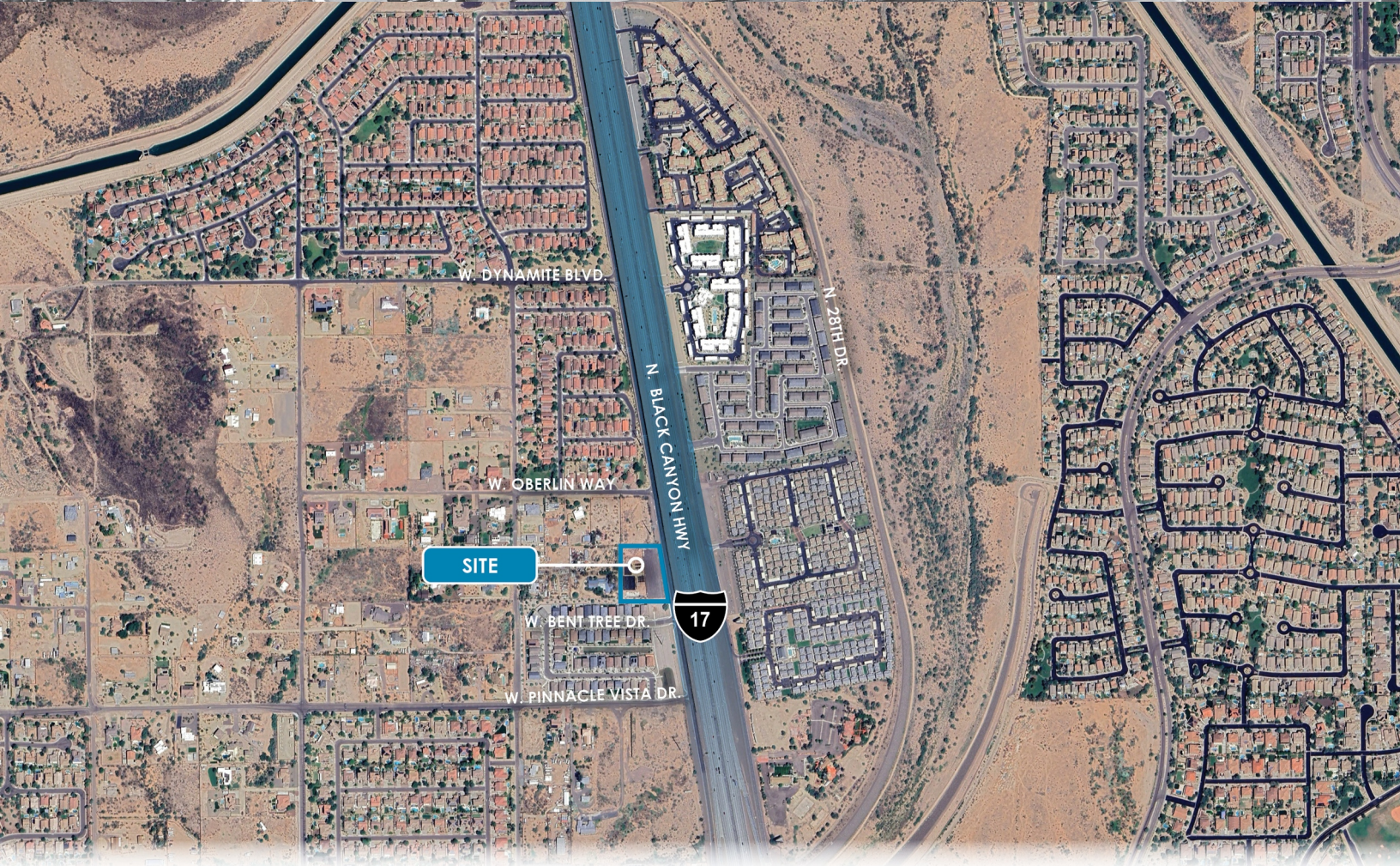




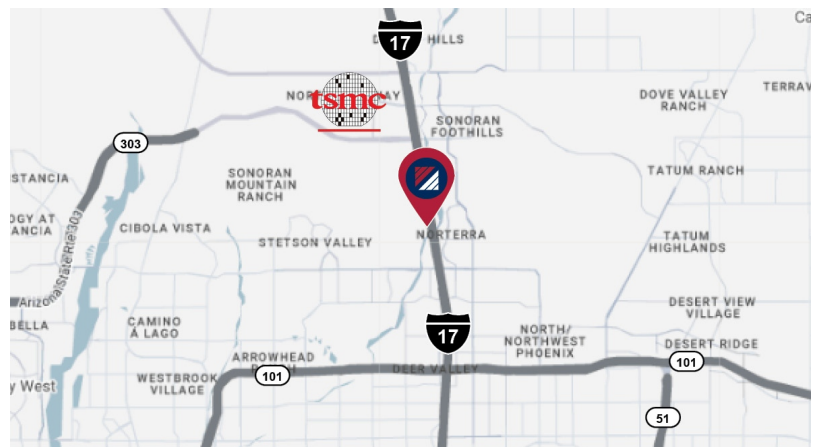
# FOR SALE

±1.84 Acres of Land with Freeway Frontage

27702 N BLACK CANYON HWY | SOUTH OF SWC I-17 & DYNAMITE BLVD

## PROPERTY HIGHLIGHTS:

- ±1.84 acres of Land
- I-17 Freeway Frontage
- S-1 Zoned
- APN 205-01-005A
- 3 Phase Power and Well on Site
- Fenced Yard



FOR MORE INFORMATION, PLEASE CONTACT:

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## 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 \$165 billion investment. TSMC's new facility is near Interstate 17 and Loop 303, which the Taiwanese giant purchased back in December 2020.

TSMC's first fab in Arizona became operational in late 2024 and is now producing advanced 4nm chips. Construction of a second fab is complete, with production expected to begin in late 2027, and a third fab is already underway.

TSMC is training around 500 employees from Arizona, over in Taiwan right now where TSMC Arizona currently employs more than 3,000 people, with that number expected to grow to 6,000 as additional fabs come online.

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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