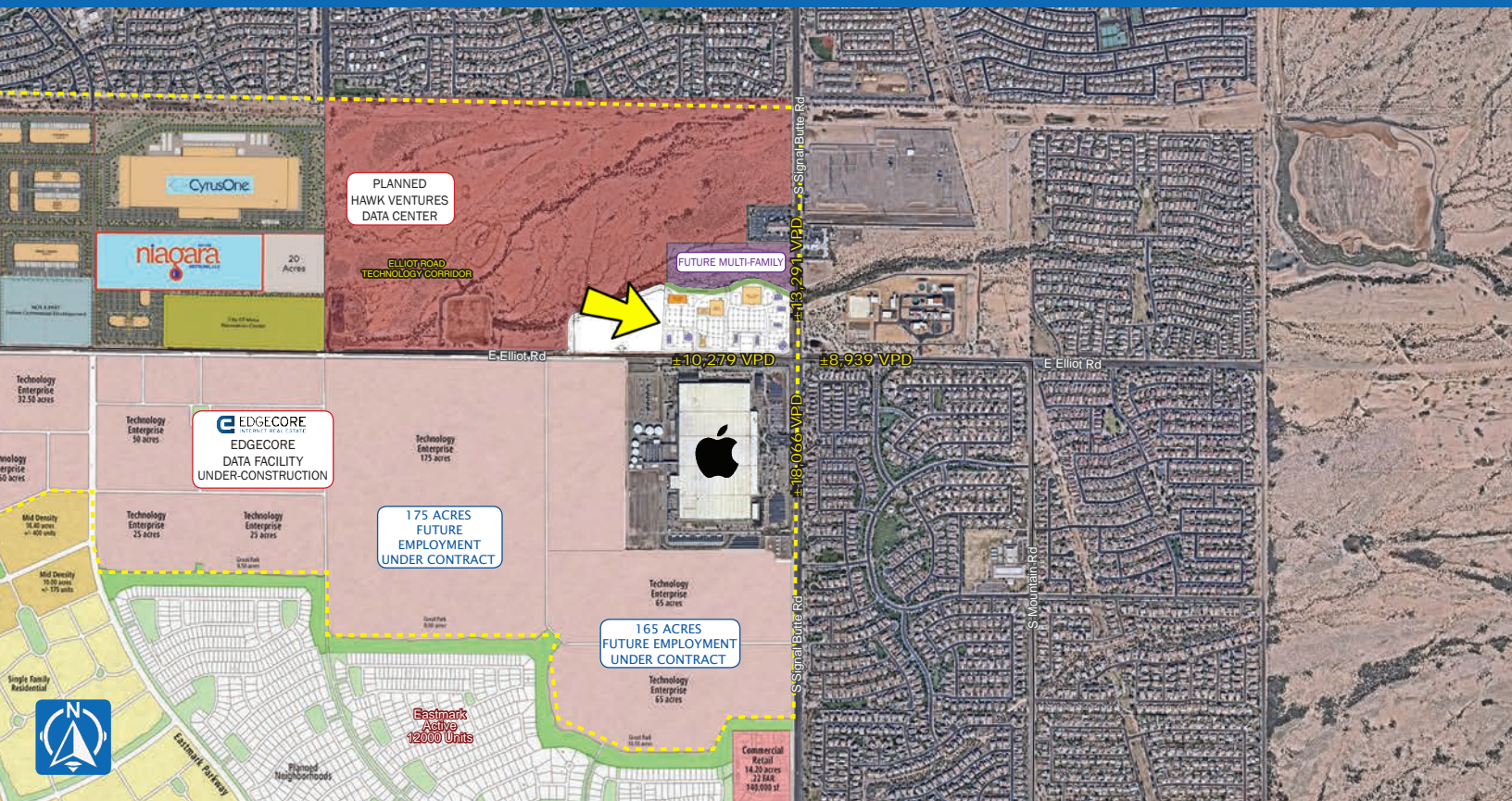


# NEW DEVELOPMENT ALONG MESA TECH CORRIDOR

## Anchor, Shops & Pads Available

NWC Signal Butte Rd & Elliot Rd | Mesa, AZ



### PROPERTY HIGHLIGHTS

- Located along Mesa's Elliot Road Tech Corridor
- Accessible to 3 major freeways (Loop 202, US 60 and SR 24)
- Across the street from the 1.3 million SF Apple facility with approximately 150 employees
- In close proximity to ASU's Polytechnic campus with nearly 10,000 students enrolled
- Strategically located 1 mile North of Eastmark, a 3,200-acre DMB master planned community

### DEVELOPED BY

**THOMPSON THRIFT RETAIL GROUP**

TTRG.COM

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2019 Population</b>	10,484	56,961	142,795
<b>2024 Population</b>	11,946	63,759	156,097
<b>2019 Med HH Income</b>	\$92,938	\$85,428	\$59,300

ESRI 2019 Estimates

### TRAFFIC COUNTS

N: ±13,291 VPD (NB/SB)	E: ±8,939 VPD (EB/WB)
S: ±18,066 VPD (NB/SB)	W: ±10,279 VPD (EB/WB)

ADOT 2018/2019

[WWW.PHOENIXCOMMERCIALADVISORS.COM](http://WWW.PHOENIXCOMMERCIALADVISORS.COM) | 3131 E CAMELBACK RD #340 | PHOENIX, AZ 85016 | 602.957.9800

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**Torrey Briegel**  
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[10/28/19]

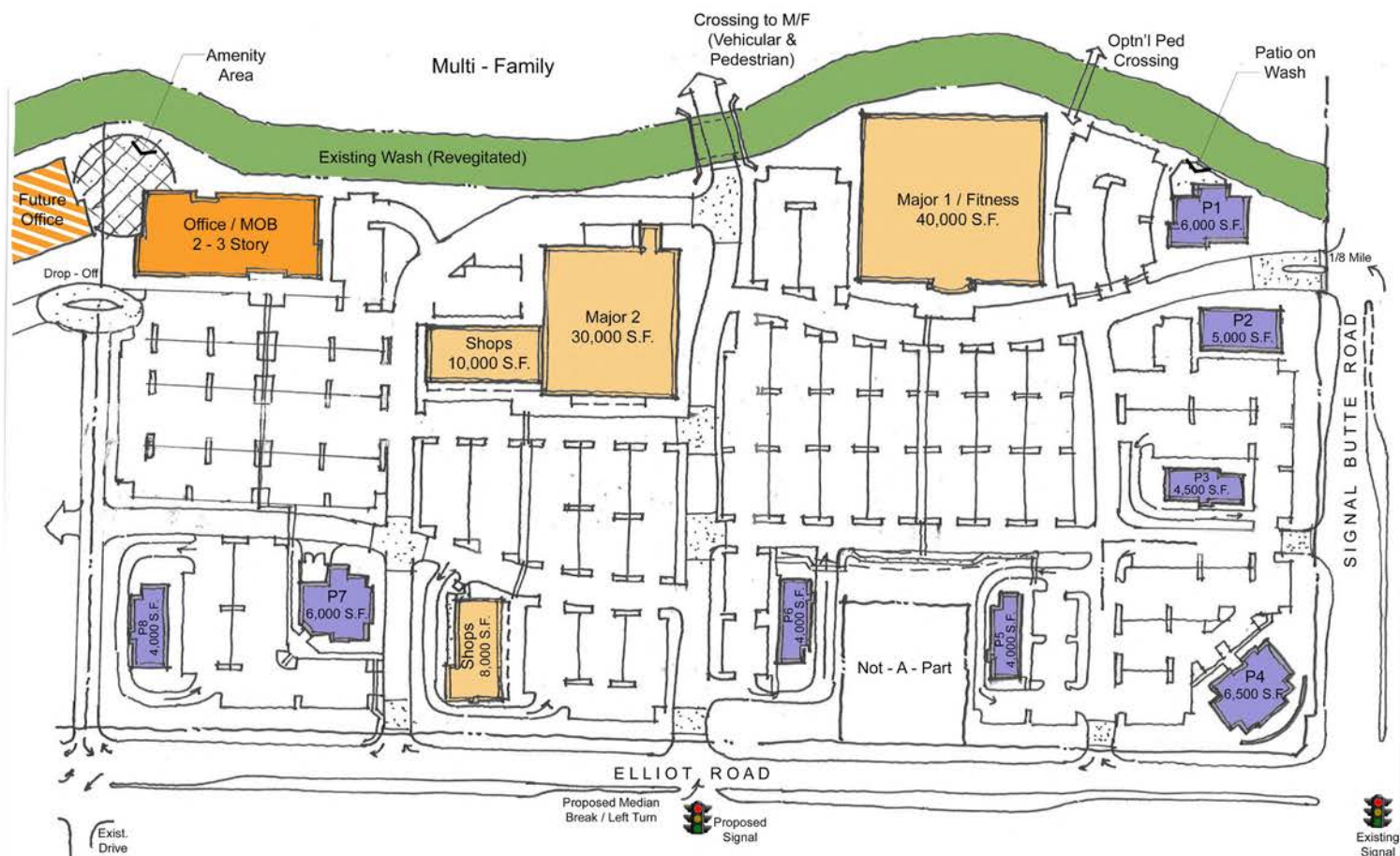


# NEW DEVELOPMENT ALONG MESA TECH CORRIDOR

## Anchor, Shops & Pads Available

NWC Signal Butte Rd & Elliot Rd | Mesa, AZ

### SITE PLAN



NOT TO SCALE

**THOMPSON THRIFT RETAIL GROUP**

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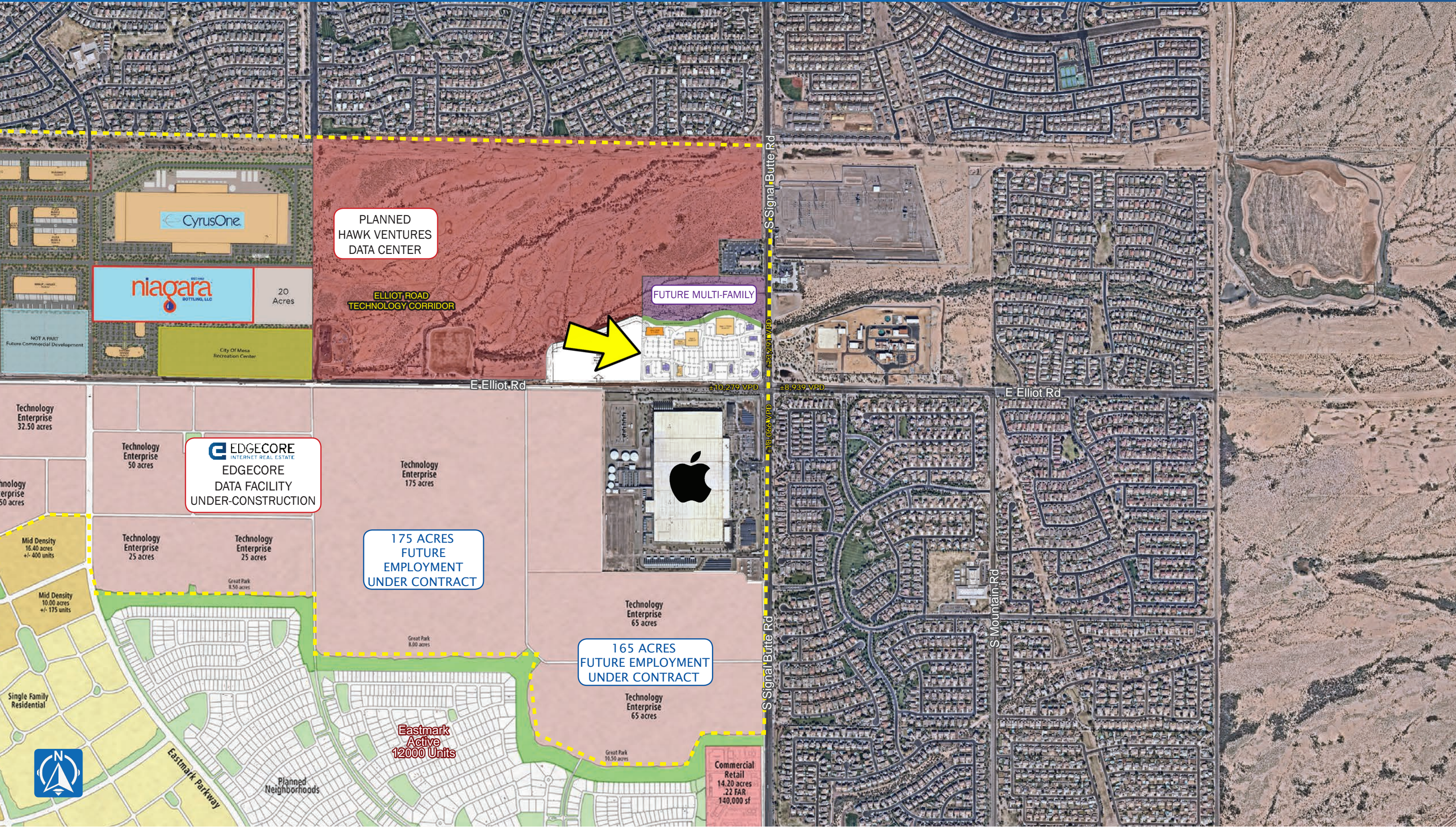
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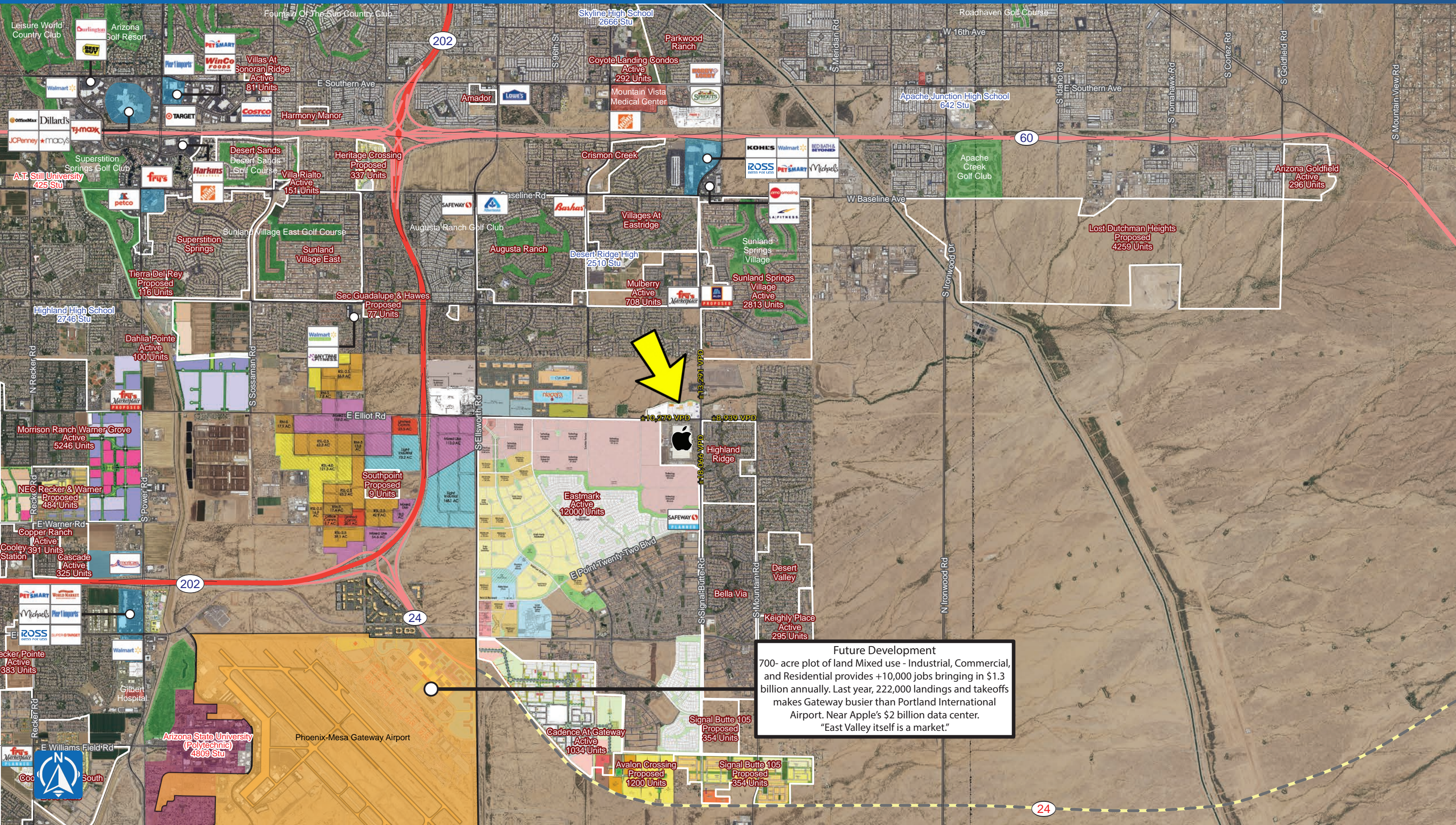
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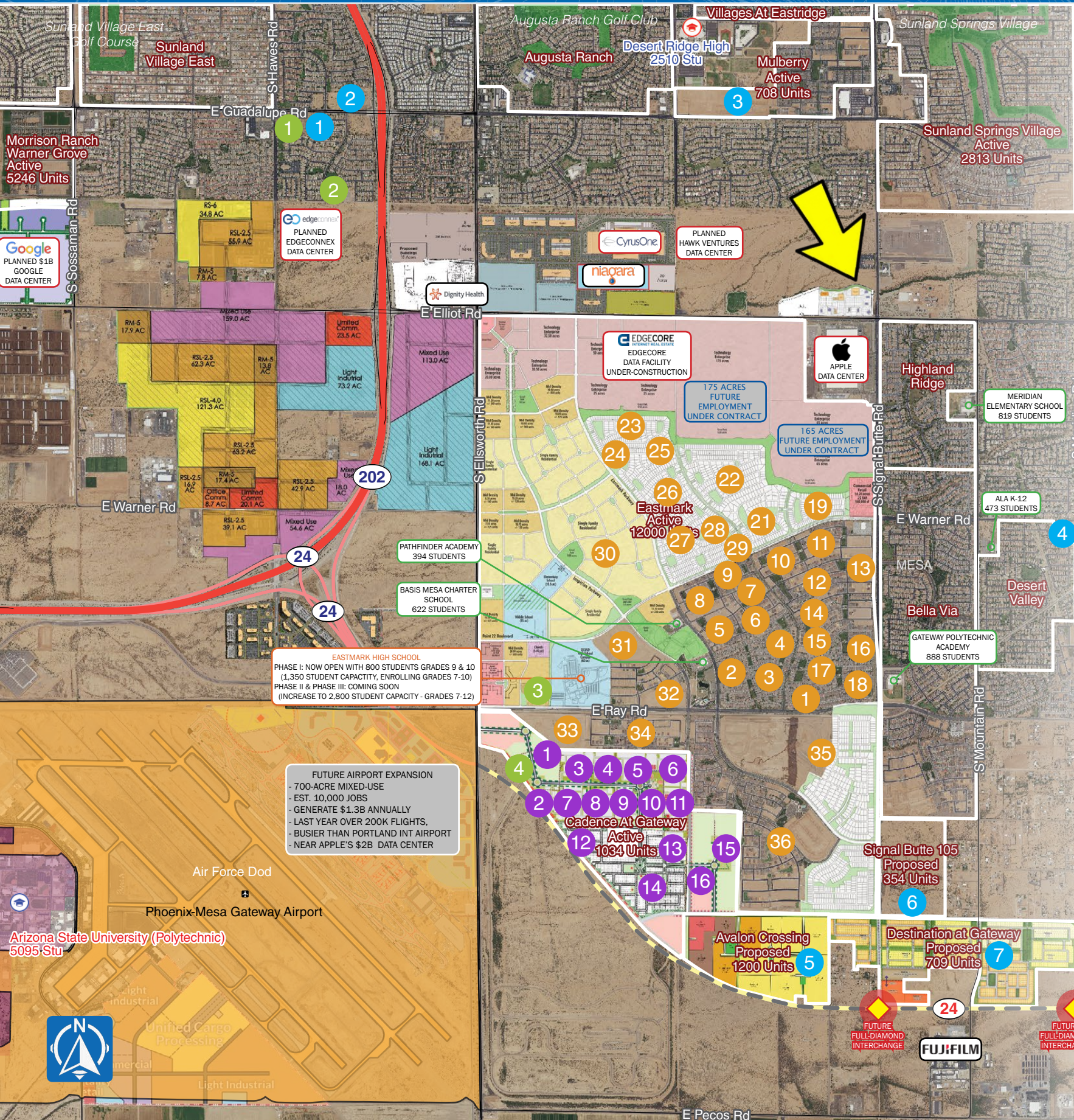




# NWC Signal Butte Rd & Elliot Rd | Mesa, AZ







Eastmark Development			Eastmark Development Cont.		
#	Builder/Subdivision	Units			
1	Mattamy Homes / Lincoln Square	77	35	Taylor Morrison, Richmond American Homes, Ashton Woods, Shea Homes / The Estates	544
2	Taylor Morrison / Discovery	189	36	Taylor Morrison / Encore (55+ Community)	970
3	Maracay/ Kinetic Point	80	Cadence at Gateway		
4	Maracay / Lumiere Gardens	85	#	Builder/Subdivision	Units
5	Maracay Homes / Curie Court	106	1	Lennar / TBD	654
6	Maracay / Aileron Square	58	2	Newport Homes / The Strand at Cadence	82
7	Maracay / Palladium Point	53	3	Pulte Homes / Cypress	81
8	Shea Homes / Ambition	99	4	Pulte Homes / Estates	47
9	CalAtlantic / Tamery Court	78	5	Lennar / Signature	49
10	CalAtlantic / Corbin Point	47	6	Lennar / Horizon	82
11	Mattamy Homes / Benton Park	134	7	Lennar / Discovery	68
12	William Ryan Homes / Concorde Place	121	8	Pulte Homes / Cactus	65
13	CalAtlantic / Antinole Square	81	9	Gehan Homes / Villagio at Cadence	54
14	Taylor Morrison / Summit	56	10	Lennar / Harmony	57
15	Meritage Homes / Easton Greens (Phase II)	66	11	David Weekley Homes / Commons at Gateway	72
16	Woodside Homes / Signature	43	12	Lennar / TBD	160
17	Meritage Homes / Easton Greens	40	13	TBD / TBD	75
18	CalAtlantic Homes / Figueroa Green	84	14	Lennar / TBD	136
19	Taylor Morrison / Endeavour	176	15	Toll Brothers / TBD	250
21	David Weekley Homes / South Reflection & South Harmony	113	16	TBD / TBD	90
22	Ashton Woods / South Aurora, Nova & Stellar	266	Other Notable Developments		
23	Lennar / South Discovery & South Horizon	119	#	Builder/Subdivision	Units
24	Taylor Morrison / South	63	1	KB Homes/Mattamy Homes / Tavera Park	68
25	Shea Homes / South Ascent	62	2	Matamy Homes / Tavera Vista	93
26	Woodside Homes / South Tranquility, South Elegance & South Legacy	389	3	Blandford Homes / Mulberry	708
27	Maracay / South Electron	53	4	Warner Enclave / TBD	38
28	Lennar / South Eclipse	63	5	TBD / Avalon Crossing	1200
29	William Ryan Homes / South Wavelength	52	6	Taylor Morrison / Signal Butte 105	354
30	Taylor Morrison / Unit 3/4 North	927	7	Freedom Communities / Destination at Gateway	709
31	Pinnacle West Homes, Lennar & Ashton Woods / Inspirian Park	444	Proposed Multi-Family		
32	BB Living / @ Eastmark	132	1	NexMetro Communities / Avilla Enclave	96
33	TBD / TBD	N/A	2	Eastridge Manor / TBD	36
34	Meritage / Innovation Park	357	3	Premiere at Eastmark / TBD	216
			4	Cadence @ Gateway Multi-Family / TBD	N/A

Housing Overview  
Q2 2019  
Within Map Frame




Quarterly Overview	
Quarterly Starts	353
Quarterly Closings	374
Annual Starts	1,390
Annual Closings	1,153

Project(s) Overview - Lifetime	
In-Cont./Planned Homes	677
Available/Permitted Lots	1,681
Proposed/Future Homes	4,782

Demographic Profile	
*2019 Estimates - ESRI	
Total Population	71,890
Annual Growth Rate	2.18%
Average Household Size	2.99
Median HH Income	\$80,930
Median Age	36.6
Daytime Population (Residents)	39,754
Daytime Population (Employees)	13,406

Projected Growth Analysis	
*Calculated using Metrostudy Q2 2019 Data, Project(s) Overview - Lifetime x 2019 Estimates - ESRI, Average Household Size	
In-Cont./Planned Homes, Population Estimate at Build Out (Timeline 8-12 months)	2,024
Available/Permitted Lots, Population Estimate at Build Out (Timeline 12-24 months)	5,026
Proposed/Future Homes, Population Estimate at Build Out (Timeline TBD)	14,298
Total Projected Population Growth Estimate	21,348

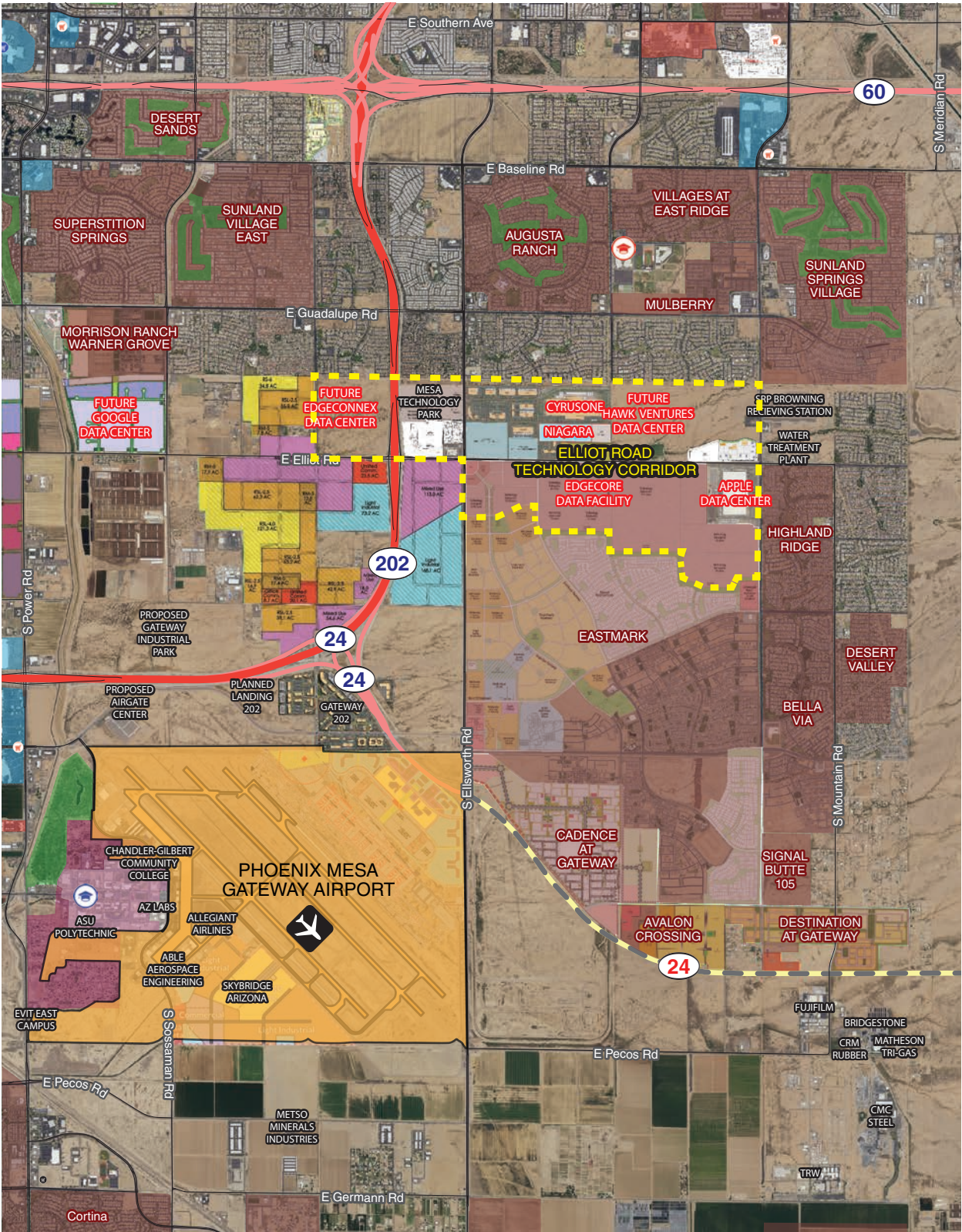
Legend

**100 Acre and Larger Communities**



MESA’S ELLIOT ROAD TECHNOLOGY CORRIDOR

Shovel-Ready Land | Robust Infrastructure | Streamlined Entitlement Process



**CONVENIENT FREEWAY ACCESS** to State Route Loop 202, US 60 and Interstate 10 links the area to markets across the nation with one-day drive times to the Los Angeles and San Diego markets.

**AIRPORT ACCESS** – The Corridor is within five minutes of Phoenix-Mesa Gateway Airport. Gateway Airport provides commercial service to more than 39 destinations throughout the U.S. via Allegiant Airlines. Gateway Airport is an attractive low-cost solution for air cargo service with three runways that can accommodate the world’s largest aircraft. The Corridor is also 30 minutes from the nation’s 10th busiest airport, Phoenix Sky Harbor International Airport, which provides commercial and cargo service to technology hubs around the nation and internationally.

**AVAILABLE PROPERTY** – The Corridor has more than 1,000 acres of available, shovel-ready property for projects large and small, with access to a robust infrastructure.

**ARIZONA STATE UNIVERSITY (ASU) POLYTECHNIC** – The Corridor is in close proximity to ASU’s Polytechnic campus with nearly 10,000 students enrolled in science, engineering, management, technology, and education programs.

**CHANDLER GILBERT COMMUNITY COLLEGE** – Also located within a few minutes of the Corridor is Chandler Gilbert Community College’s Williams Campus with more than 2,000 students in nursing, aviation, and applied technology programs.

**MESA’S FOREIGN TRADE ZONE (FTZ)** – One of the most competitive in the nation, the Mesa FTZ can reduce or defer tariffs and duties, and can reduce property taxes by as much as 72.2% in perpetuity for qualified users.

**ARIZONA LABORATORIES FOR SECURITY AND DEFENSE (AZLABS)** – Formerly a U.S. Air Force research facility, the facilities including 93,000 sq. ft. in ten buildings on 6.5 acres, across from Gateway Airport. AZLabs has retained the security protocols of the U.S. Air Force Research Laboratory and can support a broad range of sensitive projects. The facility offers the ability for companies to conduct modeling and simulation research and prototype evaluations.

**ELLIOT ROAD STREETSCAPE IMPROVEMENTS** – The City of Mesa is investing over \$17 million in streetscape and roadway improvements for Elliot Road, which will include road-widening to six lanes, street median improvements, landscaping and place-making efforts, further reinforcing the Elliot Road Technology Corridor’s identity as an area for innovation and high-tech industry.

**DATA CENTER TAX EXEMPTION** – Urban data centers that invest a minimum \$50 million into land, buildings, modular units and equipment may qualify for an exemption from retail transaction privilege tax and use tax for data center equipment purchases.

**LOW RISK OF NATURAL DISASTER** – The Phoenix-Mesa metro area consistently ranks among the safest places in the U.S. for high-tech companies to do business because of its low risk of natural disaster. A 2008 study, conducted by Sustain- Lane, ranked Mesa as the safest place in the nation when considering natural disaster risks such as hurricanes, flooding, catastrophic hail, tornado super-outbreaks, and earthquakes.

**STREAMLINED ENTITLEMENT PROCESS** – The City of Mesa has created a Planned Area Development Zone in the Corridor that reduces entitlement risk and greatly expedites the development process. The Overlay Zone is designated as light industrial, but landowners can keep their current zoning until they are ready to develop their property, at which time they can opt-in to the Overlay Zone. When opting in, they are only required to submit the proper paperwork for administrative approval. No public hearings or further City Council action is required. Projects that might have taken up to six months to go through the entitlement process, can get approval as fast as a few weeks.

**LARGE, AFFORDABLE, REDUNDANT POWER CAPACITY** is provided by Salt River Project (SRP), perfect for companies requiring large amounts of redundant, dedicated power (20MW or more).

**ROBUST FIBER NETWORK** – Multiple fiber providers in the Corridor provide extensive interconnectivity and redundancy for high-tech industry needs. SRP, Zayo, CenturyLink and Cox all provide dark and lit fiber services to the Elliot Road Technology Corridor, allowing companies to achieve redundancy amongst providers and connect diversely with all major data centers within the metro area. Furthermore, the City-owned E-Streets Conduit Loop, stretching 36 miles through East Mesa and the Corridor, provides an underground network of twelve 2” fiber conduits which can be leased by fiber providers and private industry, allowing for accelerated fiber expansion and increased network operational control.

**AVAILABLE NATURAL GAS** – Southwest Gas offers competitively-priced natural gas service to the area.

**ABUNDANT WATER AND WASTE WATER CAPACITY** – The City of Mesa maintains a substantial water and wastewater infrastructure network in the Corridor, and is continuing to expand to accommodate for future industry growth. The City is investing over \$150 million to construct the Signal Butte Water Treatment Plant, which will add an additional 24 million gallons per day (MGD) of pumping capacity to the area by Summer 2018. In addition, a \$200 million expansion of the existing Greenfield Water Reclamation Plant will also enhance wastewater capacity in the area by 14 MGD, bringing the total plant capacity to 30 MGD.



## One Page Summary

Signal Butte Rd & Elliot Rd, Mesa  
-111.601045243 33.349901711  
Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
Latitude: 33.349902  
Longitude: -111.601045

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	408	7,788	68,707
2010 Total Population	6,462	37,163	111,302
2019 Total Population	10,484	56,961	142,795
2019 Group Quarters	3	26	232
2024 Total Population	11,946	63,759	156,097
2019-2024 Annual Rate	2.65%	2.28%	1.80%
2019 Total Daytime Population	6,678	41,094	112,969
Workers	1,323	10,018	29,082
Residents	5,355	31,076	83,887
<b>Household Summary</b>			
2000 Households	128	2,821	27,835
2000 Average Household Size	3.19	2.76	2.46
2010 Households	1,853	12,693	43,107
2010 Average Household Size	3.49	2.93	2.58
2019 Households	3,024	18,727	53,481
2019 Average Household Size	3.47	3.04	2.67
2024 Households	3,430	20,807	57,957
2024 Average Household Size	3.48	3.06	2.69
2019-2024 Annual Rate	2.55%	2.13%	1.62%
2010 Families	1,593	9,989	29,692
2010 Average Family Size	3.73	3.29	3.08
2019 Families	2,521	14,480	36,720
2019 Average Family Size	3.76	3.44	3.19
2024 Families	2,854	16,074	39,781
2023 Average Family Size	3.78	3.46	3.21
2019-2024 Annual Rate	2.51%	2.11%	1.61%
<b>Housing Unit Summary</b>			
2019 Housing Units	3,190	20,598	67,608
Owner Occupied Housing Units	85.5%	77.9%	63.6%
Renter Occupied Housing Units	9.3%	13.0%	15.5%
Vacant Housing Units	5.2%	9.1%	20.9%
<b>Median Household Income</b>			
2019	\$92,938	\$85,428	\$59,300
2024	\$103,423	\$99,242	\$68,423
<b>Median Home Value</b>			
2019	\$298,919	\$294,483	\$216,328
2024	\$324,271	\$320,667	\$249,904
<b>Average Income Value</b>			
Average Household Income	\$106,097	\$102,667	\$77,463
<b>Per Capita Income</b>			
2019	\$31,316	\$33,815	\$29,127
2024	\$36,296	\$39,163	\$33,762
<b>Median Age</b>			
2019	32.9	36.4	41.2
<b>2019 Population 25+ by Educational Attainment</b>			
Total	6,334	36,782	99,387
Less than 9th Grade	3.1%	2.2%	3.2%
9th - 12th Grade, No Diploma	2.9%	4.1%	6.5%
High School Graduate	17.7%	19.3%	24.0%
GED/Alternative Credential	1.7%	2.9%	4.5%
Some College, No Degree	29.3%	27.3%	26.8%
Associate Degree	9.0%	10.4%	9.5%
Bachelor's Degree	24.0%	22.4%	16.7%
Graduate/Professional Degree	12.3%	11.4%	8.8%

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2019 and 2024

August 26, 2019