



FOR SALE

55 ACRES

INDUSTRIAL LAND

W. HAPPY VALLEY RD. & N CENTRAL AVE.
PHOENIX | AZ

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PROPERTY HIGHLIGHTS



55 AC
available



Commerce Park
zoning



W. Happy Valley Rd.
frontage



APS Sub-Station
adjacent

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SITE PLAN



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AMENITIES MAP



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ABOUT TSMC



INSIDE TSMC, THE TAIWANESE CHIPMAKING GIANT THAT'S BUILDING A NEW PLANT IN PHOENIX

Taiwan Semiconductor Manufacturing Co. (TSMC) is building the massive chip-making facility on a large 1129 acres of land, with an even larger \$65 billion investment. TSMC's new facility is near Interstate 17 and Loop 303, which the Taiwanese giant purchased back in December 2020.

The new facility in Arizona should be operational by 2024. "Structural construction of the fabrication facility, called the fab, is nearing completion, and the office building has about half of its glasswork completed., there are currently 38 cranes working on the massive site".

TSMC is training around 500 employees from Arizona, over in Taiwan right now where TSMC has its feet firmly planted. But in 2023, TSMC is expected to have over 2000 people working in the Arizona plant.

Another positive for the US is that the existing semiconductor industry in Arizona has pulled the attention of other semiconductor industry companies to focus on Arizona, ever since TSMC announced its plans for the plant in Arizona.



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\$65 BILLION TSMC SEMICONDUCTOR PLANT COMPLETELY TRANSFORMS THE ALREADY BOOMING LOCATION

- + In April 2024, Taiwan Semiconductor Manufacturing Company (TSMC) revealed plans to establish a third manufacturing facility in Arizona, boosting its total investment in the state to \$65 billion. This project marks not only the largest foreign direct investment (FDI) in Arizona's history but also the most significant FDI in a greenfield project within the United States.
- + The first facility, benefiting from the region's strong highway infrastructure, including the Loop 303, proximity to Deer Valley Airport, and an abundant workforce, is set to begin operations in early 2025. Once operational, it will produce 600,000 of the most advanced wafers annually in the U.S.
- + The second facility will be constructed on the same 1,000-acre site along the I-17 as the first plant. This new plant is slated to begin operations in 2028 and will manufacture advanced 3-nanometer chips, positioning it as one of the most technologically advanced semiconductor manufacturing facilities globally.



“ TSMC's presence is expected to accelerate job creation and population growth in Arizona, contributing \$9.3 billion in personal income, \$1.4 billion in state tax revenue, and driving \$32.9 billion in economic output over a span of 13 years. This expansion will significantly boost the state's economy and strengthen its position in the semiconductor industry. ”

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ABOUT TSMC



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In April 2024, Taiwan Semiconductor Manufacturing Company (TSMC) unveiled plans to construct a third fabrication plant in Arizona, increasing its total investment in the state to \$65 billion. This expansion represents both the largest foreign direct investment (FDI) in Arizona's history and the largest FDI in a greenfield project in U.S. history.

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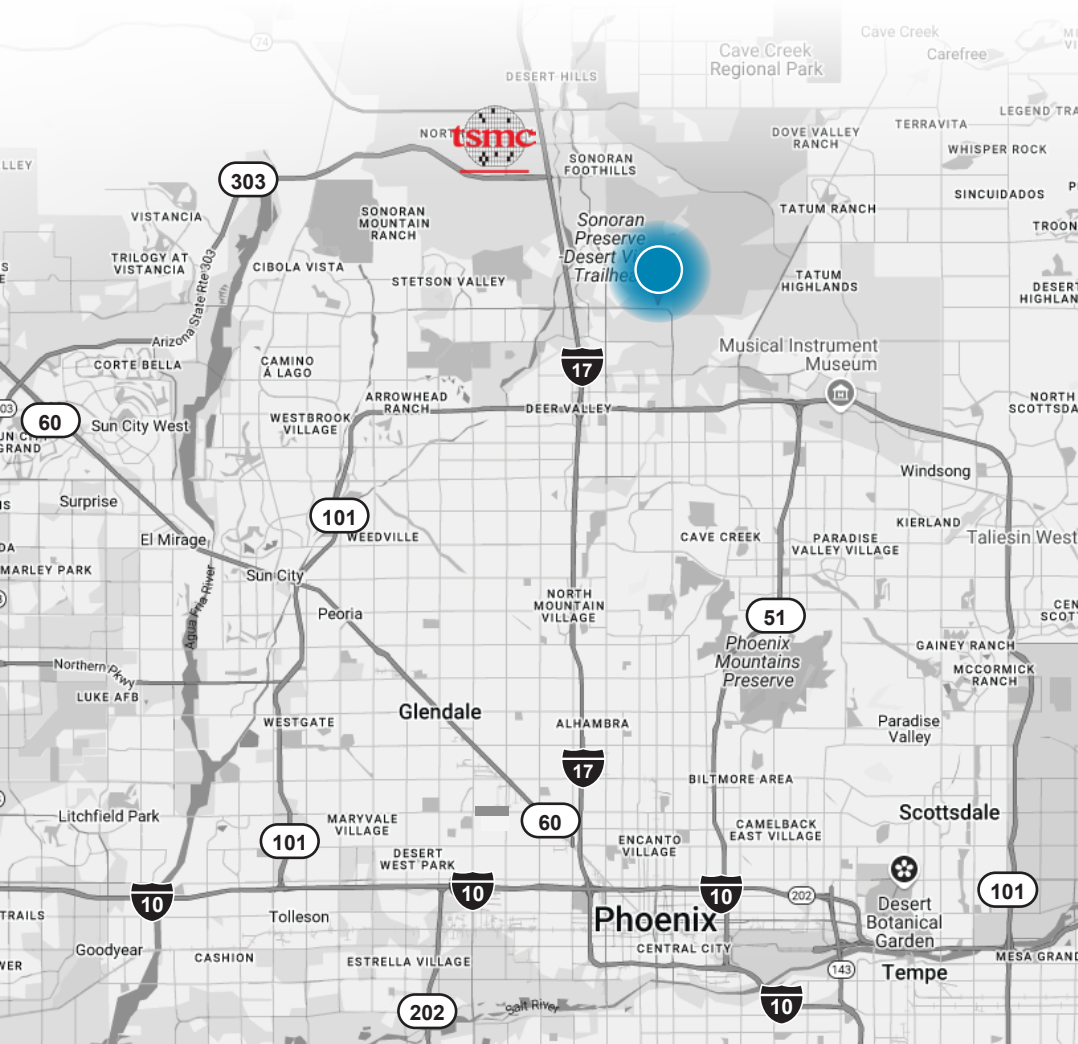
- + The construction of the three fabrication plants is expected to generate 6,000 high-tech, high-paying jobs directly, along with 140,000 semiconductor-related jobs across the Phoenix metropolitan area. A significant portion of these positions will be concentrated in the Deer Valley trade area, situated between the semiconductor facility and Crosspoint.

Following the announcement of TSMC's first plant, several semiconductor suppliers, including Sunlit Chemical, Chang Chung, Kanto PPC, LYC Chemical, and United Integrated Services, have committed over \$1 billion in investments to establish or expand their facilities in Phoenix.

- + TSMC's impact on Arizona is expected to drive significant job creation and population growth, generating \$9.3 billion in personal income, \$1.4 billion in state tax revenue, and contributing \$32.9 billion to the state's economic output over a 13-year period. This economic boost will solidify Arizona's standing as a key hub in the semiconductor industry.

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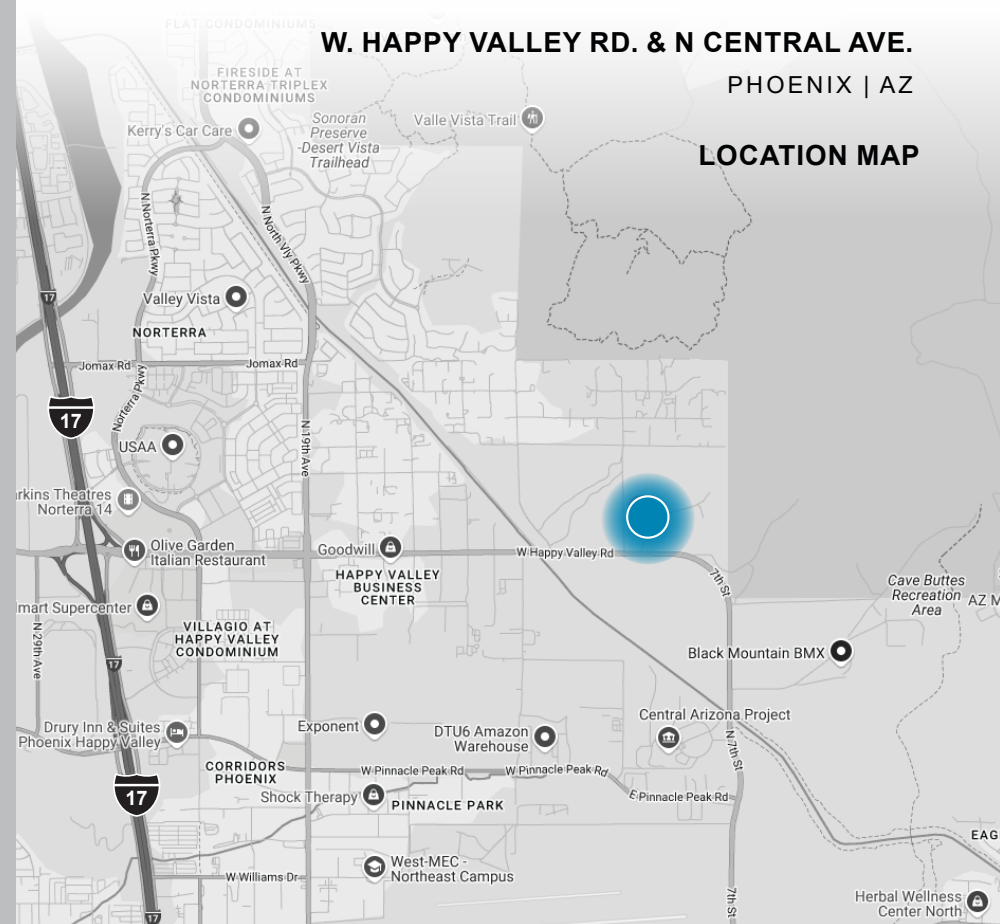
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LOCATION MAP



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2020 Population	27,101	155,655	693,787
2024 Population	29,991	162,206	710,181
2029 Population Projection	32,867	176,068	768,552
Annual Growth 2020-2024	2.7%	1.1%	0.6%
2024 Households	11,695	65,002	278,180
Avg Household Income	\$118,002	\$101,174	\$108,034
Total Specified Consumer Spending (\$)	\$430.6M	\$2.2B	\$9.9B

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