistancia Commercial Core Property Owners Association
  - Assessments TBD
- Vistancia Maintenance Corporation (overarching Vistancia Managing Association)
  - Assessments TBD, based on gross acreage

## ARCHITECTURAL AND BRAND THEMING

Adherence to the FIVE NORTH at VISTANCIA name and associated logo(s), brand guidelines and architectural theming and design guidelines will be required of all owners within.

## EDUCATION (Peoria Public School District)

K-8: Vistancia Elementary, Lake Pleasant Elementary, 9-12: Liberty High School

# GREATER PHOENIX OPPORTUNITY



## Arizona is home to a surging ecosystem of 21st century companies.

Companies investing in Arizona range from Lucid which is designing and building electric vehicles, TGen, which is mapping out the next big breakthrough in medical science, and TSMC which will be creating the computer chips that go into just about everything people use.

Companies interested in thriving like those above select Arizona because of the talented and educated workforce, the modern infrastructure, and a pro-business government.



## Greater Phoenix has a young, educated, and world class workforce.

With multiple research universities and an excellent community college system, the amount of available qualified employees is among the top in the nation. Additionally, employers are able to work with the education system to partner with specific programs to help design classes and certifications to best suit the needs of a 21st century company.

Lastly, Arizona's cost of labor is one of the lowest in the nation while employees enjoy some of the highest quality of life in the country.



## Arizona's pro-business government is focused on getting stuff done.

The attraction of TSMC's 1,100 AC semiconductor factory to the area is one giant example. Groups that select Arizona enjoy a minimalist regulatory approach, no corporate franchise tax, a corporate income tax among the lowest in the nation, and a government that asks businesses what they need to succeed.

Companies considering Arizona may qualify for tax credits and incentives such as Quality Jobs Tax Credit, Qualified Facilities Refundable Tax Credit, and the Renewable Energy Tax Investment

## V-MU DEVELOPMENT STANDARDS

Development Standard	Type	Value
Maximum Intensity	Commercial	1.0
	Office	2.0
	Mixed Use	2.0
Maximum Building Height (feet)*		120

*\*Requires adherence to additional setback standards*

## IMPACT FEE CREDIT

Due to the existence of the Vistancia CFD, building permits issued within Vistancia are assessed a reduced water & sewer expansion (impact) fee

## UTILITIES

Power	Arizona Public Service (APS)
Water	City of Peoria
Wastewater	City of Peoria
Gas	Southwest Gas Company
Telecommunications	COX, Zone/Wyyerd

## CFD ANNUAL TAX LIABILITY

\$2.10 per \$100 of Limited Assessed Value.  
Seller to retain all reimbursements.



Visit Vistancia Planned District development site





# CURRENT FIVE NORTH ACTIVITY

## AMKOR

Currently in escrow to purchase Parcel D-15/16, Amkor plans to build an advanced packaging facility that could cost \$2 billion and bring roughly 2,000 jobs. Tempe-based Amkor said it will package and test chips produced for Apple Inc. at the nearby Taiwan Semiconductor Manufacturing Co. complex near Dove Valley Road and 43rd Avenue. Amkor ranks as one of Arizona's larger public corporations with a stock market capitalization of \$7 billion. The company employed more than 31,000 people at the end of 2022.

## AMERICAN LEADERSHIP ACADEMY

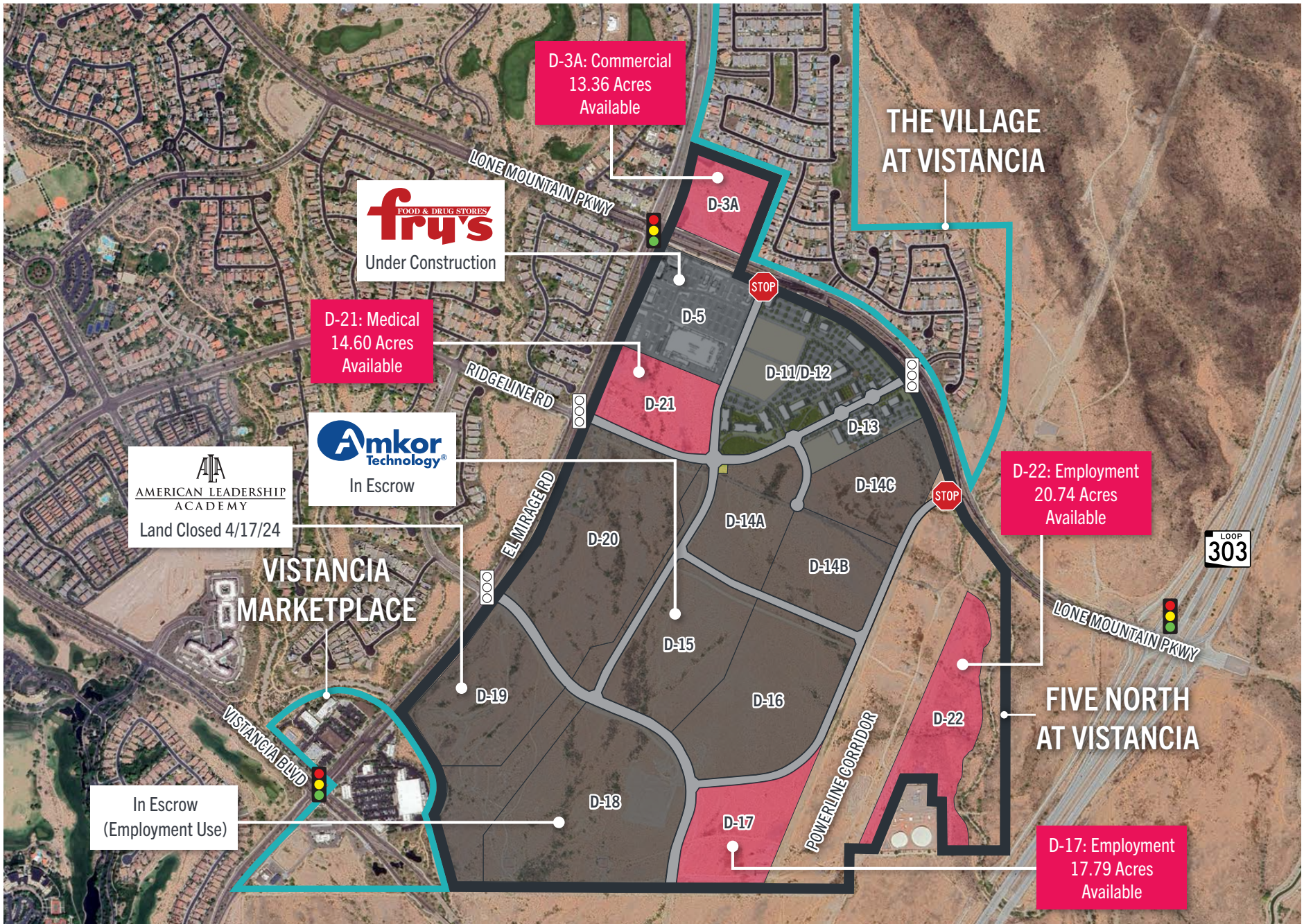
American Leadership Academy has closed on Parcel D-19 with a plan to build a new 2,400 student, K-12 charter school campus. This is proposed as a full-service charter school campus, meaning the school will offer a full educational curriculum and extracurricular activities including performing arts and athletics programs. The campus is planned to include lighted sports fields, as part of a joint-use neighborhood park increasing the community amenities in the area.

## VISTANCIA POINT

Fry's Marketplace is currently under construction within the Vistancia Point project at the southeast corner of Lone Mountain Parkway and El Mirage Road, with a planned opening date of Q4 2024. Fry's will occupy a 123,722 square-foot building. Six additional retail buildings totaling approximately 33,300 square feet and a 20-dispenser gas station also are planned.











# FIVE NORTH

at VISTANCIA

Peoria is one of the top cities in Arizona to live, work, and play. Within the city, residents are able to enjoy tons of hiking trails, fantastic schools, multiple world class golf courses, and affordable housing. The pro-business environment looks to remove any roadblocks and help companies grow.

## LABOR FORCE

- Over 1,000,000 workers live within 30 minutes of Peoria.
- Nearly a 250,000 people work in finance and advanced business fields.
- Major Employers nearby include: TSMC, Honeywell, USAA, Nationwide among many others.

## TALENT DEVELOPMENT

The city of Peoria teams up with Maricopa Community Colleges and Maricopa Workforce Connection to provide the talent development opportunities that companies need to stay competitive. Both partners are flexible and experienced at creating on-demand programs to meet certification requirements as well as customize training programs.

## PEORIA'S PRIORITY TRACK PROGRAM

Eligible companies benefit from reduced times for plan review services at no cost. Typically the plan review times are 50% less than standard.

# THE OPPORTUNITY

FIVE NORTH at VISTANCIA in Peoria presents a one-of-a-kind opportunity to create a legacy employment core development on ±180 prime acres in the heart of the prestigious Vistancia master-planned community within the #6 wealthiest zip code in Phoenix. The parcel allows for a variety of uses and is surrounded by magnificent homes with an average price of \$607,775 and affluent residents whose household income is more than 54% greater than the Phoenix average.

Adjacent to Loop 303, the location of FIVE NORTH at VISTANCIA provides remarkable connectivity to over 240,000 jobs, many of which are high-paying “white-collar” roles. As residents and employers flock to the Peoria submarket, the FIVE NORTH at VISTANCIA provides an opportunity to create a unique and enduring development within the award-winning Vistancia community.



# 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. ”



# VISTANCIA

## 7,100 TOTAL ACRES

5,000 ACRES RESIDENTIAL + 400 ACRES COMMERCIAL

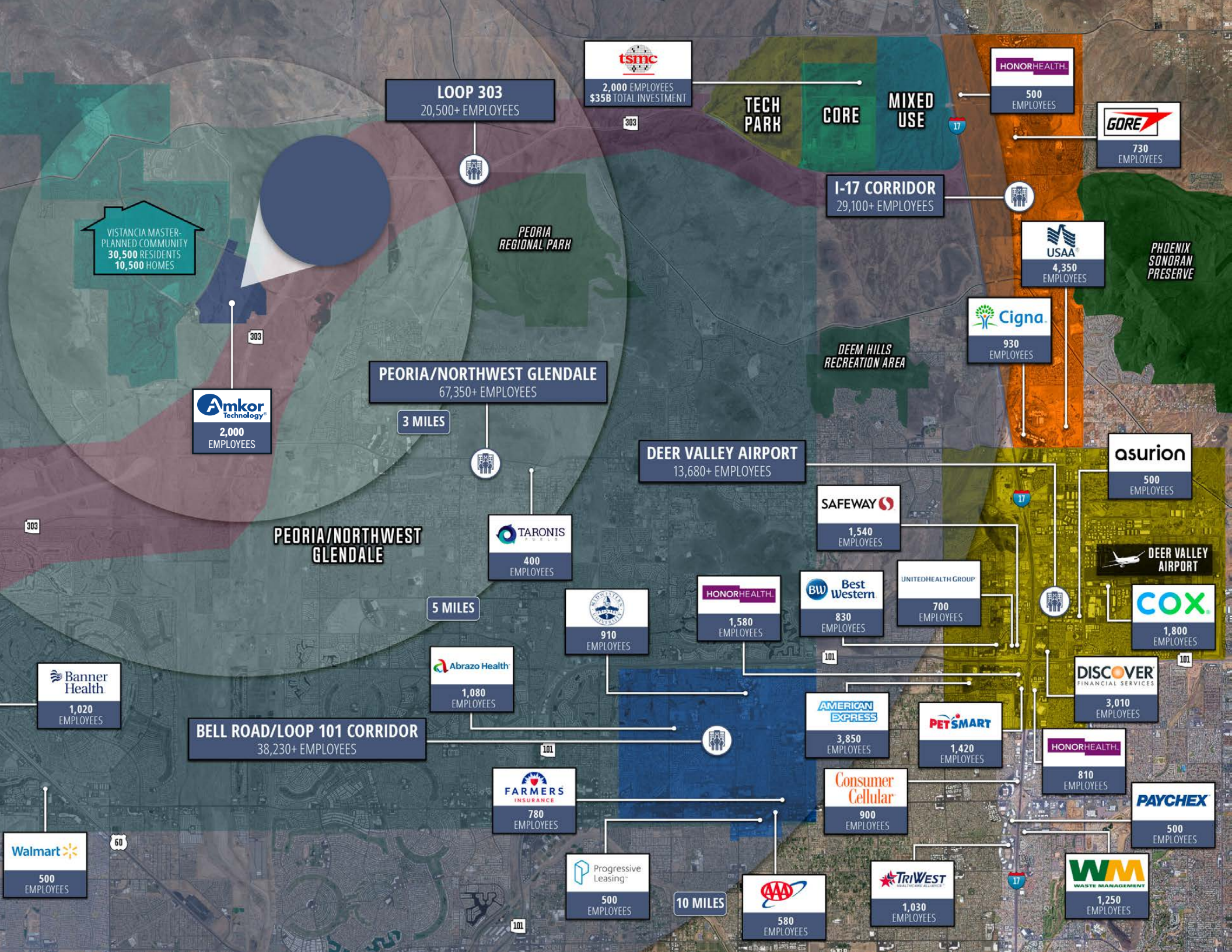
1,700 ACRES OPEN SPACE + 1,100 ACRES MOUNTAIN PRESERVE



- ±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 \$160,703 (3-mile radius) and average home price of \$607,775
- 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
- Vistancia named #1 master-planned community for 2024 by [Ranking Arizona](#)

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
Population	27,638	59,498	140,401
Median Age	40.4	38.4	44.4
Avg. Household Size	2.66	2.84	2.57
Avg. Household Income	\$160,703	\$152,876	\$133,450
Avg. Net Worth	\$2,243,700	\$1,868,845	\$1,642,472





**LOOP 303**  
20,500+ EMPLOYEES

**tsmc**  
2,000 EMPLOYEES  
\$35B TOTAL INVESTMENT

**HONORHEALTH**  
500 EMPLOYEES

**GORE**  
730 EMPLOYEES

**I-17 CORRIDOR**  
29,100+ EMPLOYEES

**USAA**  
4,350 EMPLOYEES

**Cigna**  
930 EMPLOYEES

**PEORIA/NORTHWEST GLENDALE**  
67,350+ EMPLOYEES

**Amkor Technology**  
2,000 EMPLOYEES

3 MILES

**DEER VALLEY AIRPORT**  
13,680+ EMPLOYEES

**SAFeway**  
1,540 EMPLOYEES

**asurion**  
500 EMPLOYEES

**PEORIA/NORTHWEST GLENDALE**

**TARONIS**  
400 EMPLOYEES

5 MILES

**Banner Health**  
1,020 EMPLOYEES

**HONORHEALTH**  
1,580 EMPLOYEES

**BW Best Western**  
830 EMPLOYEES

**UNITEDHEALTH GROUP**  
700 EMPLOYEES

**DEER VALLEY AIRPORT**  
**COX**  
1,800 EMPLOYEES

**Abrazo Health**  
1,080 EMPLOYEES

**BELL ROAD/LOOP 101 CORRIDOR**  
38,230+ EMPLOYEES

101

**AMERICAN EXPRESS**  
3,850 EMPLOYEES

**PETSMART**  
1,420 EMPLOYEES

**DISCOVER FINANCIAL SERVICES**  
3,010 EMPLOYEES

**Banner Health**  
1,020 EMPLOYEES

**FARMERS INSURANCE**  
780 EMPLOYEES

**Consumer Cellular**  
900 EMPLOYEES

**HONORHEALTH**  
810 EMPLOYEES

**PAYCHEX**  
500 EMPLOYEES

**Walmart**  
500 EMPLOYEES

**Progressive Leasing**  
500 EMPLOYEES

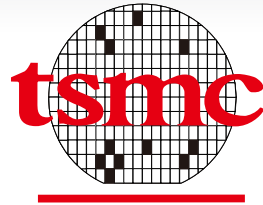
**AAA**  
580 EMPLOYEES

**TRIWEST**  
1,030 EMPLOYEES

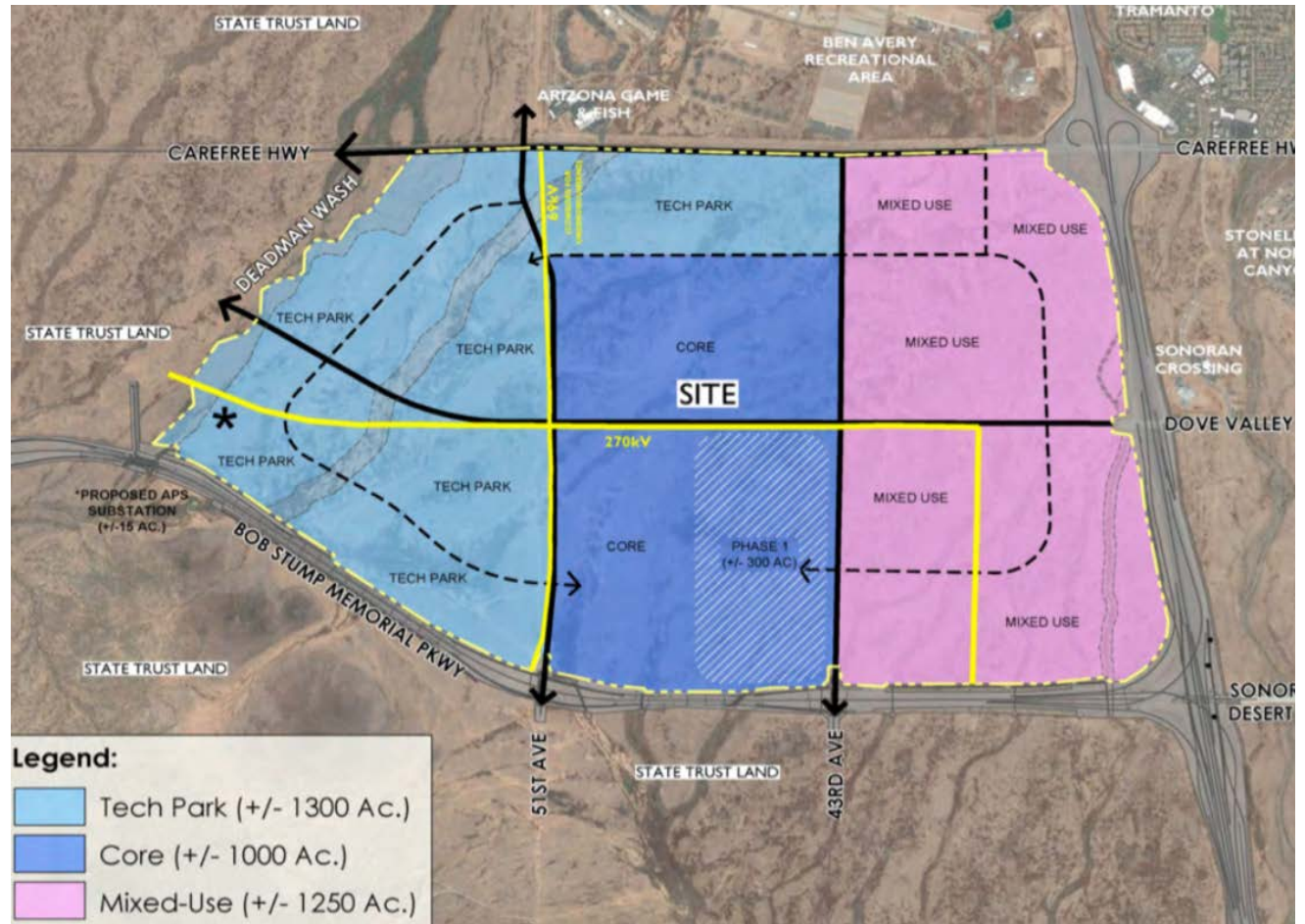
**WM WASTE MANAGEMENT**  
1,250 EMPLOYEES

10 MILES





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.

"For each semiconductor manufacturing job created in Phoenix, an additional four to five jobs are created to support the first one. Economic development experts say semiconductor manufacturing jobs have one of the highest multipliers of any job."

-Phoenix Business Journal



# DEMOGRAPHIC PROFILE

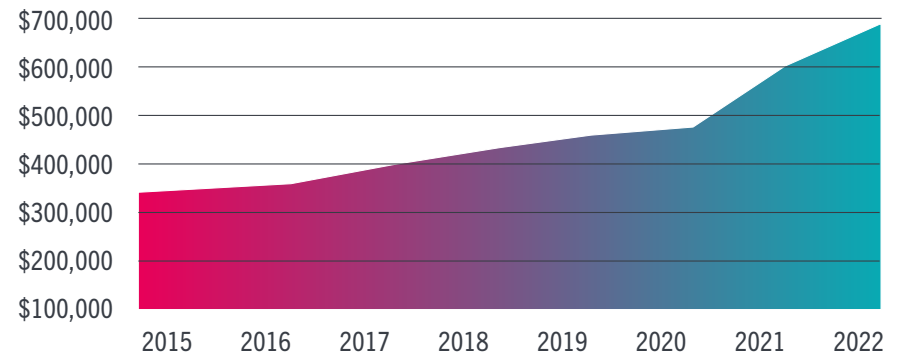
## PRIZED + UPSCALE

Peoria and the Vistancia community are home to sought-after demographics and fundamentals that make FIVE NORTH at VISTANCIA ripe for profitable development.

The area surrounding FIVE NORTH at VISTANCIA offers an unparalleled demographic profile that surpasses the Phoenix MSA average on nearly every metric. Over 50% of households in a 1-mile radius have a total household income over \$100,000, and 93% of workers are white-collar employees. Average household income is \$160,703 making it 54% higher than the Phoenix average. Home prices in Vistancia are more than 16% above the Phoenix MSA average and have also outpaced the year-over-year growth in the metro by over 5%.

FIVE NORTH at VISTANCIA can blend seamlessly into the affluent, high-end residential landscape to attract residents or draw from a diverse, educated employment base.

AVERAGE SINGLE-FAMILY HOME PRICES (85383)



## AREA EMPLOYMENT CORRIDOR

**±3,500**  
Mixed-Use Acres

**10K+**  
Potential Direct/  
Indirect Employment

**2,000+**  
Direct Employment  
TSMC & Supplies

**\$35B+**  
TSMC 6-Factory Mega Site  
Development Cost

**AVG SALARY**

- Honeywell (\$95,000)
- American Express (\$89,000)
- Discover Financial (\$82,000)
- HonorHealth (\$82,000)
- Banner Health (\$79,000)
- PetSmart (\$61,000)
- Amazon (\$54,000)



# MARKET

## A BLANK CANVAS FULL OF POSSIBILITY

FIVE NORTH at VISTANCIA is flexibly zoned and primed for a visionary, one-of-a-kind development of the future.

Vistancia is a 7,100-acre master planned community in the affluent Phoenix suburb of North Peoria consisting of residential, commercial/mixed-use and open space areas adjacent to a 1,100-acre mountain preserve and the Loop 303 freeway. At the heart of the community is FIVE NORTH at VISTANCIA, the 320-acre mixed-use core, including +/-180 acres of commercial land, an exceptional opportunity to leave an indelible mark on this exquisite community.

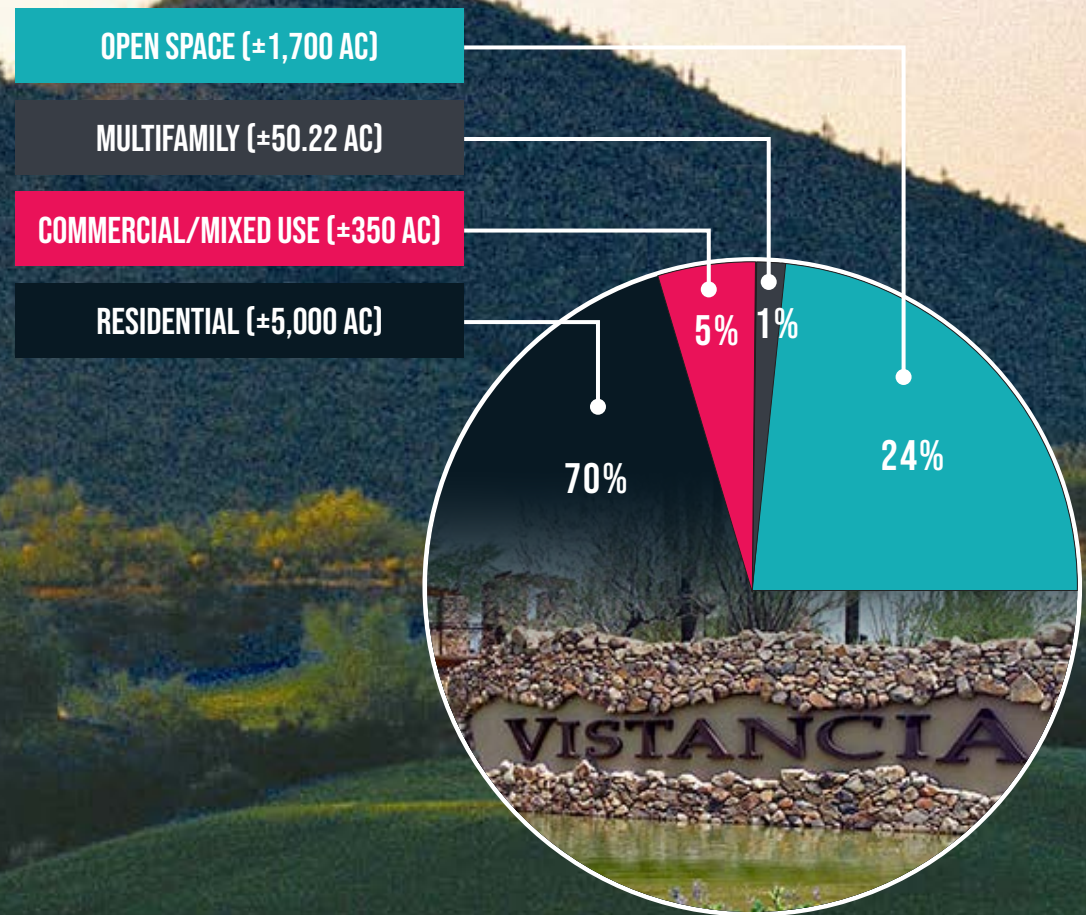
At buildout, the Vistancia master-planned community will be home to 30,500 residents and 10,500 homes providing consistent, reliable demand for the offerings provided by FIVE NORTH at VISTANCIA.

## ENDLESS GROWTH

Attracted by emerging job corridors in the booming West Valley and an exceptional quality of life, the population around FIVE NORTH at VISTANCIA increased over 9.6% from 2010 - 2021.

FIVE NORTH at VISTANCIA is in an ideal location to capitalize on continued job growth and in-migration, offering a once-in-a-lifetime opportunity to develop in one of the fastest-growing cities in Arizona.

## VISTANCIA MASTER PLANNED COMMUNITY LAND USAGE BY ACRES



**±320 ACRES**  
FIVE NORTH at VISTANCIA

**±1,100 ACRES**  
Mountain Preserve

**7.1K+ ACRES**  
Vistancia



# LOOP-303 CATALYST

## CREATING A NEW CORRIDOR OF ECONOMIC DEVELOPMENT IN THE WEST VALLEY

FIVE NORTH at VISTANCIA is located adjacent to the 36-mile Loop 303/Bob Stump Memorial Parkway providing convenient access to the entire West Valley. Connecting freeways include I-10, US60 and I-17, linking Vistancia to Downtown Phoenix and the East Valley, Flagstaff and Southern California. The highly connected location and developable land in the area is ideal for household name employers in the high-paying industries of finance, healthcare, information technology and manufacturing.

**36 MILES**  
Total freeway length

**800+**  
Employers

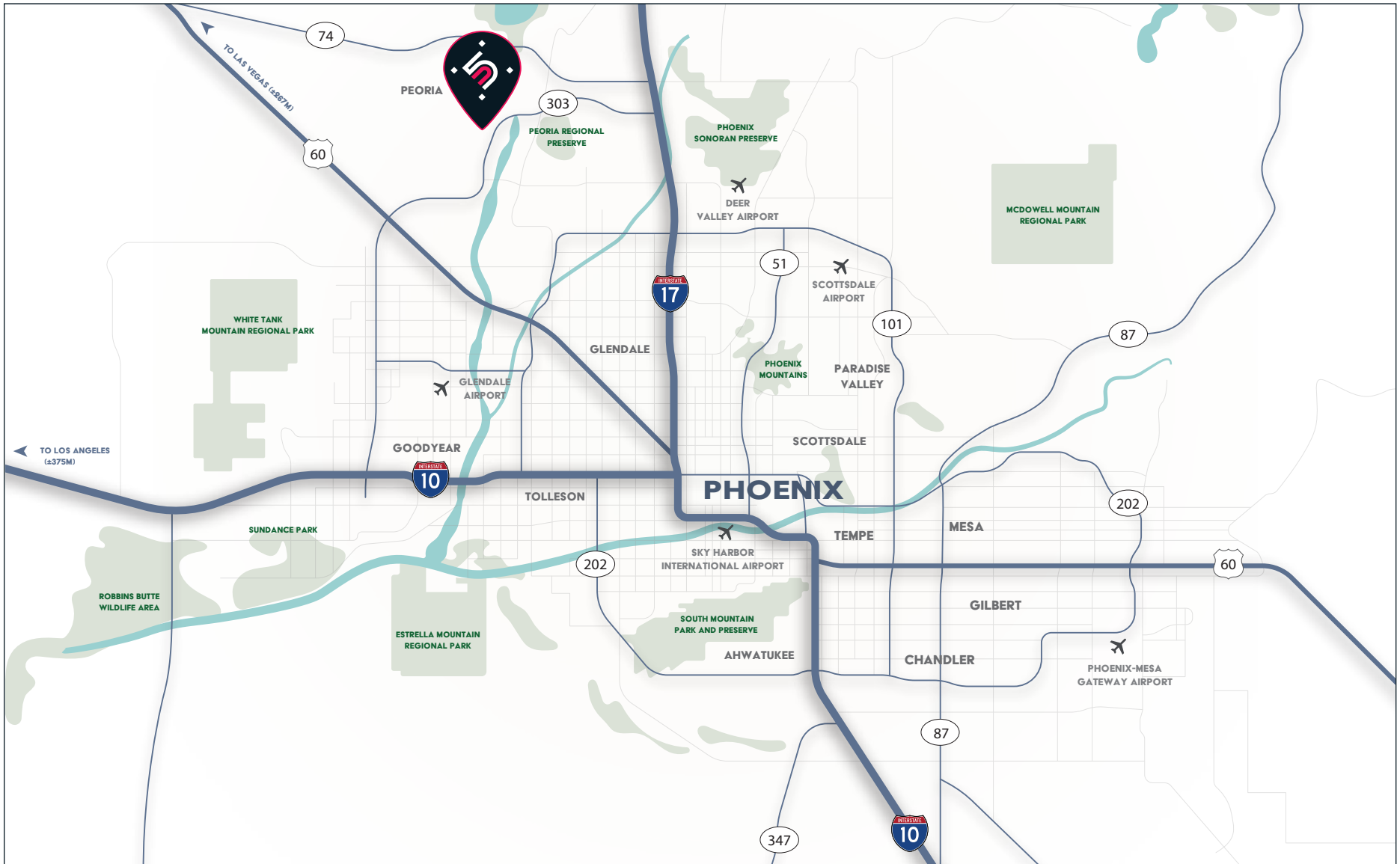
**20K+**  
Employees

**ACCESS**  
to I-10, US60 & I-17 Fwys





# NORTH VALLEY LOCATION





# PHOENIX MARKET

# PHOENIX MSA

**GREATER PHOENIX CONSISTENTLY RANKS AS A TOP METROPOLITAN FOR GROWTH. THIS IS FUELED BY A HIGH QUALITY OF LIFE, CENTRAL LOCATION AND FORWARD-THINKING BUSINESS ATMOSPHERE.**

The U.S. Census Bureau recognized the Phoenix MSA as one of the fastest-growth metros for population growth over the last decade, and second highest in net domestic migration, adding 800,000+ new residents to become the 10th Largest MSA in the U.S. In addition to the strong population growth, the Phoenix MSA consistently ranks in the Top 10 for job growth, led by ASU with a student population of 70,000+ across five regional campuses, and was named by U.S. News & World Report as the #1 most innovative school in the U.S. (2016-2022) and #5 in the Nation for the best-qualified graduates by The Wall Street Journal.



**UNABLE TO KEEP UP WITH DEMAND, OCCUPANCY ROSE FROM 94.9% IN Q1 2018 TO 97.4% IN Q3 2021 WHILE RENTS HAVE INCREASED 47.9%**



**GREATER PHOENIX WILL ADD 1,000,000+ RESIDENTS OVER NEXT 10 YEARS**



**20.5% POPULATION GROWTH EXPECTED BY 2030**

## #1 FASTEST GROWING

Maricopa County is the Fastest-Growing County in U.S. (2016-2021)

## 1,000,000+ LARGE CITY

City of Phoenix, Fastest-Growing Large City (2010-2020)

## 10TH LARGEST MSA

Phoenix MSA, 10th Largest MSA in the U.S.

## #1 PHOENIX MSA

Net Domestic Migration (2021)

## RANKING ARIZONA #1

Master Planned Community 10 Consecutive Y.Ears



# PHOENIX MARKET

# 25,000 NEW JOBS

Greater Phoenix Economic Council estimates there are \$65+ billion in current committed capital investments with \$50 billion in Advanced Manufacturing projects under construction with completion expected by 2030, representing over 25,000 in new direct, and indirect, employment. In addition to Advanced Manufacturing, the Metro is a leader in Healthcare/Biomedical/Bioscience with over \$7 billion of projects in various stages of the construction/planning process and representing over 7,000 new jobs.

## FINANCIAL SERVICES

5,559 Businesses • 192,070 Jobs



## WAREHOUSE DISTRIBUTION

3,354 Businesses • 114,160 Jobs

## PUBLIC HEALTHCARE

7,810 Businesses • 227,940 Jobs



## INFORMATION TECHNOLOGY

995 Businesses • 84,600 Jobs



## PRODUCTION MANUFACTURING

3,443 Businesses • 166,100 Jobs



## AEROSPACE AVIATION

564 Businesses • 47,610 Jobs



# 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)



## CORPORATE HEADQUARTERS

## HIGH-TECH MANUFACTURING

## AEROSPACE & AVIATION





TECHNOLOGY

ZipRecruiter Opendoor

LifeLock keap Acronis DOORDASH OSCAR WebPT

indeed Gainsight jda. yelp Globaltrans Zillow

E-COMMERCE/LOGISTICS

amazon Walmart

SWIFT Fry's DHL macy's Marshalls

chewy FedEx UPS STITCH FIX DICK'S SPORTING GOODS TARGET XPOLogistics

FINANCIAL SERVICES

AMERICAN EXPRESS JPMorganChase

Deloitte. PayPal Vanguard Nationwide Discover

BANK OF AMERICA VOYA StateFarm charles SCHWAB WELLS FARGO USAA

HEALTH CARE/BIOTECH

PHOENIX CHILDREN'S Hospital MAYO CLINIC tgen

Abrazo Health Sonora Quest Laboratories Banner Health

Cigna. MCKESSON Walgreens MIHS HONOR HEALTH



# AERIAL EAST OBLIQUE





# AERIAL NORTH OBLIQUE







# FIVE NORTH

at VISTANCIA



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