

±2.39 AC *I-17* Freeway Visibility

42405 N 41ST DR · ANTHEM · AZ · 85086

63,000 VPD ON I-17 · C-2 ZONED · 10 MI TO TSMC · 6 MI TO HALO VISTA

EXCLUSIVELY REPRESENTED BY

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LAND AREA

±2.39 AC

±104,131 SF

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§ 01 · EXECUTIVE SUMMARY

A ±2.39-acre freeway corner minutes from a *\$265B semiconductor campus* and a \$7B master-planned community.

TREN CRE is pleased to present the opportunity to acquire **±2.39 acres (±104,131 SF)** of C-2 zoned commercial land at **42405 N 41st Drive** in Anthem, Arizona. This is a rare pad directly off the **I-17 Black Canyon Freeway** at W Anthem Way, exposed to **63,000 vehicles per day**.

Water, sewer, and electricity are in the street, and curb, gutter, and sidewalk improvements are complete. This is a near shovel-ready site within 10 miles of TSMC's Arizona semiconductor campus and 6 miles from Halo Vista, a 2,300-acre, \$7B mixed-use community rising along the same corridor.

LAND AREA

±2.39 AC
±104,131 SF

SALE PRICE

Call for Pricing
Seller Carry Available

PARCEL

203-03-003
Maricopa County

ZONING

C-2
City of Phoenix

TRAFFIC

63K
VPD on I-17

UTILITIES

In Street
Water · Sewer · Electric

Site

LAND SF — GROSS	±104,131
LAND ACRES	±2.39
PARCEL (APN)	203-03-003
ZONING	C-2 · City of Phoenix
ALLOWED USES	Intermediate Commercial
CONFIGURATION	Freeway-Adjacent Corner
FRONTAGE	N 41st Dr & W Anthem Way
UTILITIES	Water, Sewer, Electric in Street
IMPROVEMENTS	Curb, Gutter, Sidewalk Complete
FREEWAY ACCESS	0.3 mi to I-17 On/Off-Ramp

INVESTMENT HIGHLIGHTS

- 01** Direct I-17 Frontage & Access

63,000 VPD along the Black Canyon Freeway with immediate on/off-ramp access at W Anthem Way. One of only a few remaining sites in the corridor that offer this level of exposure.
- 02** Shovel-Ready, C-2 Zoned

Intermediate commercial zoning with utilities in the street and civil improvements complete positions the site for a fast path to development.
- 03** 10 Miles from a **\$265B** TSMC Campus

TSMC's Arizona fabrication campus is catalyzing thousands of high-tech jobs and sustained construction activity across North Phoenix.
- 04** 6 Miles from Halo Vista

A 2,300-acre, \$7B master-planned community bringing 30M SF of mixed use and up to 9,000 residential units to the immediate trade area.



Anthem Outlets

W Anthem Way (20,913 VPD)

I-17 / Black Canyon Frwy (63,000 VPD)

~452'

~262'

~104,131 SF
~2.39 AC

~402'

~231'

N 41st Drive



FIG. 02 · OUTLINED PARCEL · APN 203-03-003

±2.39 acres fronting N 41st Drive and just south of W Anthem Way, directly off the I-17 Black Canyon Freeway interchange.

§ 02 · TRAFFIC COUNTS

On the Black Canyon Freeway.

COLLECTION STREET	VPD
I-17 Site Visibility	63,000
W Anthem Way Business Park Frontage	20,913

Source: ADOT / project traffic study. Counts measured at the site's I-17 and W Anthem Way frontages.

§ 03 · MILES TO...

I-17 Black Canyon Freeway	0.3 mi
Halo Vista Development	6.3 mi
HonorHealth Sonoran Crossing Med. Ctr.	6.9 mi
TSMC Arizona Corp.	9.1 mi
Saddleback Ranch, Peoria	25 mi

Anthem sits along the Black Canyon Freeway between the Lake Pleasant recreation area and Ben Avery Shooting Facility — a fast-growing North Phoenix submarket with direct regional access.



FIG. 03 · CONCEPTUAL RENDERING (MEDICAL OFFICE) – NOT TO SCALE



FIG. 04 · CONCEPTUAL RENDERING (CONTRACTOR OFFICE) – NOT TO SCALE

§ 04 · PERMITTED USES

C-2 Zoning - City of Phoenix

SAMPLE USES

- Contractor/trade Office with Inside Storage
- Medical Offices
- Restaurants, Bars, Cocktail Lounges
- Biomedical and Medical Research Office/Lab
- Nursing Home
- Veterinary Hospitals
- QSR with drive-thru
- [LINK to Phoenix Zoning](#)
- [LINK to Anthem Non-Residential Design Guidelines](#)



FIG. 05 · CONCEPTUAL RENDERING (RETAIL + QSR) – NOT TO SCALE

\$ 05 · 3-MILE RING · 2026 ESTIMATE

A dense, *high-income* trade area surrounding the site.

POPULATION

27,719

Within 3 miles

HOUSEHOLDS

9,386

Median age 45.2

MEDIAN HH INCOME

\$130.8K

Per capita \$58.1K

MEDIAN NET WORTH

\$740K

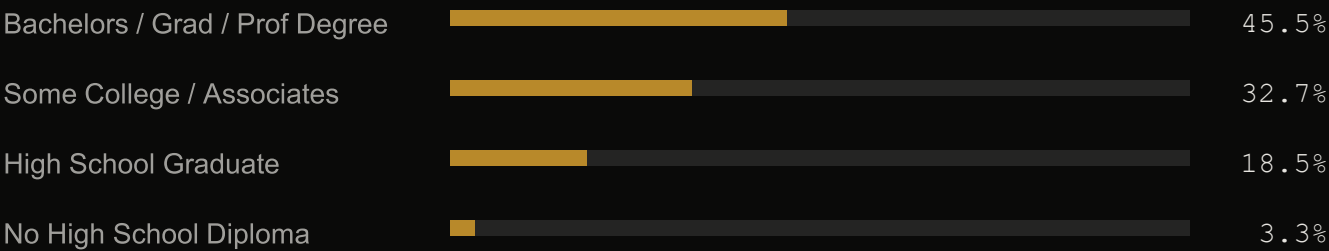
Disposable income \$104.9K

Source: Esri 2026 demographic estimates, 3-mile ring centered on 42405 N 41st Dr, Anthem, Arizona 85086.



Aerial view of the parcel facing East towards the I-17

EDUCATION



EMPLOYMENT



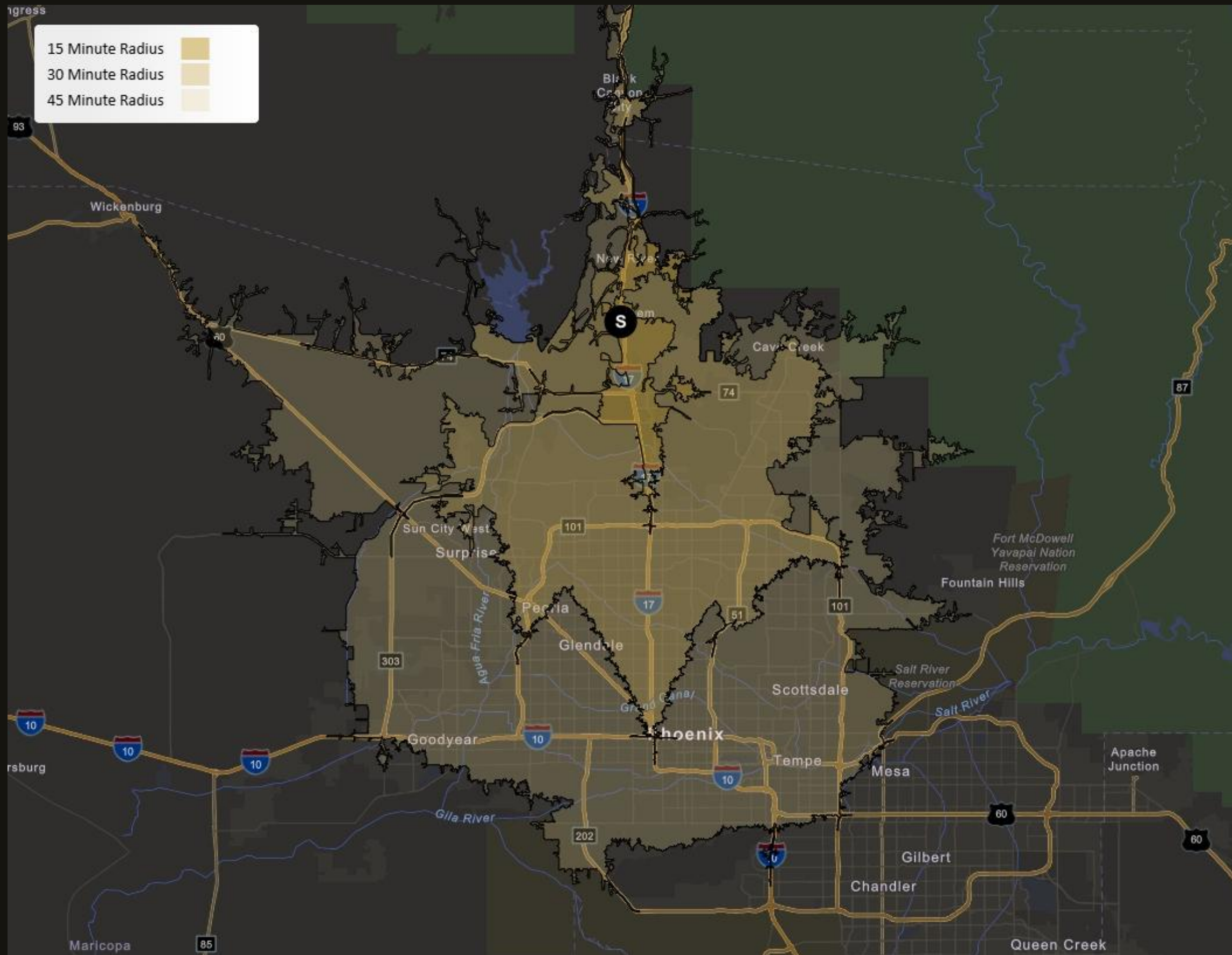
Anthem Commerce Park (West Facing Aerial)



Neighboring an existing Hampton Inn and U-Haul (East Facing Aerial)

DRIVE-TIME ACCESS

Reaching the *entire Valley* from the site.



§ 06 · MARKET MOMENTUM

A \$272B wave of investment is reshaping the *I-17 corridor.*

TSMC ARIZONA \$265B U.S. Investment

Taiwan Semiconductor Manufacturing Company is developing a world-class fabrication campus 9.1 miles from the site — advanced fab, packaging, and R&D infrastructure powering the future of AI and electronics.

HALO VISTA \$7B Master-Planned City

McCourt Partners and Mack Real Estate Group are building Halo Vista — 2,300 acres, ±30M SF of mixed use, and up to 9,000 residential units immediately adjacent to TSMC.

I-17 & LOOP 303 Direct Freeway Access

The site sits 0.3 miles from the I-17 on/off-ramp at W Anthem Way, with direct regional access to Loop 303 — a logistics- and retail-friendly address positioned for the growth ahead.



TSMC INVESTMENT

\$265B

Advanced fab campus

HALO VISTA INVESTMENT

\$7B

2,300-acre community

HALO VISTA MIXED-USE

±30M SF

Industrial · retail · hospitality

RESIDENTIAL UNITS

Up to 9,000

Sources: REBusinessOnline, TSMC Arizona Corp., City of Phoenix, Halo Vista / McCourt Partners & Mack Real Estate Group.

§ 07 · CONTACT

For inquiries, tours, and *diligence access*.

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PHOENIX · ARIZONA

A full-service commercial real estate brokerage specializing in land, investment sales, and development advisory across the Phoenix Metro and Arizona Sun Corridor.

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