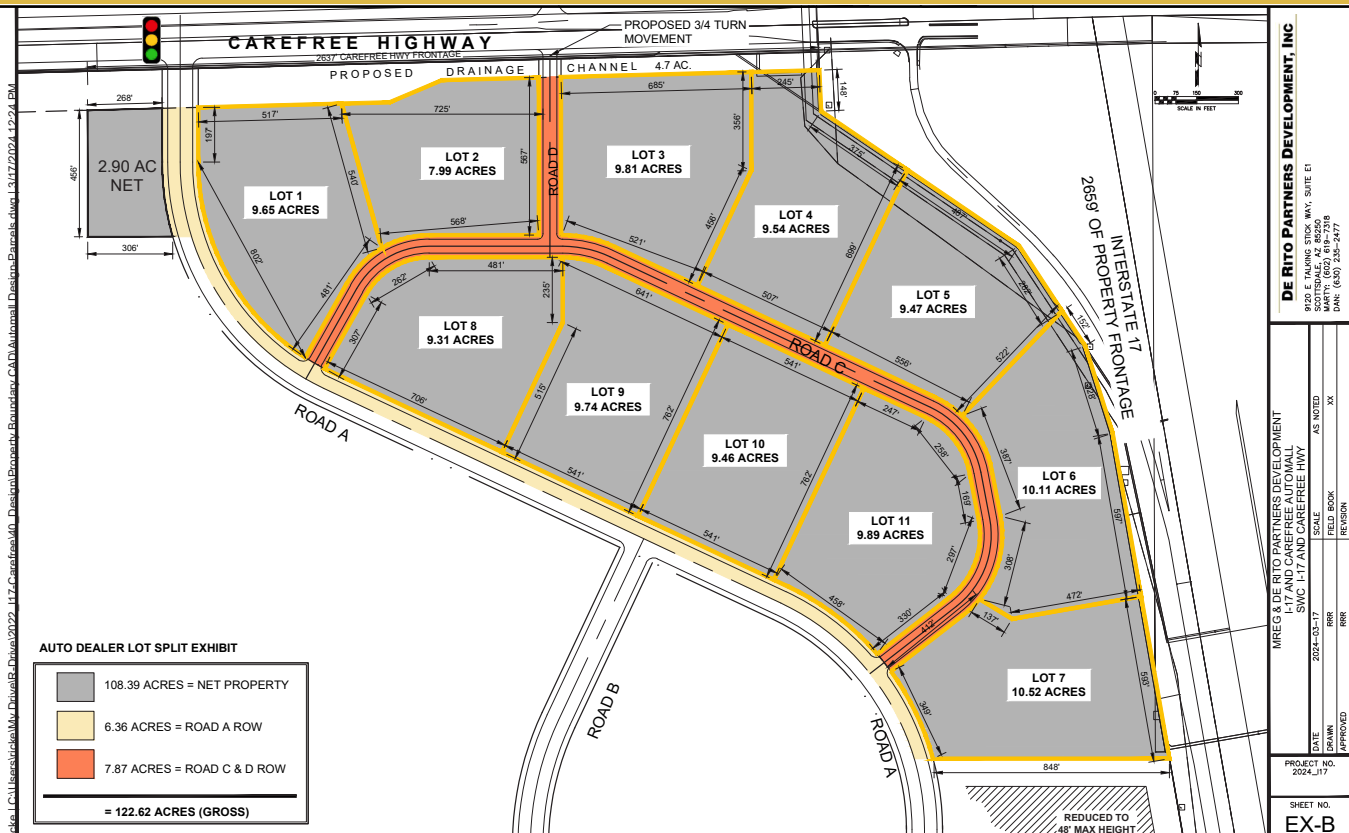


SWC I-17 & Carefree Hwy (AZ-74) • Phoenix, Arizona



TRAFFIC COUNTS

I-17 (N/S)	123,798 vpd
Carefree Hwy (E/W)	19,400 vpd
Loop 303 (N/S)	16,369 vpd
Total Vehicles Per Day	159,567 vpd

(Source: MAG & Sites USA)

TSMC: <https://www.brilliantattsmc.com/index.html>

North Phoenix, AZ: [gpec.org](https://gpec.org)

DEMOGRAPHICS

(Source: Sites USA)

	3 Mile	5 Mile	10 Mile
Estimated Population (2024)	21,209	65,793	273,523
Projected Population (2029)	20,872	69,478	279,103
Estimated Avg. Household Income (2024)	\$170,661	\$167,612	\$157,103
Projected Avg. Household Income (2029)	\$183,207	\$166,687	\$161,338
Average Household Size	3.2	3.3	3.3
Total Daytime Employees	3,658	10,715	86,570
Median Age	37.9	40.3	39.6



DE RITO PARTNERS DEVELOPMENT, INC

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NEW AUTO MALL DEVELOPMENT - SONORAN OASIS SCIENCE & TECHNOLOGY PARK

Southwest Corner of Interstate 17 & Carefree Highway AZ-74) | Phoenix, Arizona

± 108.39 ACRES AVAILABLE IN MASTER PLANNED DEVELOPMENT • PADS AVAILABLE



For further information, contact:

**MARTY DE RITO**  
cell (602) 619-7318  
derito@derito.com

**MATT MORRELL**  
cell (602) 799-7483  
matt@derito.com

9120 East Talking Stick Way, Suite E-1  
Scottsdale, Arizona 85250  
O: 480.834.8500 | F: 602.381.1981  
[www.derito.com](https://www.derito.com)

PROJECT HIGHLIGHTS

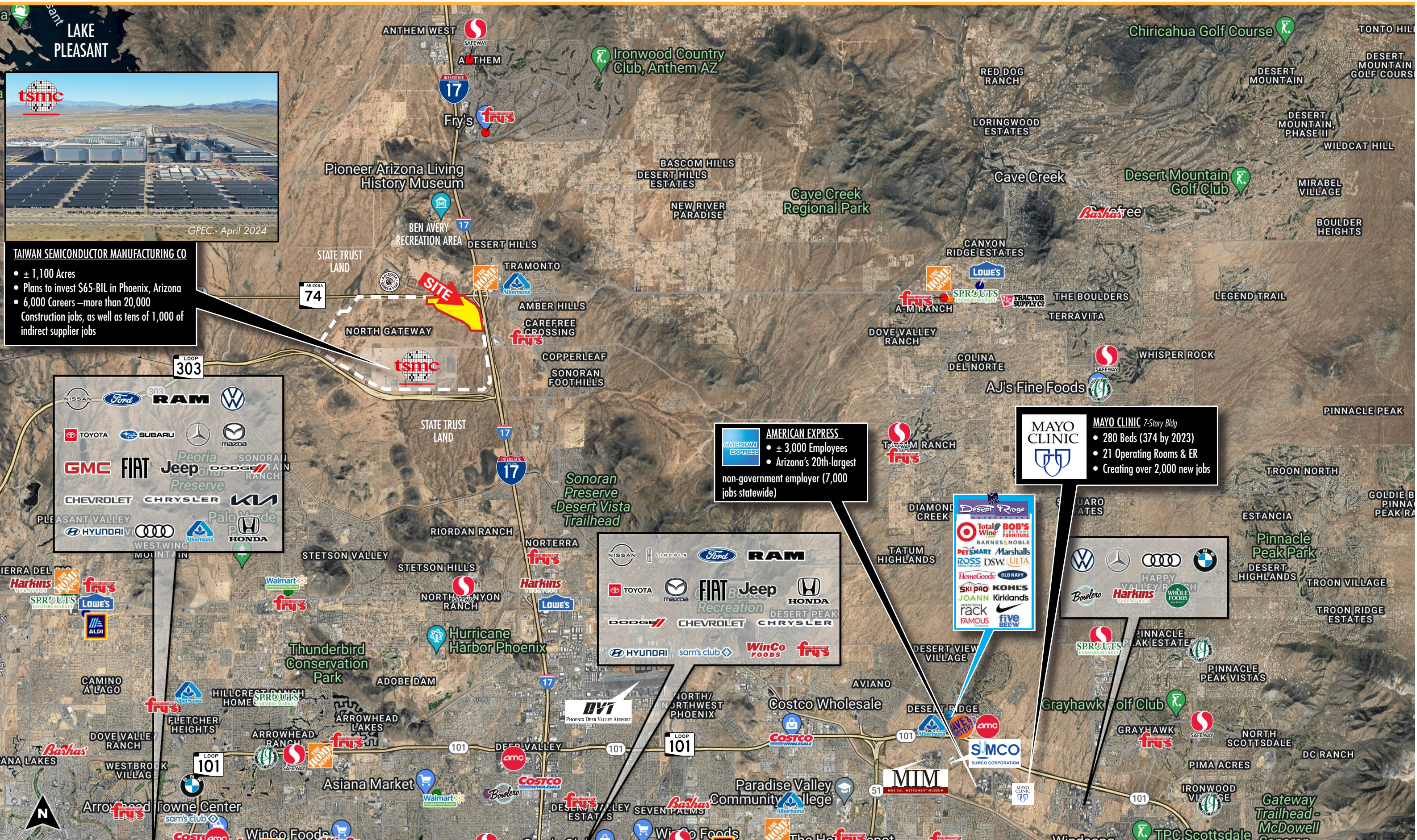
± 108.39 ACRES MASTER PLANNED AVAILABLE NEAR TSMC  
with planned technology park, employment, office, hotel and restaurants

- **\$7 BILLION INVESTMENT** estimated to generate 100,000 jobs
- **PHOENIX NORTH GATEWAY VILLAGE IS PROJECTED TO BE THE 3RD LARGEST EMPLOYMENT CORRIDOR IN ARIZONA**
- **\$1B PUBLIC INFRASTRUCTURE** City of Phoenix is contributing \$205M public infrastructure & the developer MREG is contributing
- **EXPLOSIVE HOUSING GROWTH** Single Resident & Multi-Family Communities
- **MAJOR EMPLOYMENT CORRIDOR** TSMC, Commerce Park, Wholesale, Retail, Outdoor Recreation & Dining
- **EASY ACCESS** from Interstate 17, Carefree Hwy & Loop 303
- Primary route between Flagstaff and Phoenix, servicing the communities of

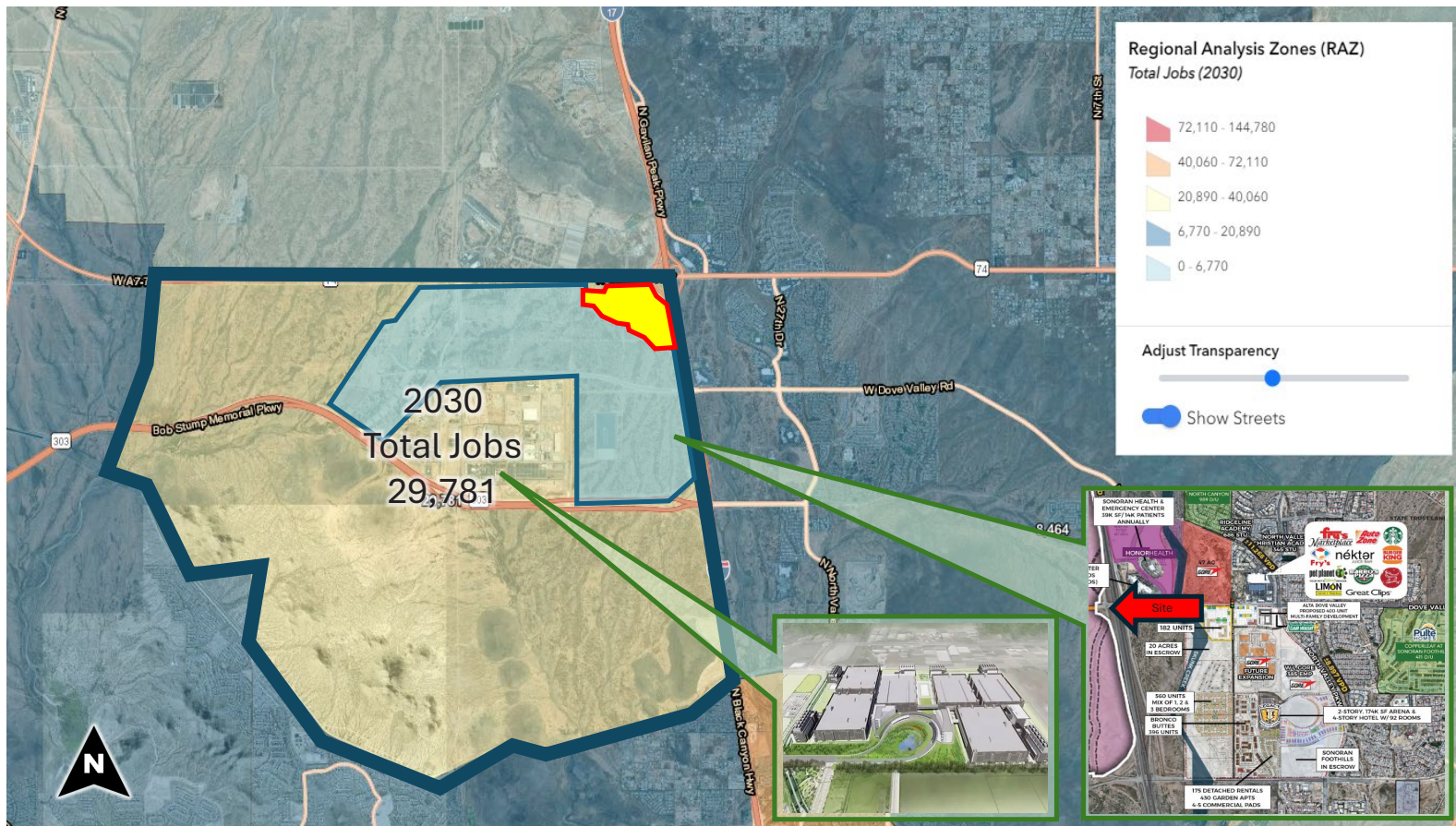
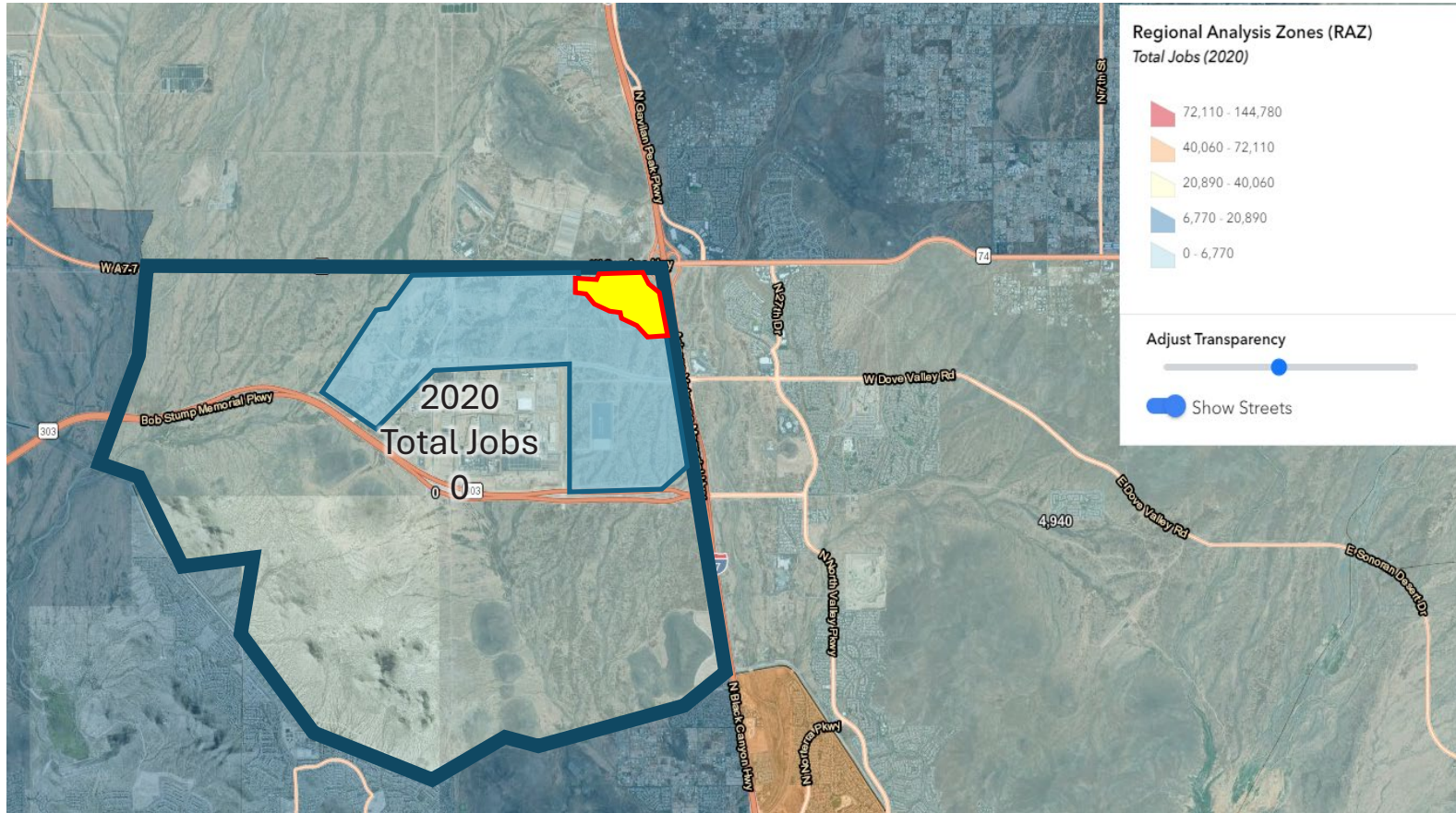
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## PROPERTY HIGHLIGHTS

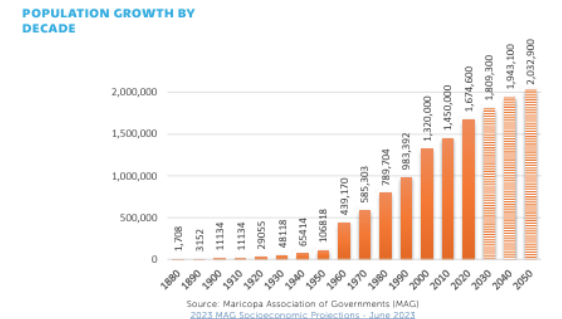
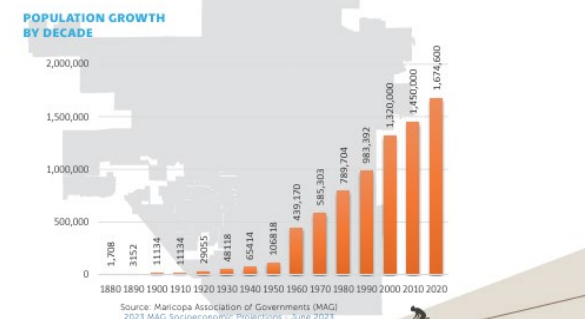
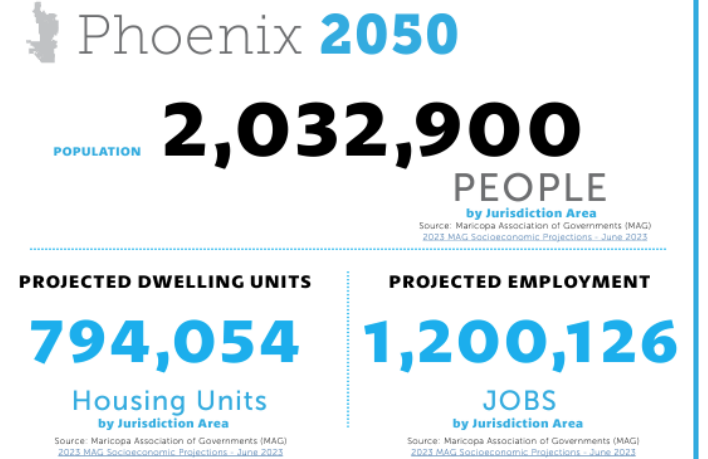
- **EXPONENTIAL POPULATION GROWTH:** Maricopa Association of Governments projects 12,562 new residents in the I-17 Auto Mall zone by 2030 (a 1,256,200% increase from 2020).
- **EXPONENTIAL JOB GROWTH:** Maricopa Association of Governments project 29,781 new jobs in the I-17 Auto Mall zone by 2030 (a 2,978,100% increase from 2020).
- **FUTURE MANUFACTURING:** City of Phoenix estimates a 14.4% increase in manufacturing jobs over the next 10 years
- **EMPLOYMENT GROWTH:** Between 2010 and 2021, employment grew an average of 37% in Phoenix.
- **HH INCOMES:** Average incomes exceed \$100,000 within a 15-minute drive time and over 70,000 homes.

**7%**  
Growth in Phoenix  
Infotech Companies  
2017-2020

**14.4%**  
Increase in Advanced  
Manufacturing Jobs  
2020-2030

# Sonoran Oasis Sci & Tech Park

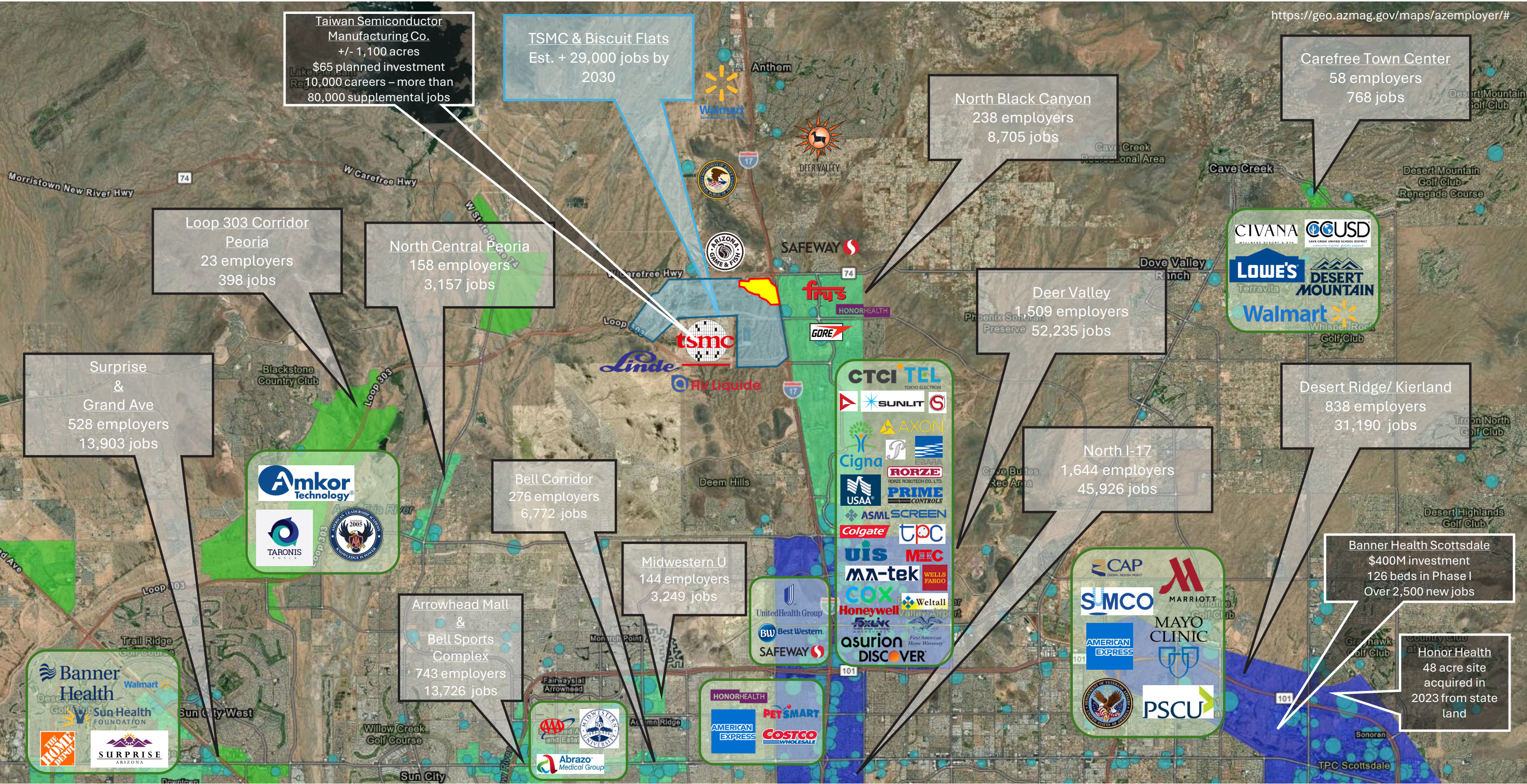
Projected to be the 3<sup>rd</sup> largest  
Employment Corridor in the state



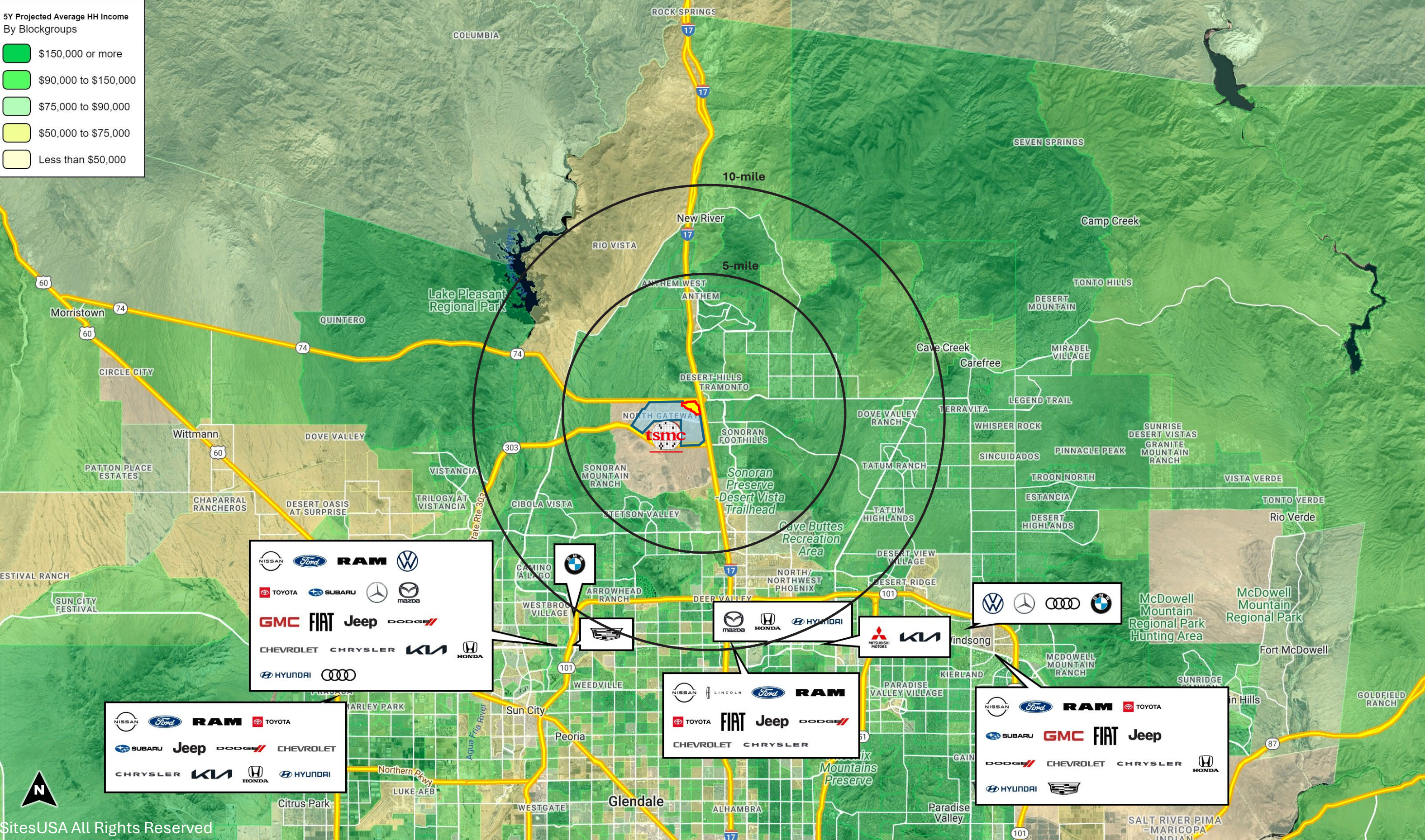
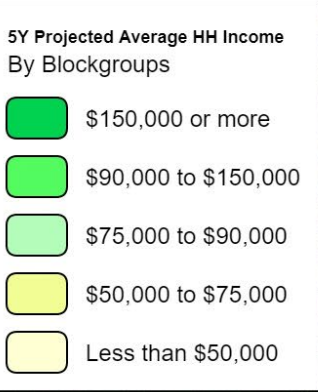
chrome-extension://efaidnbmninnibpcapjcgclclefindmkaj/https://www.phoenix.gov/pdds/Docs/City%20Council%20Adopted\_PlanPHX%202025%20Update%20Final\_11x17.pdf

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## INTERSTATE 17 COORIDOR

Located in the rapidly expanding North Phoenix Submarket. The area is characterized by strong population growth, above-average household income, and new and emerging regional and corporate headquarters. Several companies have located their operation in the area: USAA (3,060 jobs) American Express (3,000 jobs), Cox Communication (2,500 jobs), Discover Card (2,500 jobs), Tri West Healthcare Alliance (1,600 jobs), Honeywell (1,500 jobs), PetSmart (1,200 jobs), JW Marriott (1,200 jobs), And Cigna (600 jobs).

Deer Valley Airpark comprises nearly 33,000 jobs. There is an estimated new demand of 7.4 million sq ft in logistics warehouses, flex industrial, and flex office area by 2028.

The site is located within close proximity to power centers, which include: The Shops at Norterra, Happy Valley Towne Center, Deer Valley Towne Center, and Tramonto Marketplace. Loop 303, highway 74, and the I-17 offers freeway visibility from three sides. They connect North Valley to the west Valley.

December 2020, TSMC purchased 1,128 acres of state Land , with the \$65B investment three fabs are currently under construction and three more are planned. At build-out, the plant will add 10,000 job and 80,000 secondary jobs to the Phoenix MSA.

June of 2024, MACK purchased 2,300 acres of State Land which 28M SF of mixed use are planned. At build-out the project should add 8,960 residential units to the area.

Future Honor  
Health hospital  
Mixed Use  
Commercial  
MF

19,517 current residents

14,308 current residents

Asante: future  
+14,000 homes

27,252 current residents

Surprise City Center  
Future MF, Mixed Use  
30,239 current residents

Saddleback  
Heights:  
future +8,269 units  
Northpointe @  
Vistancia +8,000 units  
Vistancia: +15,000 units,  
+15,000 future employees

Lake Pleasant  
+1M annual visitors

6,473  
current  
residents

43,843  
current  
residents

A map showing the future land use for the Lake County Area. The map is divided into several colored regions: a large yellow area labeled 'Future Residential', a blue area labeled 'Future Boat Storage', a green area labeled 'Future MF & Hotel', and a red area labeled 'Future Business Park'. A road labeled '303' runs horizontally across the map. A large blue number '34,605' is displayed in the bottom left corner, with the word 'current' written below it. The map also shows a body of water on the left and a road labeled '303' running horizontally across the middle.

34,605  
current  
residents

55,587  
current  
residents

49,186  
current  
residents

LENNAR: 43AC  
Future SF and  
Commercial

47,229 current residents

47,101 current residents

Future  
Mixed Use

Future  
MF  
Future

Future  
Industrial &  
Logistics  
20,886  
current  
residents

20,369  
current  
residents

current  
nts

9,525 current residents

40,072 current residents

53,307  
current  
residents

Future golf course, planned community

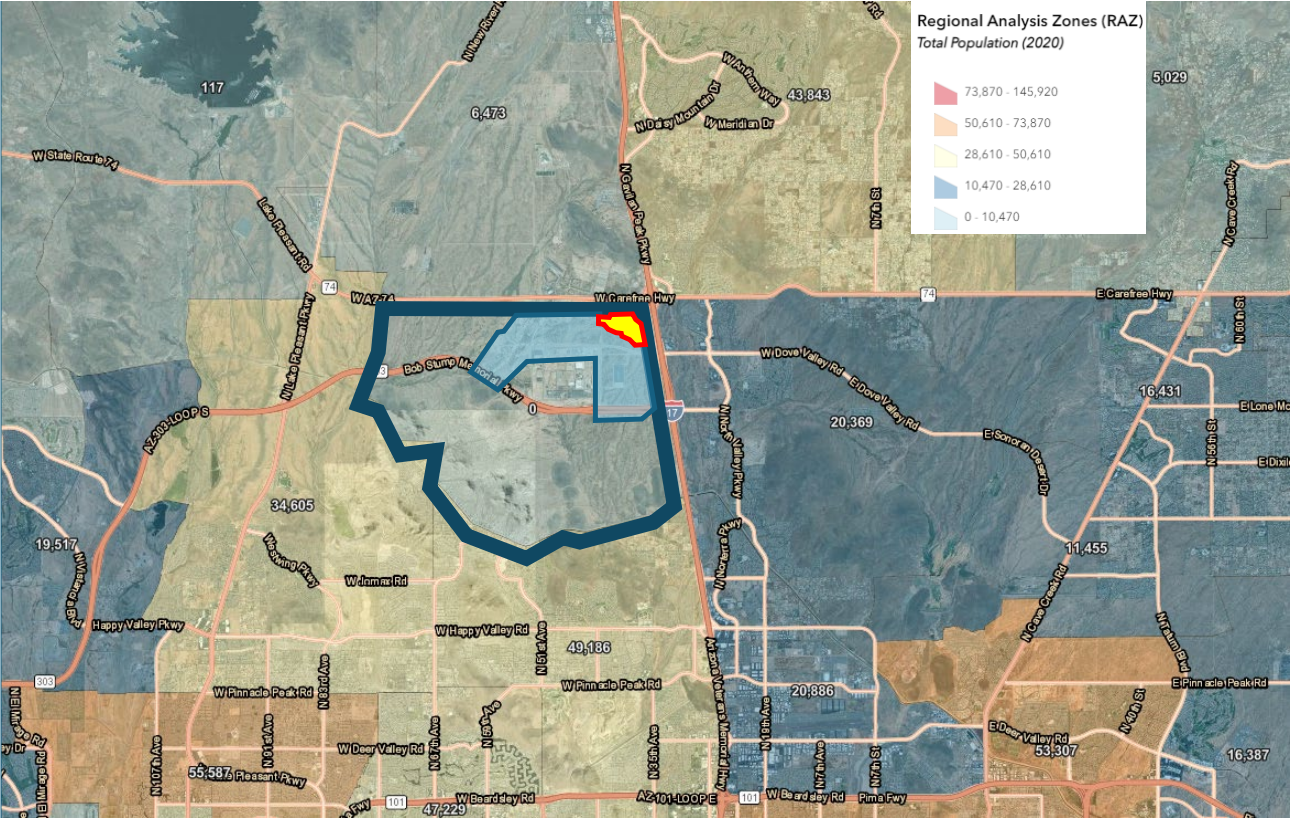
Desert Mountain: +2,000 homes, 7 golf courses

Deer Valley Industrial Park: +900 acres, multiple industrial center, logistics parks include MACK, SIHL, Honeywell

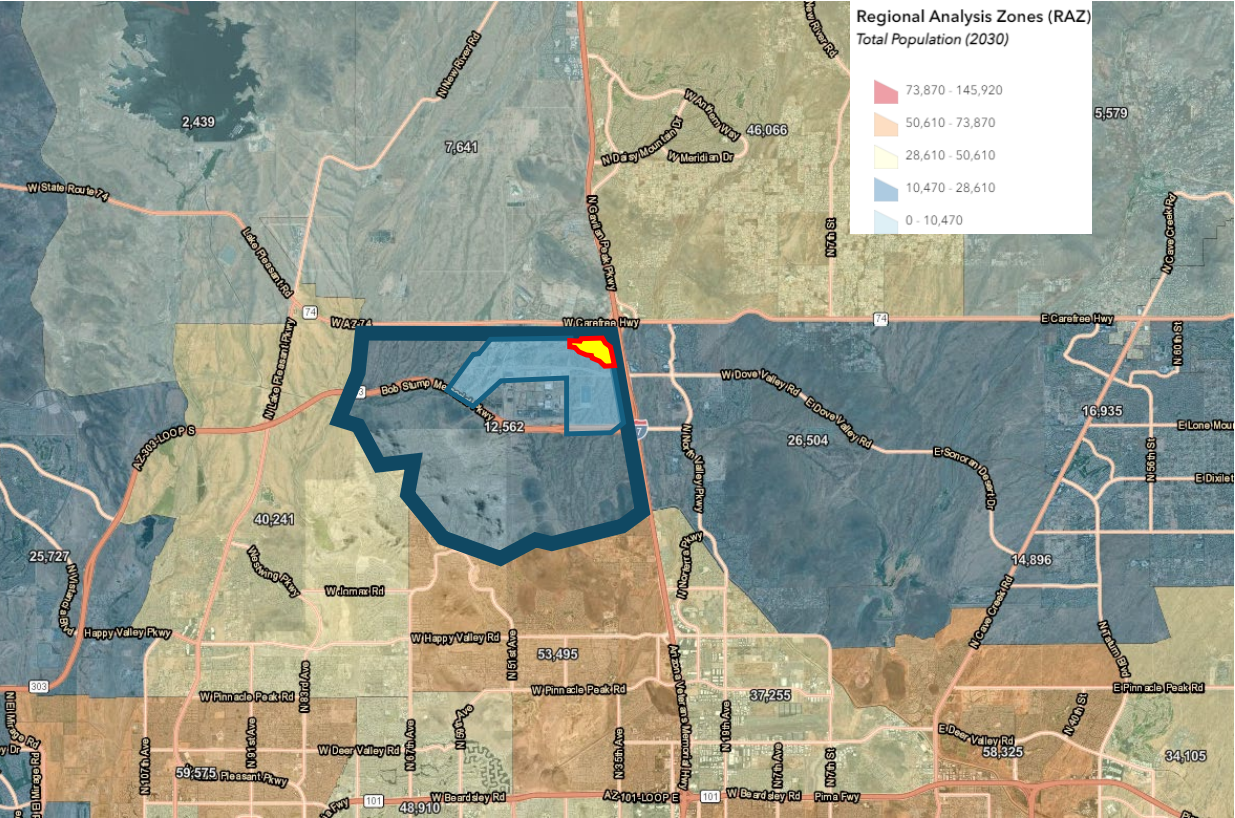
16,387 current residents



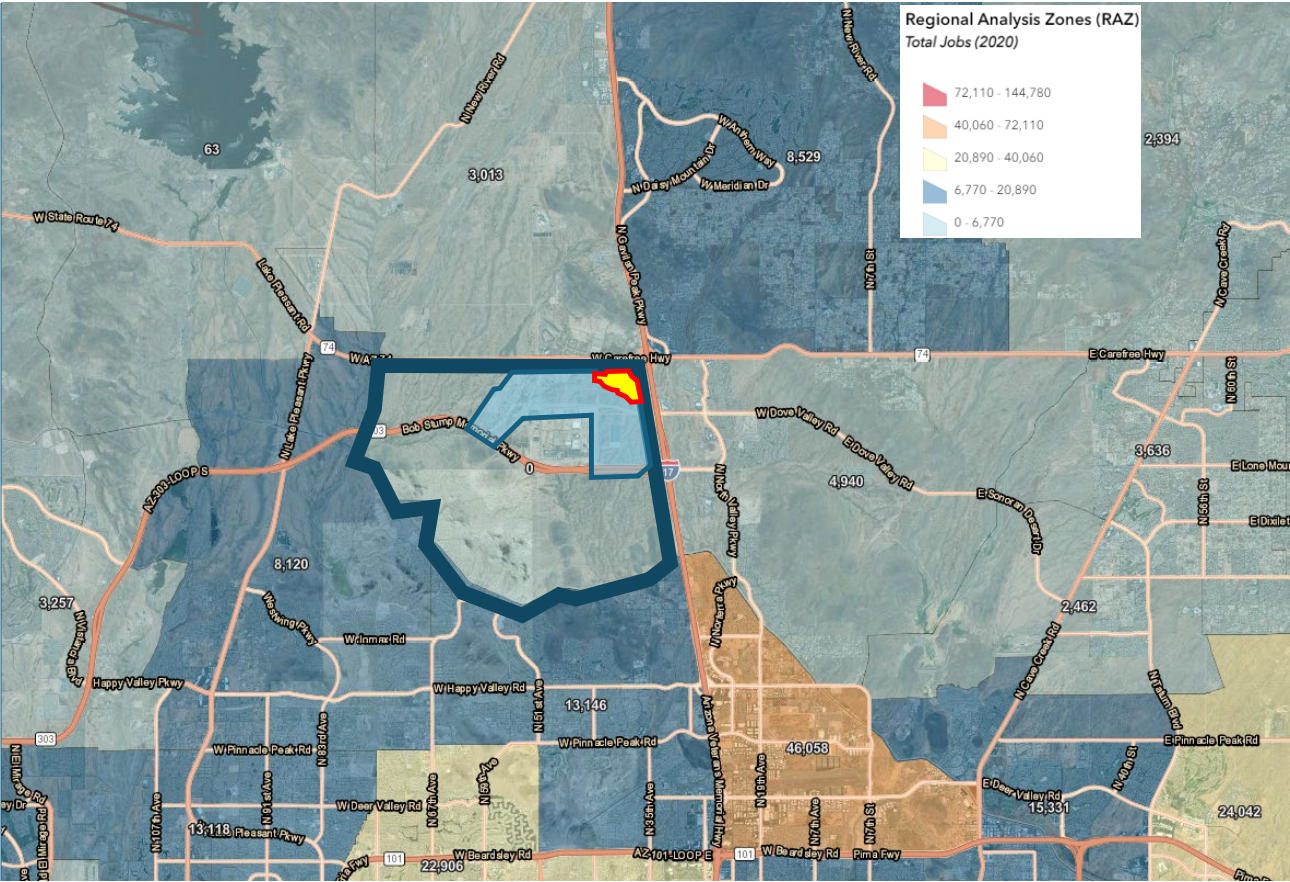
2020  
Population  
Surrounding  
I-17 & Auto  
Mall Site



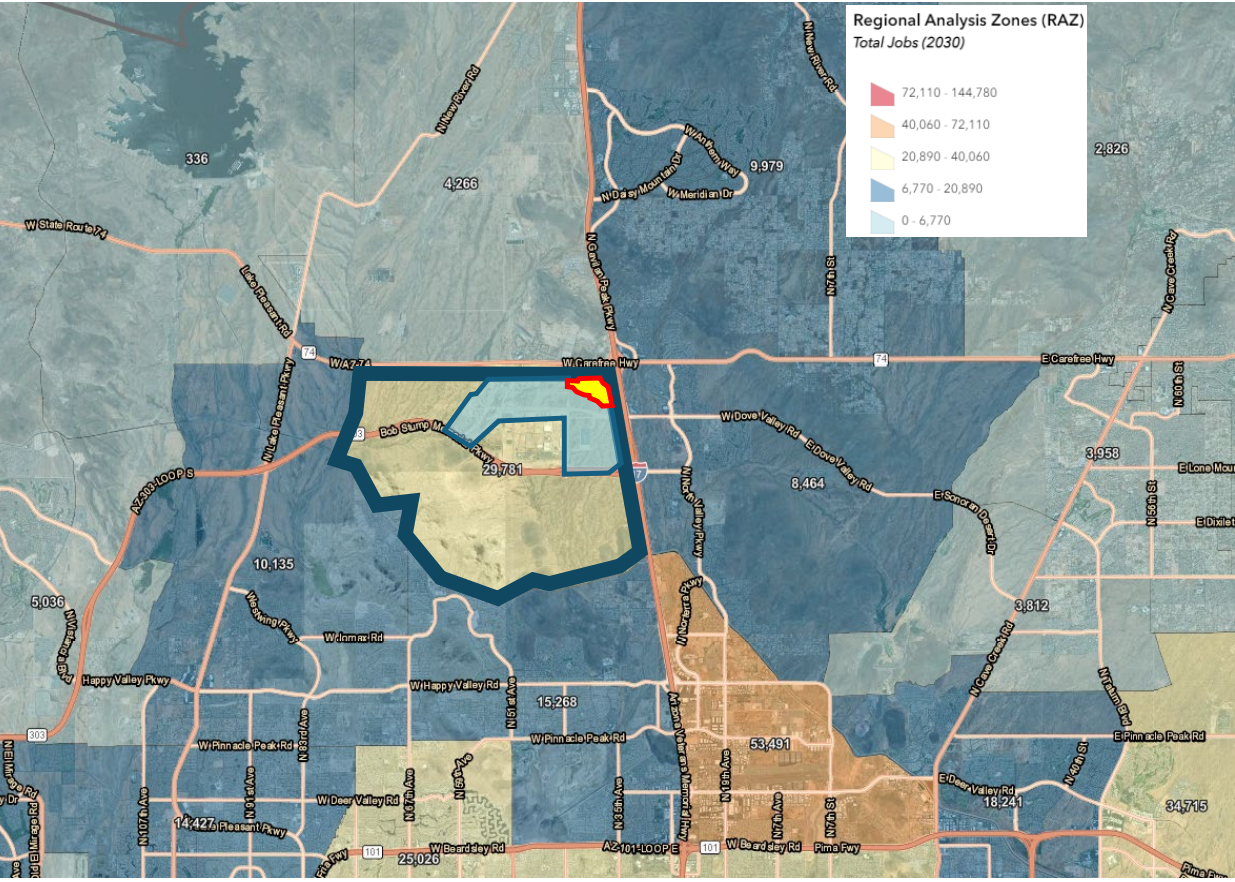
2030  
Population  
Forecast  
Surrounding  
I-17 & Auto Mall  
Site



2020  
Total Jobs  
Surrounding  
I-17 & Auto  
Mall Site



2030  
Jobs Forecast  
Surrounding  
I-17 & Auto Mall  
Site



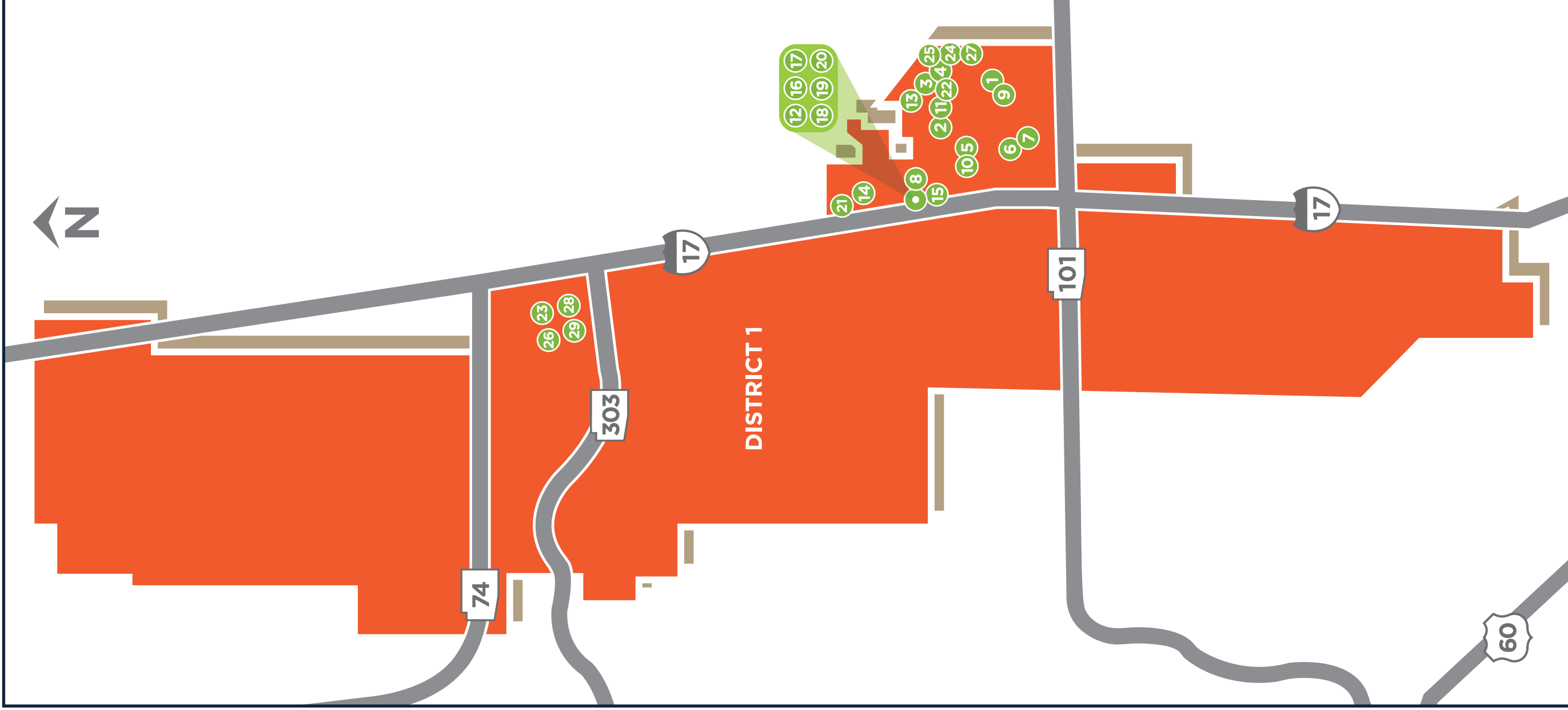
<https://geo.azmag.gov/maps/projections/>







# DISTRICT 1 LOCATE MAP



## COMPANIES

- 1 Materials Analysis Technology Inc (MA-tek)**  
1 East Deer Valley Road
- 2 Marketech International Corp**  
1125 West Pinnacle Peak Road
- 3 Colgate**  
125 West Pinnacle Peak Road
- 4 United Integrated Services**  
140 West Pinnacle Peak Road
- 5 Taiwan Puritic Corp.**  
1637 West Knudsen Drive, Suite 100
- 6 Weltall Technologies**  
1745 West Deer Valley Road
- 7 Honeywell Aerospace - Deer Valley**  
1860 West Rose Garden Lane
- 8 Foxlink**  
2140 West Pinnacle Peak Road
- 9 Dillon Aero, Inc.**  
21615 North 7th Avenue
- 10 CTCI**  
22601 North 19th Avenue, Suite #114
- 11 Organo**  
23040 North 11th Avenue, #107
- 12 Tokyo Electron**  
23751 North 23rd Avenue
- 13 Sunlit**  
24000 North 7th Avenue
- 14 Harkins BackLot**  
2450 West Happy Valley Road
- 15 Hermes**  
2453 West Parkside Lane, Suites 126 & 128
- 16 CS Clean**  
2453 West Parkside
- 17 DNS Screen**  
2453 West Parkside
- 18 Prime Controls**  
2453 West Parkside
- 19 Rorze**  
2453 West Parkside
- 20 Ebara**  
2453 West Parkside
- 21 ASML**  
25700 Norterra Parkway
- 22 Project Pinnacle**  
275 West Pinnacle Peak Road
- 23 Linde**  
32400 North 51st Avenue
- 24 Cala Industries**  
325 West Pinnacle Peak Road
- 25 AXON**  
225 East Pinnacle Peak Road
- 26 Air Liquide**  
32500 North 51st Avenue
- 27 ASML**  
600 & 650 East Pinnacle Peak Road
- 28 Taiwan Semiconductor Manufacturing Corporation, AZ**  
I-17 & 303
- 29 Taiwan Semiconductor Manufacturing Co, Arizona**  
I-17 & SR303



# Mack Real Estate Wins Auction for 2,300-Acre Development Site in Phoenix's Booming North Valley

Arizona Awards Rights to Property Near TSMC's \$65 Billion Semiconductor Campus



Taiwan Semiconductor Manufacturing Corp. has already begun construction on three semiconductor fabrication plants in Phoenix. (Brandon Arant/CoStar)

By [Mark Heschmeyer](#)  
CoStar News

May 30, 2024 | 11:01 AM



Mack Real Estate Group was the winning bidder for the development rights to over 2,300 acres adjacent to Taiwan Semiconductor Manufacturing Corp.'s semiconductor fabrication campus in Phoenix's North Valley.

The auction win is one of the most noteworthy signs yet of commercial real estate investors seeking to capitalize on U.S. efforts to recapture semiconductor development predominance.

A Mack Real Estate affiliate, Biscuit Flats Dev, was the winning bidder Wednesday in a process for the right to lead what is expected to be a more than \$7 billion mixed-use development. McCourt Partners plans to make a significant investment in the project in partnership with Mack Real Estate.

The Arizona State Land Department awarded the project. The winning bid price has not been disclosed. The minimum bid was set at \$56.28 million, according to the department.

The development rights to more than 28 million square feet are on acreage surrounding land where TSMC has committed to invest \$65 billion in its rapidly growing facilities, with significant further investment anticipated.

"TSMC's Phoenix semiconductor fabrication campus is a tremendous economic driver with local, national, and global significance,"



Richard Mack, CEO of Mack Real Estate, said in a statement.

“Together with ASLD and McCourt Partners, we are privileged to help in the building of a new type of city that both supports and leverages the domestic and international digital transformation enabled by TSMC’s new semiconductor manufacturing campus. We hope that this new silicon city will serve as a model for public-private cooperation, to not only bring back high-tech manufacturing jobs to the US, but also to create the live/work environments of the future.”

Under an agreement with ASLD, the partnership would control land sales within the site, which are to take place in stages over several years, while also overseeing the necessary infrastructure improvements.

Additionally, the joint venture would have the right to develop about 600 acres across multiple uses.

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#### RELATED CONTENT

Chipmaker Gets \$6.6 Billion for Arizona Plants, Containers Pulled From Bridge Collapse Ship, Construction Jobs Rise [>](#) [>](#)

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Mack Real Estate is a real estate firm with a national development and investment footprint, including a major presence in Phoenix. In addition to the 2,300-acre site, the company is currently building over 4 million square feet of industrial space within 10 minutes of



TSMC at the company's Mack Innovation Park Deer Valley. The city of Phoenix designated that project as a TSMC supplier site. Mack also has a large industrial site in Scottsdale.

Additionally, Mack Real Estate's multifamily portfolio in Phoenix consists of more than 900 units owned or under development.

Significant federal and state funding have been committed to support the growth of the semiconductor industry nationally and in Arizona particularly. TSMC and its suppliers are expected to be beneficiaries of up to \$6.6 billion in grants through the federal CHIPS and Science Act to support the construction of its third semiconductor fabrication plant in Phoenix.

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<https://www.wsj.com/tech/taiwanese-chip-making-giant-tsmc-gets-6-6-billion-for-arizona-project-f75e9de4>

TECHNOLOGY

# Chip-Making Giant TSMC Gets \$6.6 Billion for Arizona Project

U.S. government grant follows billions for Intel, GlobalFoundries under the Chips Act

By [Asa Fitch](#) [Follow](#)

Updated April 8, 2024 5:58 am ET



TSMC will get the funding in stages as its projects reach negotiated milestones. PHOTO: MIKE KAI CHEN/BLOOMBERG NEWS

Taiwan Semiconductor Manufacturing is getting up to \$6.6 billion from the U.S. government for a factory complex under construction in Phoenix and will expand the operation's scope and sophistication, part of a drive to regrow the domestic semiconductor industry.

TSMC 2330 **4.60%** ▲, as the company is commonly called, will invest more than \$65 billion in total and add a third chip factory to the manufacturing complex it started building in 2021, U.S. officials said. The Taiwan-based company, the world's largest contract chip maker, will also make currently cutting-edge 2-nanometer chips at one of the factories there.



“It’s a national security problem that we don’t manufacture any of the world’s most sophisticated chips in the United States,” Commerce Secretary Gina Raimondo said in a briefing with reporters. She described chips as drivers of artificial intelligence and necessary components of technologies that underpin the economy.

TSMC, which makes chips for the likes of Apple and Nvidia, will get the funding in stages as its projects reach negotiated milestones. The money is also contingent on due diligence by the Commerce Department, which is overseeing the grant under 2022’s Chips Act.

That act is the centerpiece of a bipartisan effort supported by the Biden administration to bring chip-making back to the U.S. It outlined \$53 billion of grants, research funding and other incentives to reverse the chip industry’s flight overseas in the past three decades. The U.S. share of chip manufacturing fell to 12% in 2020 from 37% in 1990.

With projects such as TSMC’s, the U.S. is on track to make about 20% of the world’s cutting-edge chips by 2030, the Commerce Department said. It called the project the largest foreign direct investment in a new project in U.S. history.

TSMC was one of the earliest companies to latch on to the push to do more within the U.S., although it has said it has been slowed by labor challenges. TSMC initially planned to start mass-producing chips in Arizona this year, but pushed that timetable to 2025 in July last year, citing a shortage of skilled workers. In January, it also delayed the schedule for production at a second factory being built on the Arizona site.

Intel, which received \$8.5 billion under the Chips Act last month, has pushed back the construction timeline on its plant in Ohio, one of several large projects funded under the grant program.





President Biden during a visit to TSMC's Arizona plant in 2022. PHOTO: JONATHAN ERNST/REUTERS

The TSMC award is the third major one under the Chips Act after GlobalFoundries, another contract chip maker, and Intel. Further large grants are expected, including for Micron, a memory manufacturer building a chip plant in New York, and Samsung Electronics, which has been growing its ambitions at a factory complex in Texas.

Chip companies have requested far more money than is available under the Chips Act for cutting-edge manufacturing, with requests of more than \$70 billion compared with about \$28 billion available, Raimondo said in February. That gap led to “tough conversations” with companies as she pushed them to do more with less money.

For TSMC, the project in Arizona is a break from a footprint centered in Taiwan. The simmering threat of a Chinese invasion and the emergence of chip manufacturing as a geopolitical priority have pushed it to become more geographically spread out.

Arizona is also not susceptible to earthquakes such as the one that hit Taiwan last week. Taiwan suffered its worst quake in 25 years on Wednesday, although TSMC said none of its most critical equipment was affected.

The first factory TSMC built in Arizona is expected to start production in the first half of next year, according to the Commerce statement. Its second—which is set to produce 2-nanometer chips—is targeted to start production in 2028, TSMC



said Monday. The third is to be built before the end of the decade, Commerce said.

TSMC is expected to start mass-producing 2-nanometer chips next year, and it's unclear whether they will remain at the cutting edge by the time the second plant goes into production in several years.

With the addition of the third factory and the production of more advanced chips in Arizona, the company raised the value of its overall investment to above \$65 billion from a previous figure of \$40 billion.

In addition to the \$6.6 billion of grants, TSMC is to have access to up to \$5 billion in government loans for its project, the Commerce Department said. The award also includes \$50 million of workforce-development funding.

The project is expected to create more than 20,000 construction jobs and 6,000 permanent jobs, and has brought in more than a dozen suppliers to TSMC, the department said.

Write to Asa Fitch at [asa.fitch@wsj.com](mailto:asa.fitch@wsj.com)

*Appeared in the April 9, 2024, print edition as 'U.S. Gives TSMC \$6.6 Billion For Chip Project'.*



# New York firm wins major land auction for site around TSMC in Phoenix



Construction has significantly progressed on Taiwan Semiconductor Manufacturing Co.'s new complex in north Phoenix, which is pictured above in November 2023.  
TAIWAN SEMICONDUCTOR MANUFACTURING CO

By [Audrey Jensen](#) – Reporter, **Phoenix Business Journal**  
May 29, 2024

Years of planning culminated on May 29 with a state land auction that lasted less than five minutes.

As a result, the fate of a [massive science and technology park](#) in north Phoenix is now in the hands of Mack Real Estate Group. The New York City-based firm spent \$56.28 million to win the auction for prime acreage surrounding the [Taiwan Semiconductor Manufacturing Co.](#) complex being built in North Phoenix.

Since 2022, the prominent development and investment firm has been working as a master planner to [prepare the 2,300 acres of raw desert land](#) around TSMC for auction.



Three real estate developers had [qualified to bid](#): Mack Real Estate, Phoenix-based ViaWest Group, and an entity connected to the Wolfswinkel family's W Holdings. In order to bid, the companies had to demonstrate significant development experience and the ability to fund at least \$150 million for infrastructure.

The entities tied to ViaWest Group and the Wolfswinkel family attended the May 29 auction, but only Mack Real Estate Group raised a paddle to bid on the 2,300 acres. MREG declined to comment about its bid or the future of the site.

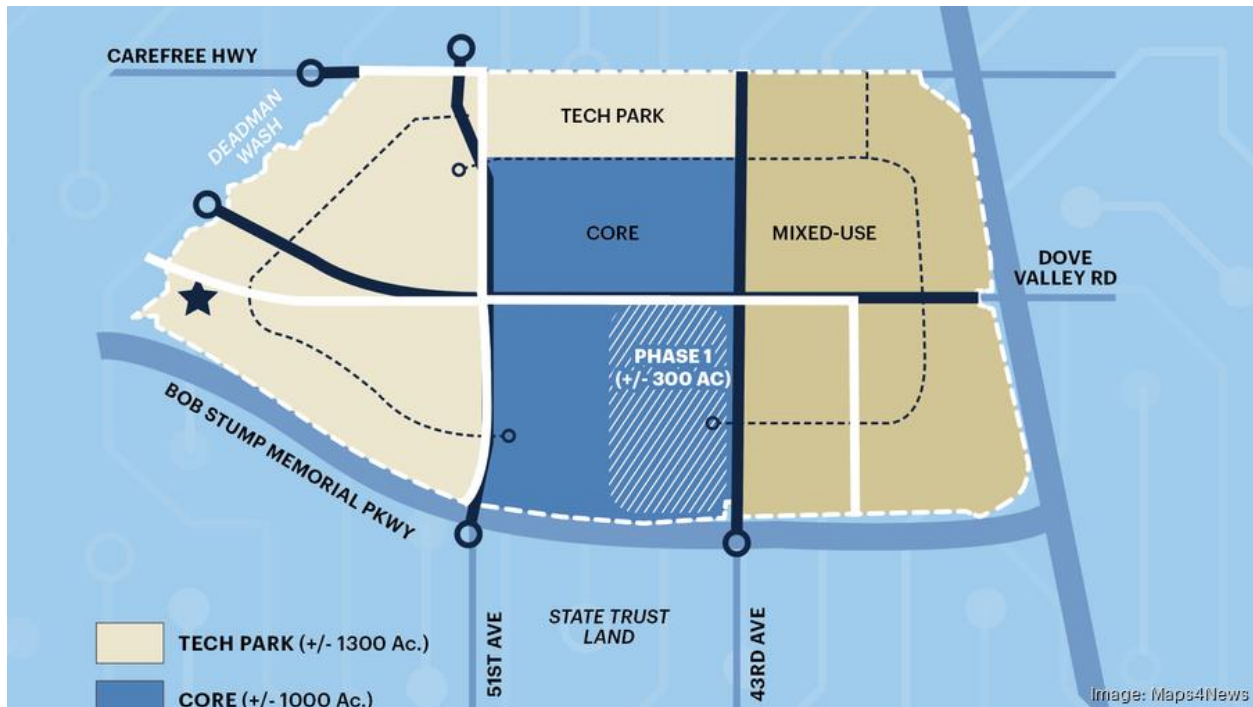


Mack Real Estate Group's Craig Henig bids on 2,300 acres surrounding TSMC at an Arizona State Land Department auction on May 29, 2024.  
AUDREY JENSEN | PHOENIX BUSINESS JOURNAL

But MREG is now tasked with kicking off development of the future Sonoran Oasis Science and Technology Park, a master-planned mixed-use commercial center [the city established to support](#) TSMC's facilities. J.P. Morgan said it was considering financing the infrastructure for the site in a letter included in MREG's submission for the auction.

As the winning bidder, MREG is required to invest hundreds of millions of dollars to initiate an estimated \$1 billion worth of infrastructure improvements for the area including water, power and roads. Once certain requirements are met, the firm can then develop parcels or sell to other developers.





expand

The new Sonoran Oasis Science and Technology park will be anchored by the TSMC project in the Biscuit Flats area of North Phoenix.

MAPS4NEWS

The developer will also have to apply to rezone an additional 1,200 acres of state trust land west of the auction site, which could be put up for auction and built out as an extension of the employment center in the future.

## Infrastructure work could start in 2025

Infrastructure work on the technology park could start as early as 2025 while the massive employment center will take decades to be fully built out with additional manufacturers, suppliers, research and development and more.

The Sonoran Oasis park is zoned for industrial uses on the western portion and for mixed-use like multifamily, retail and office on the eastern portion near Interstate 17. The overall property sits at the northwest corner of Loop 303 and I-17.

Eventually, the entire master-planned park could become the third largest employment center in Arizona and create up to 100,000 jobs, according to city estimates. It will be inspired by world-renowned parks like Hsinchu Science Park in Taiwan.

The Sonoran Oasis Science and Technology Park is one piece of a larger 12,000-acre area known as Biscuit Flats in north Phoenix. That area is expected to see thousands of new homes to support the new jobs coming to Phoenix.



The city of Phoenix has had early discussions with PulteGroup Inc. for master-planned communities across 6,000 acres south of TSMC and the Loop 303 in Biscuit Flats, but no formal plans had been filed as of May.

Miami-based Lennar Corp. also plans to [build more than 700 homes](#) in north Phoenix. East of I-17 in the same area, Brookfield Properties is working with the state on 6,000 acres near Tatum Boulevard.

Farther west of Biscuit Flats, the Arizona State Land Department is also working with the city of Peoria on plans for a 6,700-acre site in the northern half of the city for an employment center called Peoria Innovation Core. Right now, the city is [considering developing a new regional airport](#) in the core that could create more than 4,000 direct jobs and support up to 217 aircraft.