

DEER VALLEY
INFILL SITE

FOR
SALE

2941 W FOOTHILL DR,
PHOENIX, AZ 85027

CONTACT INFORMATION

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EXECUTIVE SUMMARY

LevRose Commercial Real Estate is pleased to exclusively present 2941 W Foothill Drive, a compelling high-density residential development opportunity in Phoenix's rapidly growing Deer Valley submarket. The ± 0.81 -acre site is hard-zoned for high-density residential, positioning the property for immediate execution without entitlement risk, and a quick timeline for development.

The property benefits from exceptional regional connectivity, with close proximity to Interstate 17, Loop 101, and State Route 51, providing efficient access throughout the Phoenix metropolitan area. Located approximately a 10-minute drive from the Taiwan Semiconductor Manufacturing Company's \$165 billion fabrication campus, the site is well positioned to capture housing demand driven by one of the largest economic development projects in the Southwest.



2941 W FOOTHILL DR | PHOENIX, AZ 85027

PROPERTY DETAILS

LOCATION	2941 W FOOTHILL DR PHOENIX, AZ 85027
SALE PRICE	\$525,000 (\$16.84/SF)
SITE AREA	±0.72 AC (±31,164 S)
ZONING	R-4A (Phoenix)
PARCELS	206-04-010A



PROPERTY DETAILS

PROPERTY SUMMARY

HIGHLIGHTS

- Full Development and Due Diligence File available upon request
- Hard Zoned for High-Density Residential
- ±10 Minute Drive Time to TSCM \$165B Fab
- Proximity to I-17, Loop 101, and SR-51
- Over 4,000 Businesses within 3 mile radius
- 1 mile Average Annual HH Income in excess of \$92,000





SITE

BARNES & NOBLE
COST PLUS
WORLD MARKET
MOUNTAIN SIDE FITNESS
TJ-maxx
Walmart

Olive Garden
ITALIAN KITCHEN
Starbucks
LOWE'S

M MACK INNOVATION PARK
 DEER VALLEY

DVT
 PHOENIX DEER VALLEY AIRPORT

W DEER VALLEY RD

N 35TH AVE

AMC
Chick-fil-&
GNC LIVE WELL
Michael's
ROSS DRESS FOR LESS
TARGET WILDFLOWER

COSTCO WHOLESALE
IN-N-OUT BURGER
SPORTSMAN'S WAREHOUSE

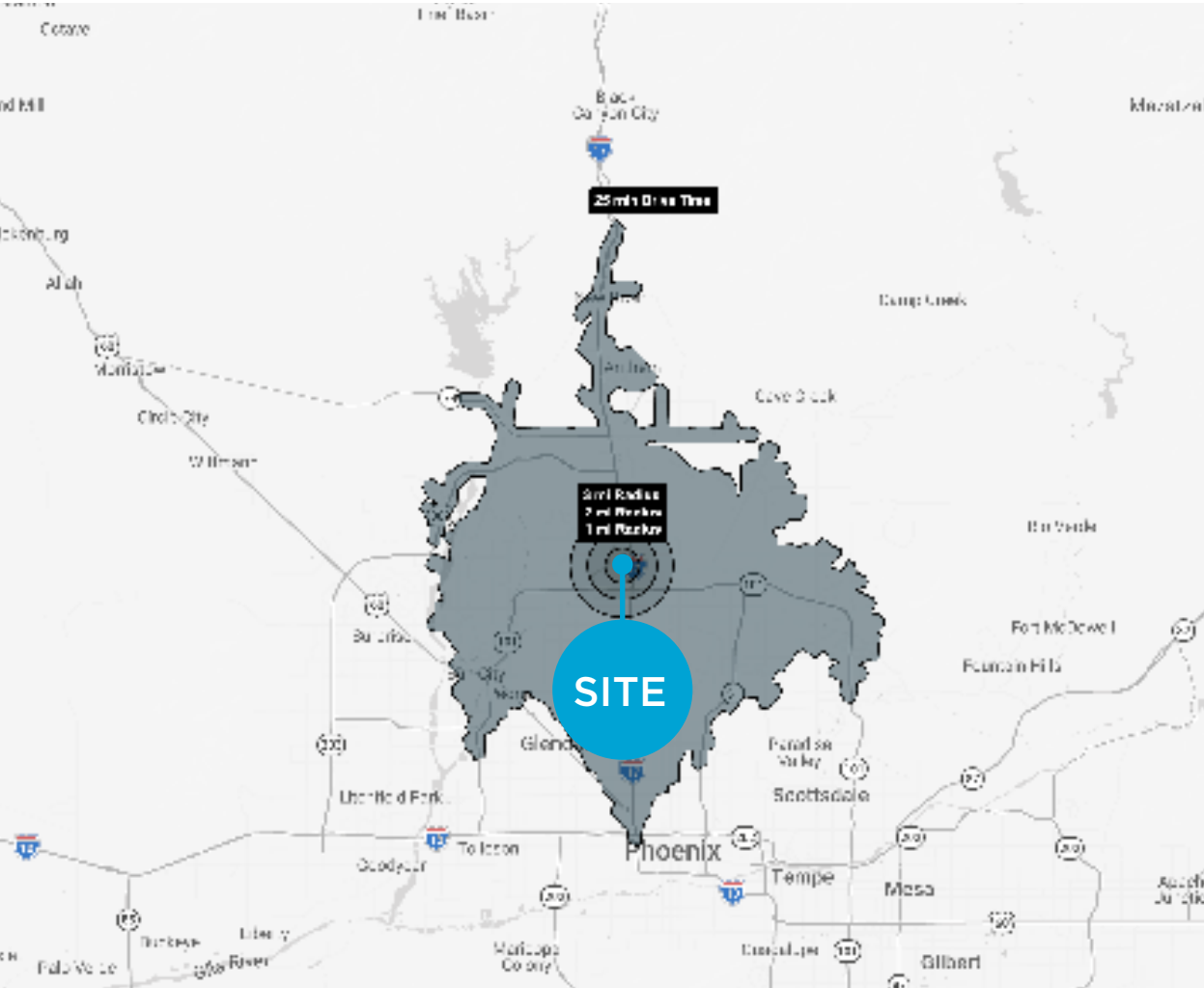
LOOP 101

LOOP 101

N 19TH AVE

W UNION HILLS DR

DEMOGRAPHICS



*2025 Statistics from SitesUSA.com

POPULATION

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	9,756	38,049	81,057	1.23 M
2030	9,468	38,670	82,890	1.2 M

HOUSEHOLDS

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	3,945	15,889	32,536	497,106
2030	3,908	16,486	33,854	494,810

AVERAGE INCOME

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	\$92,771	\$105,154	\$118,307	\$125,140
2030	\$92,208	\$105,207	\$118,626	\$125,330

EMPLOYEES

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	4,285	30,625	48,731	468,086

BUSINESSES

YEAR	1 MILE	2 MILES	3 MILES	25 MIN
2025	415	2,726	4,671	62,444

DEVELOPMENT OVERVIEW

TAIWAN SEMICONDUCTOR MANUFACTURING

TSMC created the semiconductor Dedicated IC Foundry business model when it was founded in 1987. TSMC served about 535 customers and manufactured more than 12,302 products for various applications covering a variety of end markets including smartphones, high performance computing, the Internet of Things (IoT), automotive, and digital consumer electronics.

Annual capacity of the manufacturing facilities managed by TSMC and its subsidiaries exceeded 13 million 12-inch equivalent wafers in 2021. These facilities include four 12-inch wafer GIGAFAB® fabs, four 8-inch wafer fabs, and one 6-inch wafer fab – all in Taiwan – as well as one 12-inch wafer fab at a wholly owned subsidiary, TSMC Nanjing Company Limited, and two 8-inch wafer fabs at wholly owned subsidiaries, WaferTech in the United States and TSMC China Company Limited.

In December 2022, TSMC announced that, in addition to TSMC Arizona's first fab, which is scheduled to begin production of N4 process technology in 2024, the Company has also started the construction of a second fab which is scheduled to begin production of 3nm process technology in 2026. At the same time, the Company continues to execute its plan for a fab in Kumamoto, Japan, with production targeted for 2024.

Website: <https://www.tsmc.com/english>

ESTIMATED ECONOMIC IMPACT: \$165B



PHOENIX CITY OVERVIEW

GROWING POPULATION

The City of Phoenix a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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