

Halo Vista Science and Technology Park | 2,341 Acres

FIVE NORTH
at VISTANCIA

Amkor Technology

tsmc
H1 2025 Opening
4,500 Employees

Five North to TSMC
10.5 Miles | 10 Min

Five North to
Deer Valley/I-17
17.8 Miles | 16 Min

Legend

	BLM
	BR
	County
	Indian Lands
	Local or State Parks
	State
	Master Planned Community

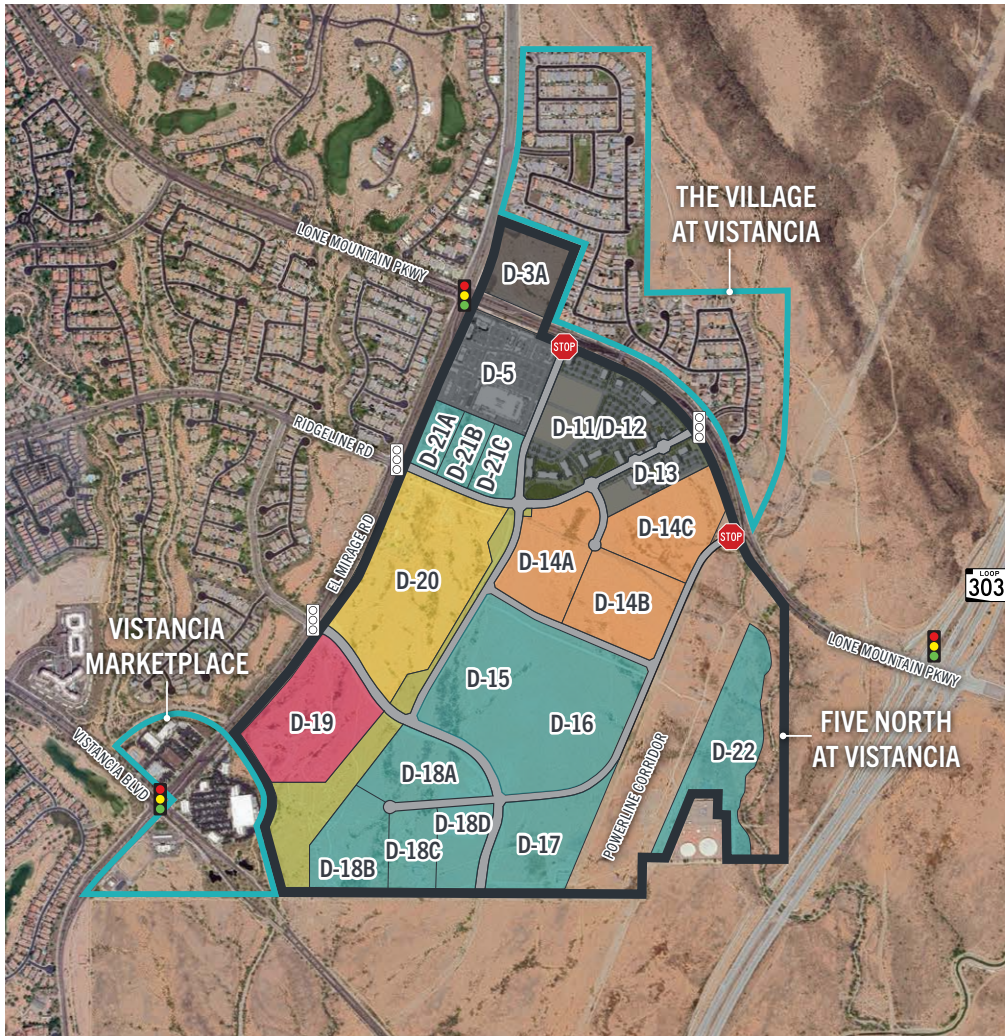
RAMEY PERU
Senior Vice President
+1 602 222 5154
ramey.peru@colliers.com

JOHN FINNEGAN
Senior Vice President
+1 602 222 5152
john.finnegan@colliers.com

FIVE NORTH
at VISTANCIA



INVESTMENT OVERVIEW



- Education
- Multifamily
- Office/Industrial Development
- Residential
- Retail/Mixed Use
- Park

AVAILABLE PARCELS

Parcel	Target Use	Acres	Status
D-3A	Commercial	13.36	Available
D-18A	Employment	14.47	Available
D-18B	Employment	11.97	Available
D-18C	Employment	8.49	Available
D-18D	Employment	8.98	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

OTHER PARCELS

Parcel	Target Use	Acres	Status
D-14A	Multifamily	16.50	In Escrow
D-14B	Multifamily	16.92	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-19	Education	25.12	Sold
D-20	Single Family Residential	48.94	In Escrow

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 has broken ground at Loop 303 and 96th Avenue (3 miles away) on an advanced packaging and testing facility that could cost \$2 billion and bring roughly 2,000 jobs. 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 is proposing a 5–7 acre campus focused on healthcare workforce development. 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



FIVE NORTH

at VISTANCIA

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: TSMC, Honeywell, USAA, Nationwide among many others.

TALENT DEVELOPMENT

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

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 \$648,895 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 HIGH EMPLOYMENT CORRIDOR. ”



VISTANCIA

7,100 TOTAL ACRES

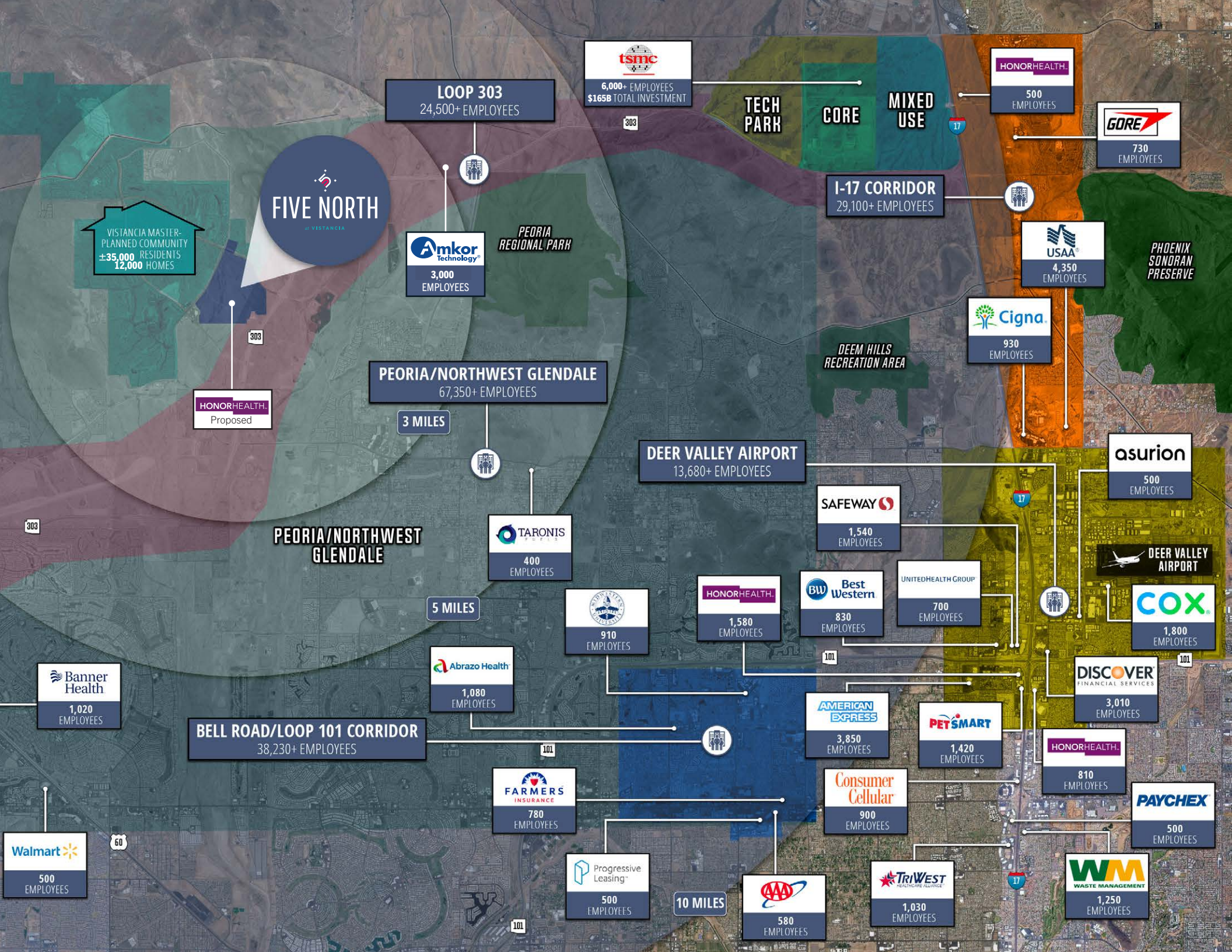
5,000 ACRES RESIDENTIAL + 400 ACRES COMMERCIAL

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



- 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 \$168,605 (3-mile radius) and average home price of \$648,895
- 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	27,566	60,196	142,241
Median Age	45.3	42.0	47.5
Avg. Household Size	2.63	2.82	2.57
Avg. Household Income	\$168,605	\$160,316	\$143,541
Avg. Net Worth	\$3,058,879	\$2,567,302	\$2,386,441



FIVE NORTH
in VISTANCIA

VISTANCIA MASTER-PLANNED COMMUNITY
±35,000 RESIDENTS
12,000 HOMES

LOOP 303
24,500+ EMPLOYEES

tsmc
6,000+ EMPLOYEES
\$165B TOTAL INVESTMENT

TECH PARK **CORE** **MIXED USE**

HONORHEALTH
500 EMPLOYEES

GORE
730 EMPLOYEES

Amkor Technology
3,000 EMPLOYEES

I-17 CORRIDOR
29,100+ EMPLOYEES

USAA
4,350 EMPLOYEES

Cigna
930 EMPLOYEES

PEORIA/NORTHWEST GLENDALE
67,350+ EMPLOYEES

3 MILES

DEER VALLEY AIRPORT
13,680+ EMPLOYEES

asurion
500 EMPLOYEES

PEORIA/NORTHWEST GLENDALE

TARONIS
400 EMPLOYEES

SAFeway
1,540 EMPLOYEES

5 MILES

PEORIA REGIONAL PARK
910 EMPLOYEES

HONORHEALTH
1,580 EMPLOYEES

BW Best Western
830 EMPLOYEES

UNITEDHEALTH GROUP
700 EMPLOYEES

DEER VALLEY AIRPORT
COX
1,800 EMPLOYEES

Banner Health
1,020 EMPLOYEES

Abrazo Health
1,080 EMPLOYEES

BELL ROAD/LOOP 101 CORRIDOR
38,230+ EMPLOYEES

FARMERS INSURANCE
780 EMPLOYEES

AMERICAN EXPRESS
3,850 EMPLOYEES

PETSMART
1,420 EMPLOYEES

DISCOVER FINANCIAL SERVICES
3,010 EMPLOYEES

Walmart
500 EMPLOYEES

Progressive Leasing
500 EMPLOYEES

AAA
580 EMPLOYEES

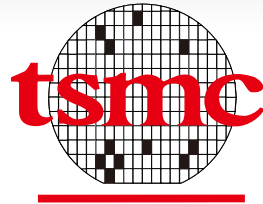
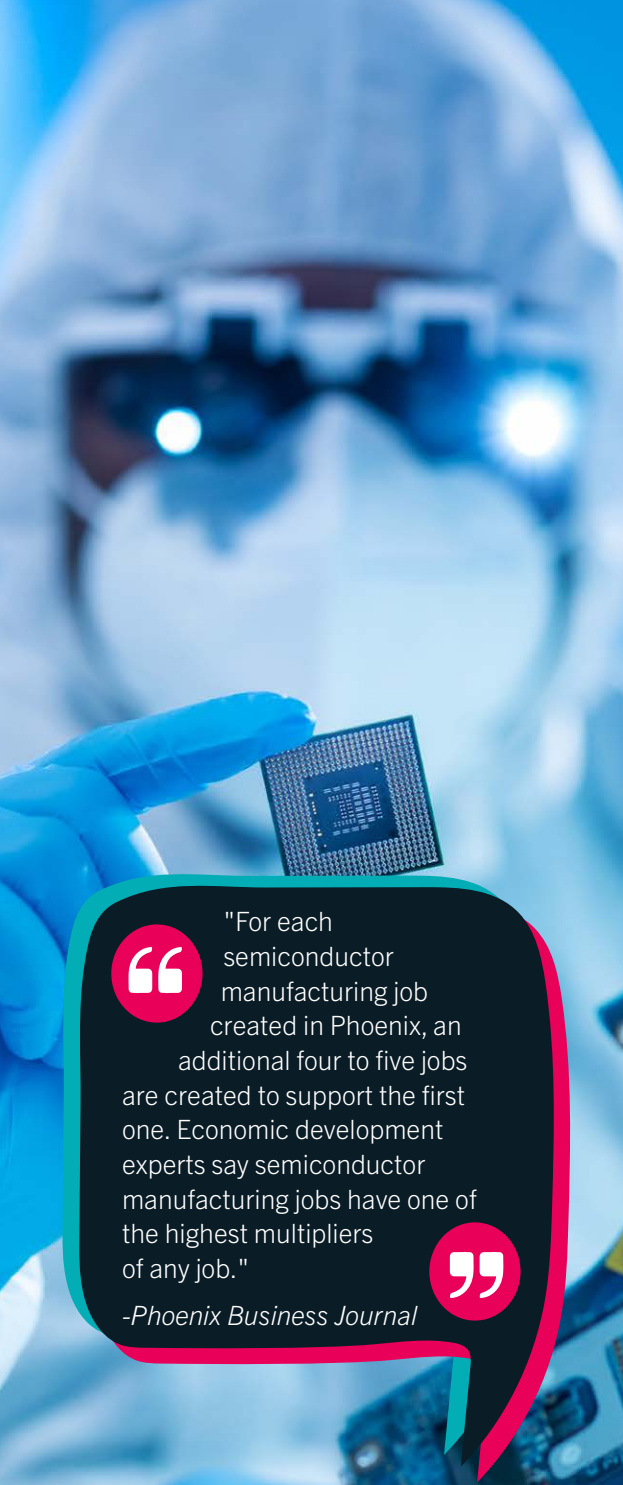
TriWest
1,030 EMPLOYEES

HONORHEALTH
810 EMPLOYEES

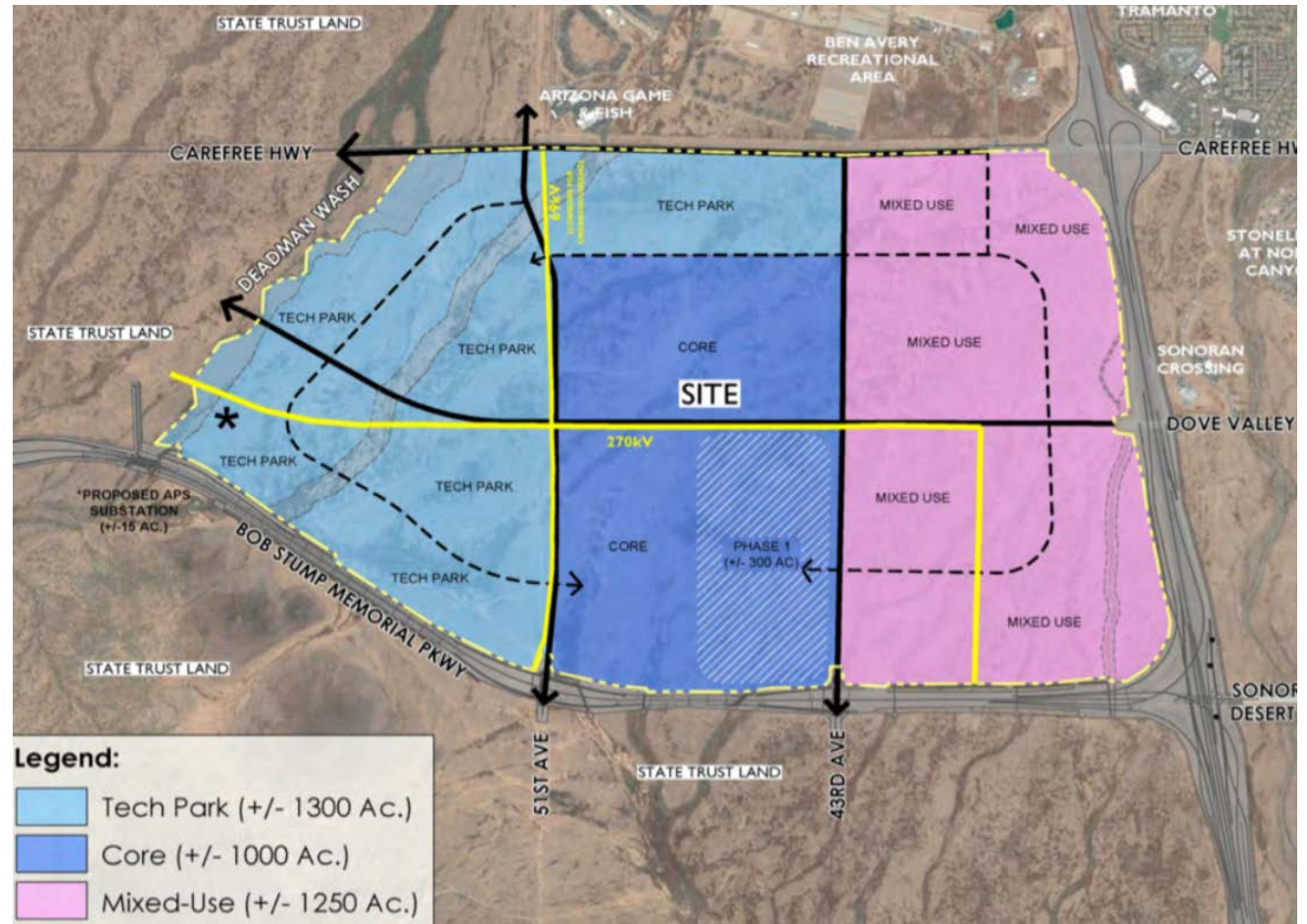
PAYCHEX
500 EMPLOYEES

10 MILES

WM WASTE MANAGEMENT
1,250 EMPLOYEES



Taiwan Semiconductor (NYSE: TSM), which makes silicon chips for Apple Inc. and several other major technology companies, announced preliminary plans for a Phoenix facility in May 2020. The cost to build the manufacturing facility is likely to be close to \$35 billion, nearly triple the \$12 billion first announced, according to sources with knowledge of the deal and Asian media reports. Media reports describe the Arizona plant as a “Mega Site” that would include six factories.



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

Four Asian companies have also announced plans to establish facilities in Arizona to supply Taiwan Semiconductor Manufacturing Co. Ltd.'s forthcoming plant in Phoenix. Taiwanese media reported that Chang Chun Petrochemical Co. Ltd., United Integrated Services Co. Ltd., Mirle Automation Corp. and LCY Chemical each announced that they intend to follow Taiwan Semiconductor (NYSE: TSM) and expand into Arizona.

“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

DEMOGRAPHIC PROFILE

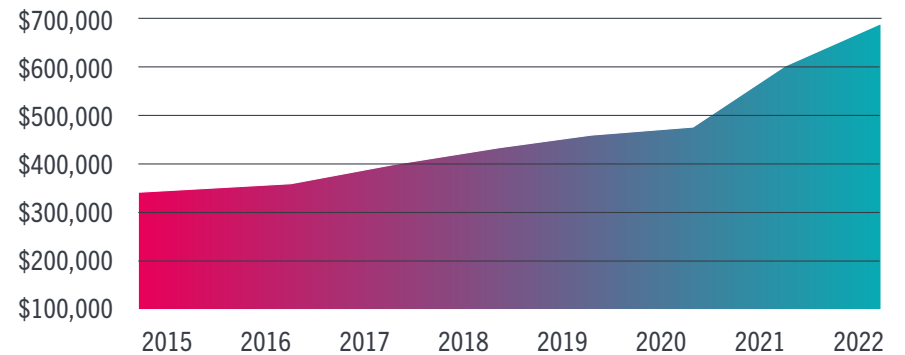
PRIZED + UPSCALE

Peoria and the Vistancia community are home to sought-after demographics and fundamentals that make FIVE NORTH at VISTANCIA ripe for profitable development.

The area surrounding FIVE NORTH at VISTANCIA offers an unparalleled demographic profile that surpasses the Phoenix MSA average on nearly every metric. Over 50% of households in a 1-mile radius have a total household income over \$100,000, and 93% of workers are white-collar employees. Average household income is \$160,703 making it 54% higher than the Phoenix average. Home prices in Vistancia are more than 16% above the Phoenix MSA average and have also outpaced the year-over-year growth in the metro by over 5%.

FIVE NORTH at VISTANCIA can blend seamlessly into the affluent, high-end residential landscape to attract residents or draw from a diverse, educated employment base.

AVERAGE SINGLE-FAMILY HOME PRICES (85383)



AREA EMPLOYMENT CORRIDOR

±3,500
Mixed-Use Acres

10K+
Potential Direct/
Indirect Employment

2,000+
Direct Employment
TSMC & Supplies

\$35B+
TSMC 6-Factory Mega Site
Development Cost

AVG SALARY

- Honeywell (\$95,000)
- American Express (\$89,000)
- Discover Financial (\$82,000)
- HonorHealth (\$82,000)
- Banner Health (\$79,000)
- PetSmart (\$61,000)
- Amazon (\$54,000)

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.

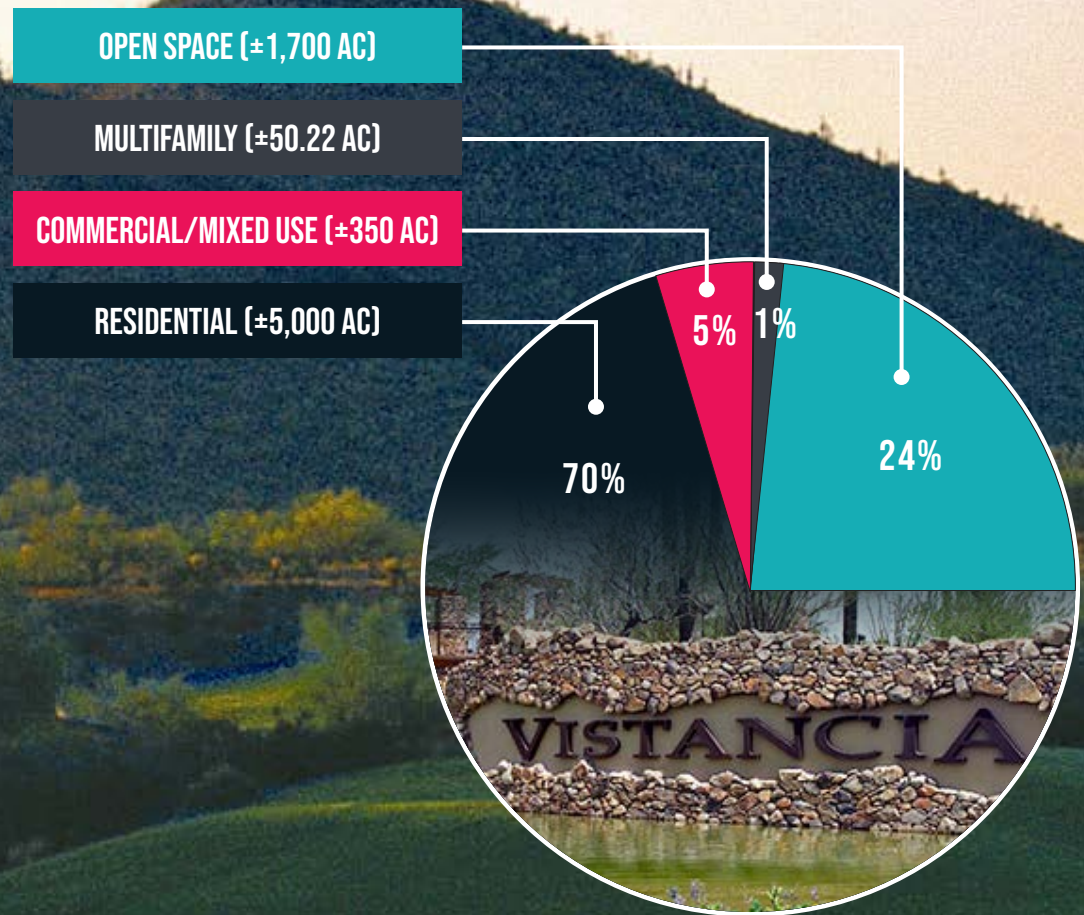
At buildout, the Vistancia master-planned community will be home to ±35,000 residents and up to 12,000 homes providing consistent, reliable demand for the offerings provided by FIVE NORTH at VISTANCIA.

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.



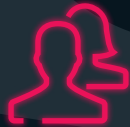
36 MILES

Total freeway length



800+

Employers



20K+

Employees

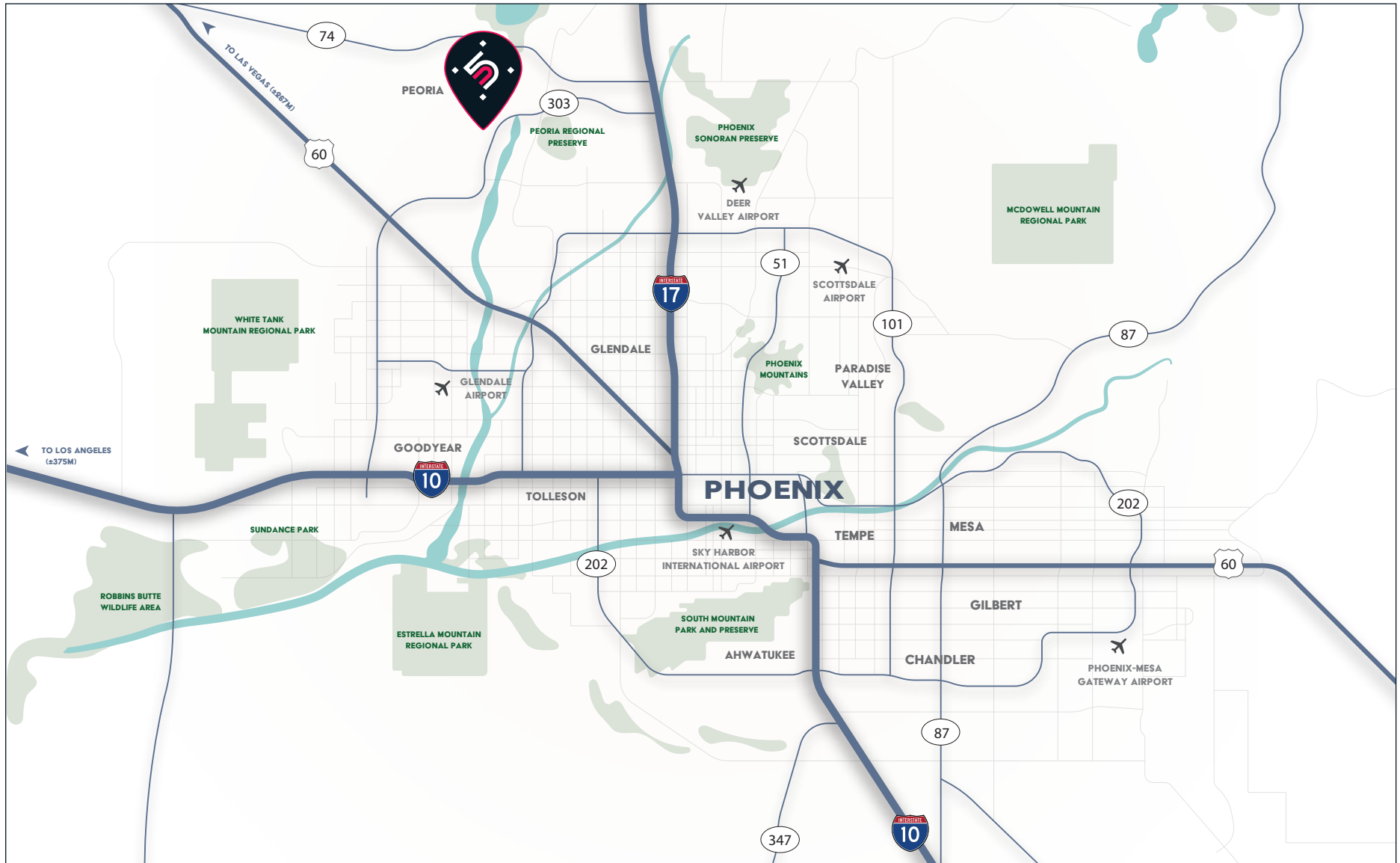


ACCESS

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.

FINANCIAL SERVICES

5,559 Businesses • 192,070 Jobs



WAREHOUSE DISTRIBUTION

3,354 Businesses • 114,160 Jobs



PUBLIC HEALTHCARE

7,810 Businesses • 227,940 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





TECHNOLOGY

ZipRecruiter Opendoor
LifeLock keap Acronis DOORDASH OSCAR WebPT
indeed Gainsight jda. yelp Globaltrans Zillow

E-COMMERCE/LOGISTICS

amazon Walmart
SWIFT Fry's DHL macy's
chewy FedEx ups STITCH FIX DICK'S SPORTING GOODS TARGET XPOLogistics
Marshall's

FINANCIAL SERVICES

AMERICAN EXPRESS JPMorganChase
Deloitte. PayPal Vanguard Nationwide Discover
BANK OF AMERICA VOYA StateFarm charles SCHWAB WELLS FARGO USAA

HEALTH CARE/BIOTECH

PHOENIX CHILDREN'S Hospital MAYO CLINIC tgen
Abrazo Health Sonora Quest Laboratories Banner Health
Cigna. MCKESSON Walgreens MIHS HONOR HEALTH

AERIAL EAST OBLIQUE



AERIAL NORTH OBLIQUE







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RAMEY PERU

Senior Vice President

+1 602 222 5154

ramey.peru@colliers.com

JOHN FINNEGAN

Senior Vice President

+1 602 222 5152

john.finnegan@colliers.com

COLLIERS

2390 East Camelback Road | Suite 100

Phoenix, AZ 85016

+1 602 222 5000

Colliers

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