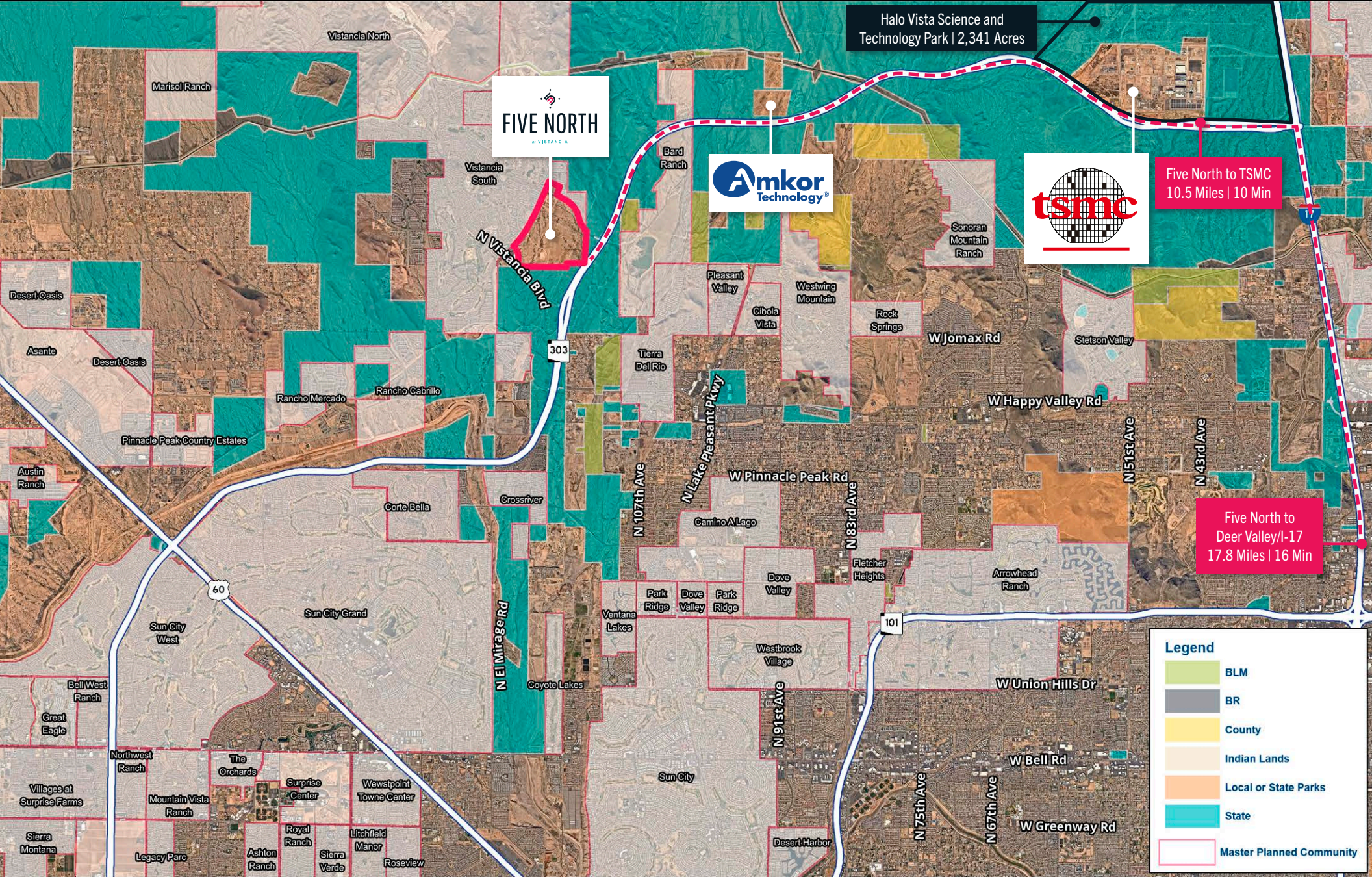




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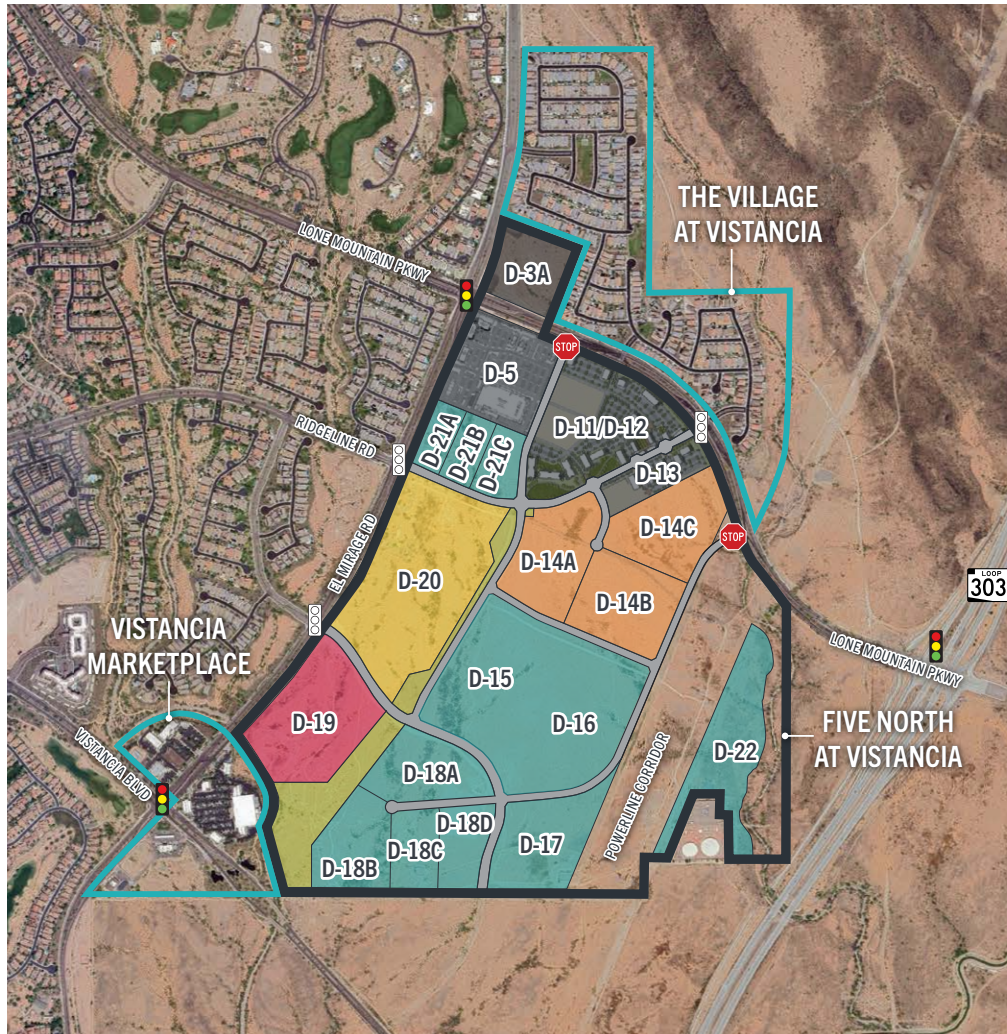
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# INVESTMENT OVERVIEW



## AVAILABLE PARCELS

| Parcel | Target Use            | Acres | Status    |
|--------|-----------------------|-------|-----------|
| D-3A   | Commercial            | 13.36 | Available |
| D-21A  | Medical/Senior Living | 4.62  | Available |
| D-21B  | Medical/Senior Living | 4.63  | Available |
| D-21C  | Medical/Senior Living | 5.36  | Available |
| D-22   | Employment            | 20.74 | Available |
| D-14B  | Multifamily           | 16.92 | Available |

## OTHER PARCELS

| Parcel  | Target Use                | Acres | Status          |
|---------|---------------------------|-------|-----------------|
| D-14A   | Multifamily               | 16.50 | In Escrow       |
| D-14C   | Multifamily               | 16.78 | Owner Retaining |
| D-15/16 | Employment                | 56.31 | City Owned      |
| D-17    | Employment                | 17.79 | In Escrow       |
| D-18    | Employment                | 45.79 | In Escrow       |
| D-19    | Education                 | 25.12 | Sold            |
| D-20    | Single Family Residential | 48.94 | Sold            |

## HOA

- Vistancia Commercial Core Property Owners Association
  - Assessments TBD
- Vistancia Maintenance Corporation (overarching Vistancia Managing Association)
  - Assessments TBD, based on gross acreage

## ARCHITECTURAL AND BRAND THEMING

Adherence to the FIVE NORTH at VISTANCIA name and associated logo(s), brand guidelines and architectural theming and design guidelines will be required of all owners within.

## EDUCATION

K-8: Vistancia Elementary, Lake Pleasant Elementary, 9-12: Liberty High School  
K-12: American Leadership Academy (Now Open)

# CURRENT AREA ACTIVITY



## AMKOR

Amkor (Loop 303/96th Ave, 3 miles away) is under construction on its \$7 billion, 171-acre advanced packaging and testing campus that will bring roughly 3,000 high-wage positions to the immediate area. Tempe-based Amkor said it will package and test chips produced for Apple Inc. at the nearby Taiwan Semiconductor Manufacturing Co. complex near Dove Valley Road and 43rd Avenue. Amkor ranks as one of Arizona's larger public corporations with a stock market capitalization of \$7 billion. The company employed more than 31,000 people at the end of 2022.

## AMERICAN LEADERSHIP ACADEMY

American Leadership Academy's 2,400 student, K-12 charter school campus is now open to students. This is a full-service charter school campus, meaning the school will offer a full educational curriculum and extracurricular activities including performing arts and athletics programs. The campus is planned to include lighted sports fields, as part of a joint-use neighborhood park increasing the community amenities in the area.



## VISTANCIA POINT

Fry's Marketplace is open within the Vistancia Point project at the southeast corner of Lone Mountain Parkway and El Mirage Road. Fry's occupies a 123,722 square-foot building. The project also includes six additional retail buildings totaling approximately 33,300 square feet and a 20-dispenser gas station.

## HONORHEALTH

HonorHealth is working with the City of Peoria to develop a medical district within FIVE NORTH. The initial phase will include 8 acres, with rights to an additional 8 acres, and potentially offer services such as primary, urgent, concierge care, outpatient surgery, post-acute services, and integrative wellness. An additional 10 acres is also being reserved as a future hospital site to be built as demand dictates.

## WEST-MEC

West-MEC has come to an agreement with the City of Peoria to develop a 5 to 7-acre campus focused heavily on medical and technical training fields to support regional job growth. The plan for this area also calls for a partnership between West-MEC and HonorHealth to help recruit a university partner, aligning workforce training with the future medical district vision.



## V-MUCC DEVELOPMENT STANDARDS

| Development Standard            | Type       | Value |
|---------------------------------|------------|-------|
| Maximum Intensity               | Commercial | 1.0   |
|                                 | Office     | 2.0   |
|                                 | Mixed Use  | 2.0   |
| Maximum Building Height (feet)* |            | 120   |

*\*Requires adherence to additional setback standards*

## UTILITIES

|                    |                              |
|--------------------|------------------------------|
| Power              | Arizona Public Service (APS) |
| Water              | City of Peoria               |
| Wastewater         | City of Peoria               |
| Gas                | Southwest Gas Company        |
| Telecommunications | COX, Zone/Wyyerd             |



Visit Vistancia Planned District development site





# GREATER PHOENIX OPPORTUNITY



## Arizona is home to a surging ecosystem of 21st century companies.

Companies investing in Arizona range from Lucid which is designing and building electric vehicles, TGen, which is mapping out the next big breakthrough in medical science, and TSMC which will be creating the computer chips that go into just about everything people use.

Companies interested in thriving like those above select Arizona because of the talented and educated workforce, the modern infrastructure, and a pro-business government.



## Greater Phoenix has a young, educated, and world class workforce.

With multiple research universities and an excellent community college system, the amount of available qualified employees is among the top in the nation. Additionally, employers are able to work with the education system to partner with specific programs to help design classes and certifications to best suit the needs of a 21st century company.

Lastly, Arizona's cost of labor is one of the lowest in the nation while employees enjoy some of the highest quality of life in the country.



## Arizona's pro-business government is focused on getting stuff done.

The attraction of TSMC's 1,100 AC semiconductor factory to the area is one giant example.

Groups that select Arizona enjoy a minimalist regulatory approach, no corporate franchise tax, a corporate income tax among the lowest in the nation, and a government that asks businesses what they need to succeed.

Companies considering Arizona may qualify for tax credits and incentives such as Quality Jobs Tax Credit, Qualified Facilities Refundable Tax Credit, and the Renewable Energy Tax Investment









Peoria is one of the top cities in Arizona to live, work, and play. Within the city, residents are able to enjoy tons of hiking trails, fantastic schools, multiple world class golf courses, and affordable housing. The pro-business environment looks to remove any roadblocks and help companies grow.

## LABOR FORCE

- Over 1,000,000 workers live within 30 minutes of Peoria.
- Nearly a 250,000 people work in finance and advanced business fields.
- Major Employers nearby include: Amkor, TSMC, Honeywell, USAA, Nationwide among many others.

## TALENT DEVELOPMENT

The city of Peoria teams up with West-MEC, Maricopa Community Colleges and Maricopa Workforce Connection to provide the talent development opportunities that companies need to stay competitive. These partners are flexible and experienced at creating on-demand programs to meet certification requirements as well as customize training

## PEORIA'S PRIORITY TRACK PROGRAM

Eligible companies benefit from reduced times for plan review services at no cost. Typically the plan review times are 50% less than standard.

# THE OPPORTUNITY

FIVE NORTH at VISTANCIA in Peoria is a one-of-a-kind, legacy creating, mixed-use commercial core in the heart of the prestigious Vistancia master-planned community within the #6 wealthiest zip code in Phoenix. The parcel allows for a variety of uses and is surrounded by magnificent homes with an average price of \$729,477 and affluent residents whose household income is more than 54% greater than the Phoenix average.

Adjacent to Loop 303, the location of FIVE NORTH at VISTANCIA provides remarkable connectivity to over 240,000 jobs, many of which are high-paying "white-collar" roles. As residents and employers flock to the Peoria submarket, the FIVE NORTH at VISTANCIA provides an opportunity to create a unique and enduring development within the award-winning Vistancia community.





# INVESTMENT DRIVERS

“THE VISION FOR FIVE NORTH AT VISTANCIA IS TO CREATE A VIBRANT AND BALANCED MIXED USE DESTINATION THAT EMBRACES AND SUPPORTS THE CITY OF PEORIA'S DESIRE FOR A THRIVING EMPLOYMENT CORRIDOR.”



# VISTANCIA

## 7,100 TOTAL ACRES

5,000 ACRES RESIDENTIAL + 400 ACRES COMMERCIAL

1,700 ACRES OPEN SPACE + 1,100 ACRES MOUNTAIN PRESERVE

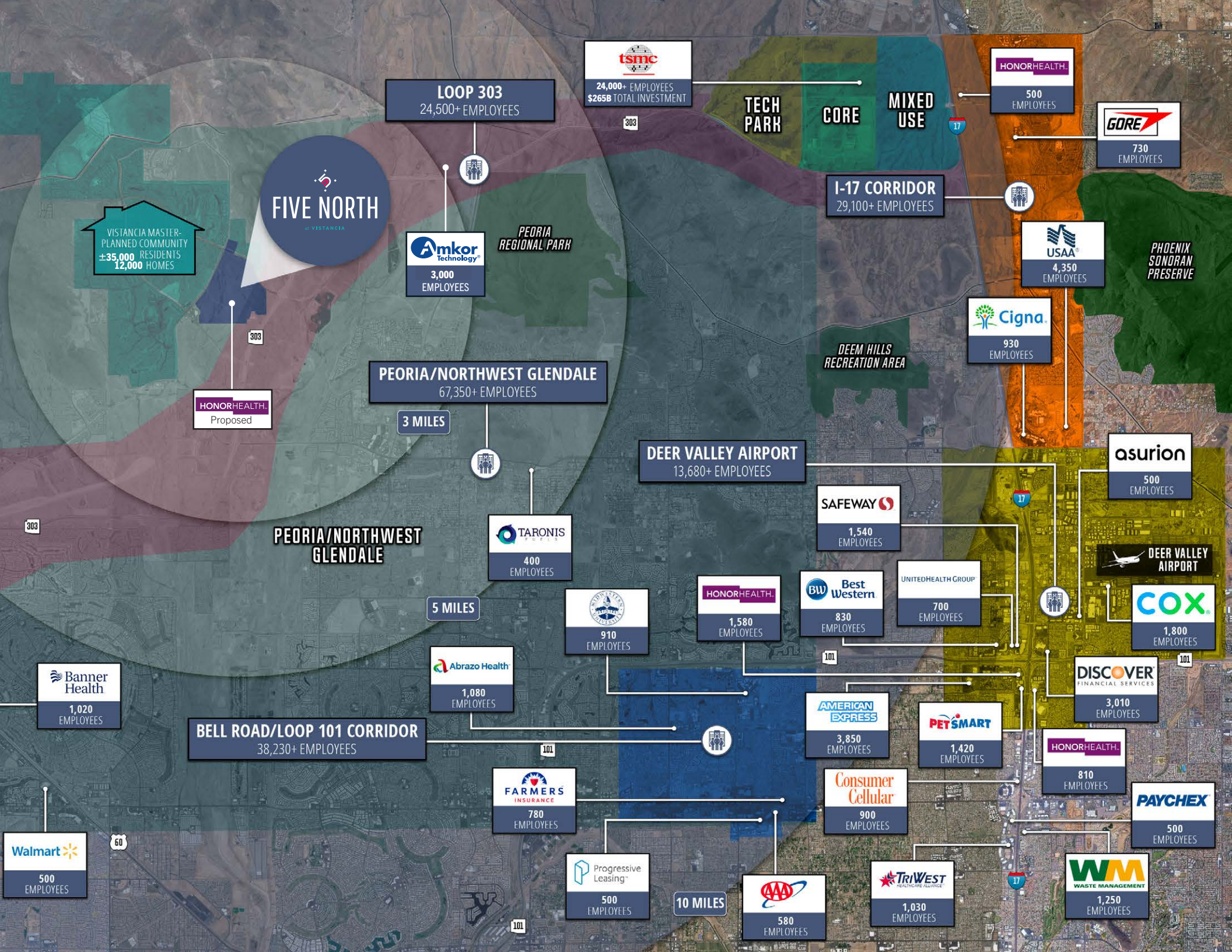


  
**FIVE NORTH**  
at VISTANCIA

- Mixed-use zoned land in the Peoria submarket, the #6 wealthiest zip code in Phoenix
- Peoria ranked the #1 city to live, work and play in Arizona
- Part of the Vistancia master-planned community that will include ±35,000 residents and ±12,000 homes at buildout
- Unparalleled demographic profile including average household income of \$185,376 (3-mile radius) and average home price of \$729,477
- Exceptional lifestyle including the 1,100-acre Peoria Regional Preserve, Lake Pleasant Regional Park, entertainment and retail districts, and acclaimed public schools
- Adjacent to the Loop 303 providing access to over 240,000 jobs in the immediate job corridors
- Vistancia named #1 master-planned community for the past decade by [Ranking Arizona](#)

| DEMOGRAPHICS          | 3 MILES     | 5 MILES     | 7 MILES     |
|-----------------------|-------------|-------------|-------------|
| Population            | 25,471      | 59,414      | 138,483     |
| Median Age            | 46.3        | 44.3        | 48.4        |
| Avg. Household Size   | 2.58        | 2.68        | 2.51        |
| Avg. Household Income | \$185,376   | \$178,081   | \$162,000   |
| Avg. Net Worth        | \$3,042,004 | \$2,706,525 | \$2,544,530 |



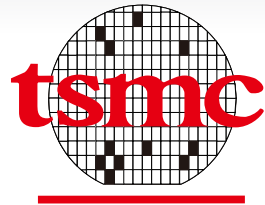






“For each semiconductor manufacturing job created in Phoenix, an additional four to five jobs are created to support the first one. Economic development experts say semiconductor manufacturing jobs have one of the highest multipliers of any job.”

-Phoenix Business Journal



Update the top paragraph to: Taiwan Semiconductor (NYSE: TSM), which makes silicon chips for Apple Inc. and several other major technology companies, announced plans for an additional \$100 billion investment in their Phoenix facility in July 2026. The total investment in this campus by TSMC now totals \$265 billion. At build out the campus is planned for up to 10 fabrication plants (fabs), 2 advanced packaging facilities and an R&D center. Total direct high-tech manufacturing employment is expected to be as high as 24,000 jobs at build out.



**TSMC'S INVESTMENT REPRESENTS THE LARGEST DIRECT FOREIGN INVESTMENT IN ARIZONA HISTORY**



# MARKET

## FULL OF POSSIBILITY

FIVE NORTH at VISTANCIA is flexibly zoned and primed for a visionary, one-of-a-kind development of the future.

Vistancia is a 7,100-acre master planned community in the affluent Phoenix suburb of North Peoria consisting of residential, commercial/mixed-use and open space areas adjacent to a 1,100-acre mountain preserve and the Loop 303 freeway. At the heart of the community is FIVE NORTH at VISTANCIA, the 320-acre mixed-use core, including ±180 acres of commercial land, an exceptional opportunity to leave an indelible mark on this exquisite community.

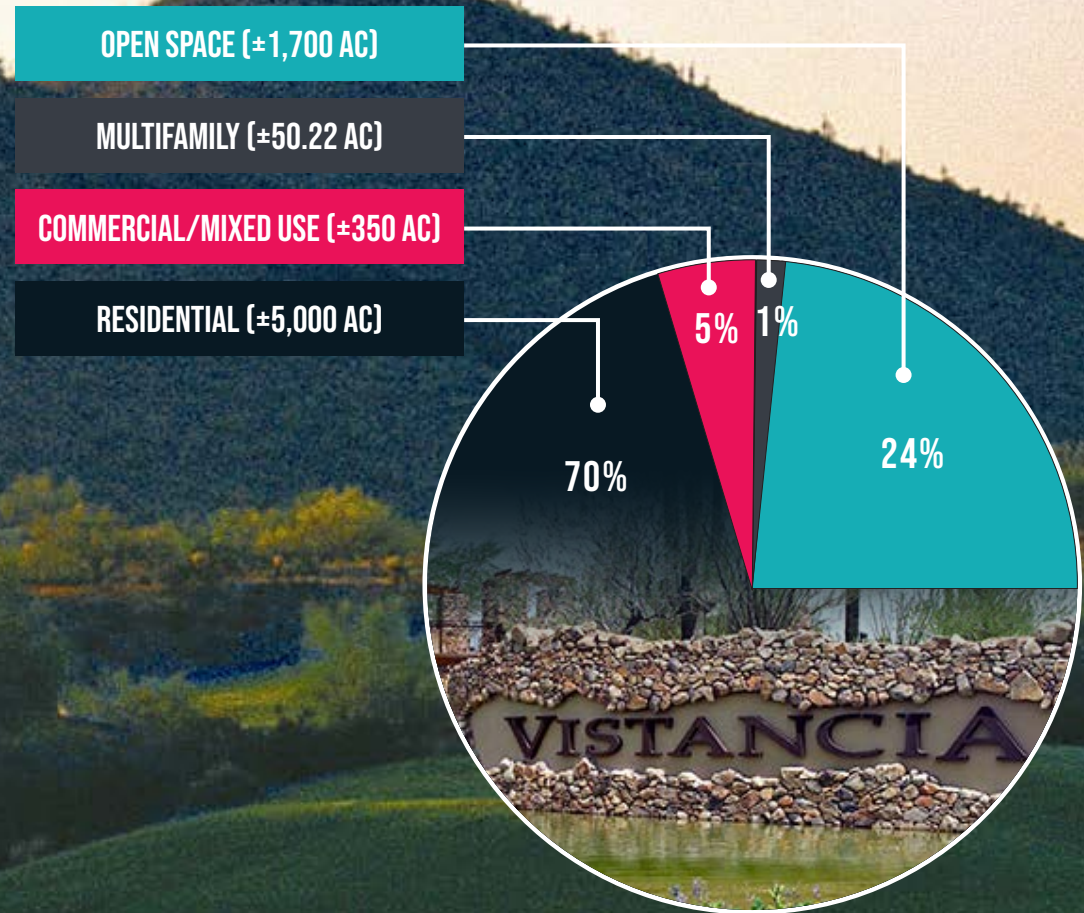
At buildout, the Vistancia master-planned community will be home to ±35,000 residents and up to 12,000 homes providing consistent, reliable demand for the offerings provided by FIVE NORTH at VISTANCIA.

## ENDLESS GROWTH

Attracted by emerging job corridors in the booming West Valley and an exceptional quality of life, the population around FIVE NORTH at VISTANCIA increased over 9.6% from 2010 - 2021.

FIVE NORTH at VISTANCIA is in an ideal location to capitalize on continued job growth and in-migration, offering a once-in-a-lifetime opportunity to develop in one of the fastest-growing cities in Arizona.

## VISTANCIA MASTER PLANNED COMMUNITY LAND USAGE BY ACRES



**±320 ACRES**  
FIVE NORTH at VISTANCIA

**±1,100 ACRES**  
Mountain Preserve

**7.1K+ ACRES**  
Vistancia



# LOOP-303 CATALYST

## CREATING A NEW CORRIDOR OF ECONOMIC DEVELOPMENT IN THE WEST VALLEY

FIVE NORTH at VISTANCIA is located adjacent to the 36-mile Loop 303/Bob Stump Memorial Parkway providing convenient access to the entire West Valley. Connecting freeways include I-10, US60 and I-17, linking Vistancia to Downtown Phoenix and the East Valley, Flagstaff and Southern California. The highly connected location and developable land in the area is ideal for household name employers in the high-paying industries of finance, healthcare, information technology and manufacturing.



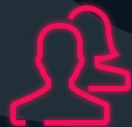
**36 MILES**

Total freeway length



**800+**

Employers



**20K+**

Employees



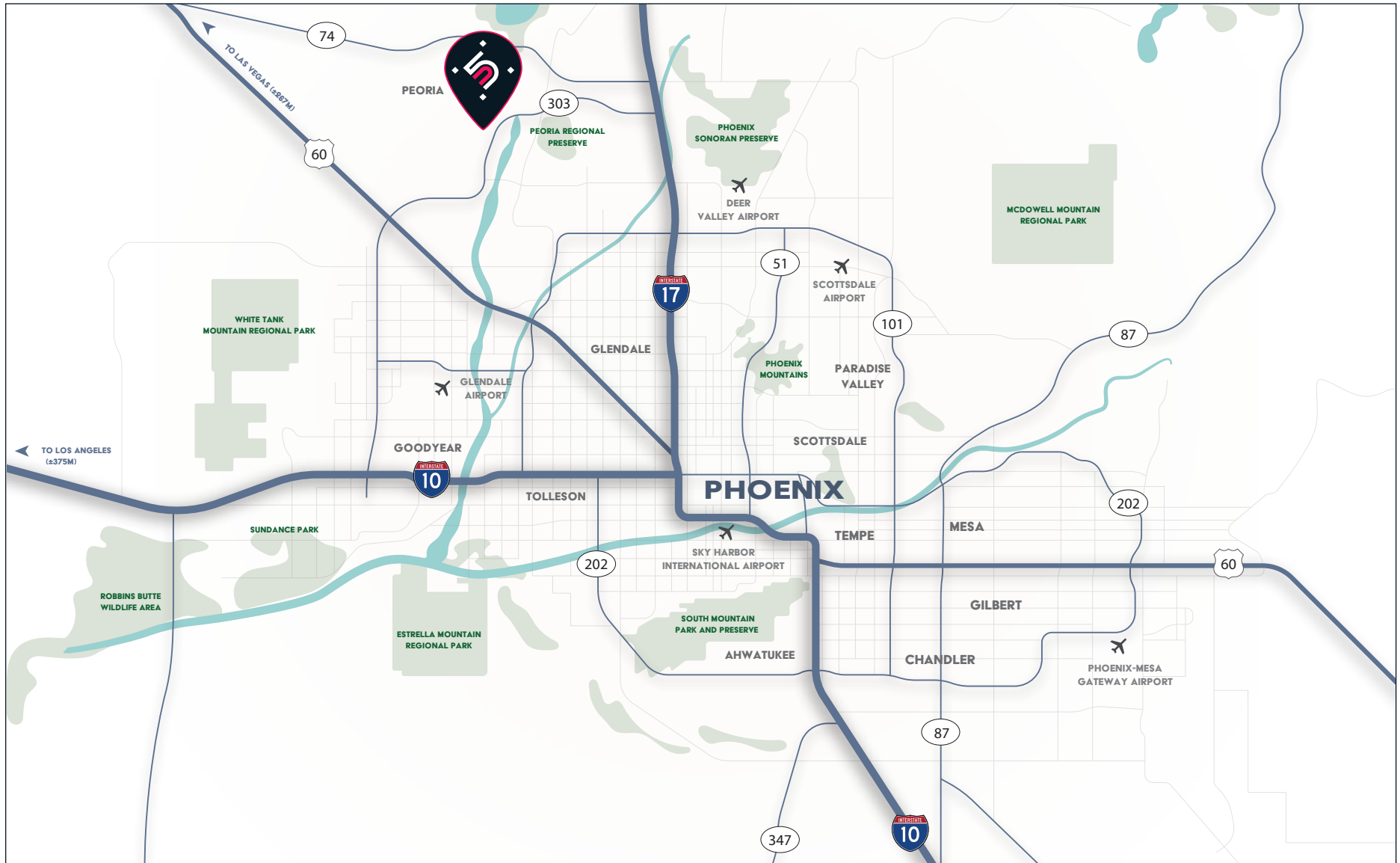
**ACCESS**

to I-10, US60 & I-17 Fwys





# NORTH VALLEY LOCATION





# PHOENIX MARKET

# PHOENIX MSA

**GREATER PHOENIX CONSISTENTLY RANKS AS A TOP METROPOLITAN FOR GROWTH. THIS IS FUELED BY A HIGH QUALITY OF LIFE, CENTRAL LOCATION AND FORWARD-THINKING BUSINESS ATMOSPHERE.**

The U.S. Census Bureau recognized the Phoenix MSA as one of the fastest-growth metros for population growth over the last decade, and second highest in net domestic migration, adding 800,000+ new residents to become the 10th Largest MSA in the U.S. In addition to the strong population growth, the Phoenix MSA consistently ranks in the Top 10 for job growth, led by ASU with a student population of 70,000+ across five regional campuses, and was named by U.S. News & World Report as the #1 most innovative school in the U.S. (2016-2022) and #5 in the Nation for the best-qualified graduates by The Wall Street Journal.

## #1 FASTEST GROWING

Maricopa County is the Fastest-Growing County in U.S. (2016-2021)

## 1,000,000+ LARGE CITY

City of Phoenix, Fastest-Growing Large City (2010-2020)

## 10TH LARGEST MSA

Phoenix MSA, 10th Largest MSA in the U.S.

## #1 PHOENIX MSA

Net Domestic Migration (2021)

## RANKING ARIZONA #1

Master Planned Community 10 Consecutive Years



# PHOENIX MARKET

## 25,000 NEW JOBS

Greater Phoenix Economic Council estimates there are \$65+ billion in current committed capital investments with \$50 billion in Advanced Manufacturing projects under construction with completion expected by 2030, representing over 25,000 in new direct, and indirect, employment. In addition to Advanced Manufacturing, the Metro is a leader in Healthcare/Biomedical/Bioscience with over \$7 billion of projects in various stages of the construction/planning process and representing over 7,000 new jobs.

## PUBLIC HEALTHCARE

7,810 Businesses • 227,940 Jobs



## FINANCIAL SERVICES

5,559 Businesses • 192,070 Jobs



## WAREHOUSE DISTRIBUTION

3,354 Businesses • 114,160 Jobs

## INFORMATION TECHNOLOGY

995 Businesses • 84,600 Jobs



## PRODUCTION MANUFACTURING

3,443 Businesses • 166,100 Jobs



## AEROSPACE AVIATION

564 Businesses • 47,610 Jobs





# CORPORATE PRESENCE

GREATER PHOENIX IS **THIRD**  
AHEAD OF DFW, IN THE SUN BELT  
FOR JOBS CREATED SINCE COVID



PHOENIX WITNESSED **+5.6%**  
INCREASE OR 120,600 JOBS  
(AS OF OCTOBER 2021)



## CORPORATE HEADQUARTERS



## HIGH-TECH MANUFACTURING



## AEROSPACE & AVIATION







Opendoor

## TECHNOLOGY



keap

Acronis



oscar

WebPT®



Gainsight

jda.



amazon

Walmart\*

## E-COMMERCE/LOGISTICS



Marshalls

chewy

FedEx



STITCH FIX



TARGET

XPOLogistics

AMERICAN EXPRESS

JPMorganChase

## FINANCIAL SERVICES

Deloitte.



Vanguard

Nationwide® Discover

BANK OF AMERICA

VOYA  
FINANCIAL



charles SCHWAB

WELLS  
FARGO



tgen

## HEALTH CARE/BIOTECH



MCKESSON

Walgreens

MIHS

HONOR  
HEALTH



# AERIAL EAST OBLIQUE









# AERIAL SOUTHWEST OBLIQUE







# FIVE NORTH

at VISTANCIA



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