



VIRGIN

INDUSTRIAL PARK
PHASE II

Olive Avenue

Hatcher Road

Future Access

Reems Road



Invesco



Jones Lang LaSalle Americas, Inc. | License #: C0508577000

±34 Acres (divisible)
Industrial Land for Sale

NW CORNER OF REEMS ROAD & OLIVE AVENUE,
MARICOPA COUNTY, ARIZONA

Project Overview

Conceptual Site Plan



±34.07 Acres

Divisible to ±14 Acres
or ±20 Acres



- Site dimensions: 1,262' x 1,216'
- Extensive improvements are either already in place or in progress at this incredible location
- Current infrastructure in place:
 - Secondary access point is in the design & permitting process
 - Water – EPCOR
 - Sewer – EPCOR
 - Power – APS
- Zoning: POD with requirements complying with the IND-2 IUPD development standards

1.5 miles
from Loop 303

0.5 mile
from Northern Parkway

4.5 miles
to shopping and dining at Prasada
on Loop 303 and Cactus



Demographics

51% of the West Valley workforce commutes outside of the region to work in other parts of Maricopa County.

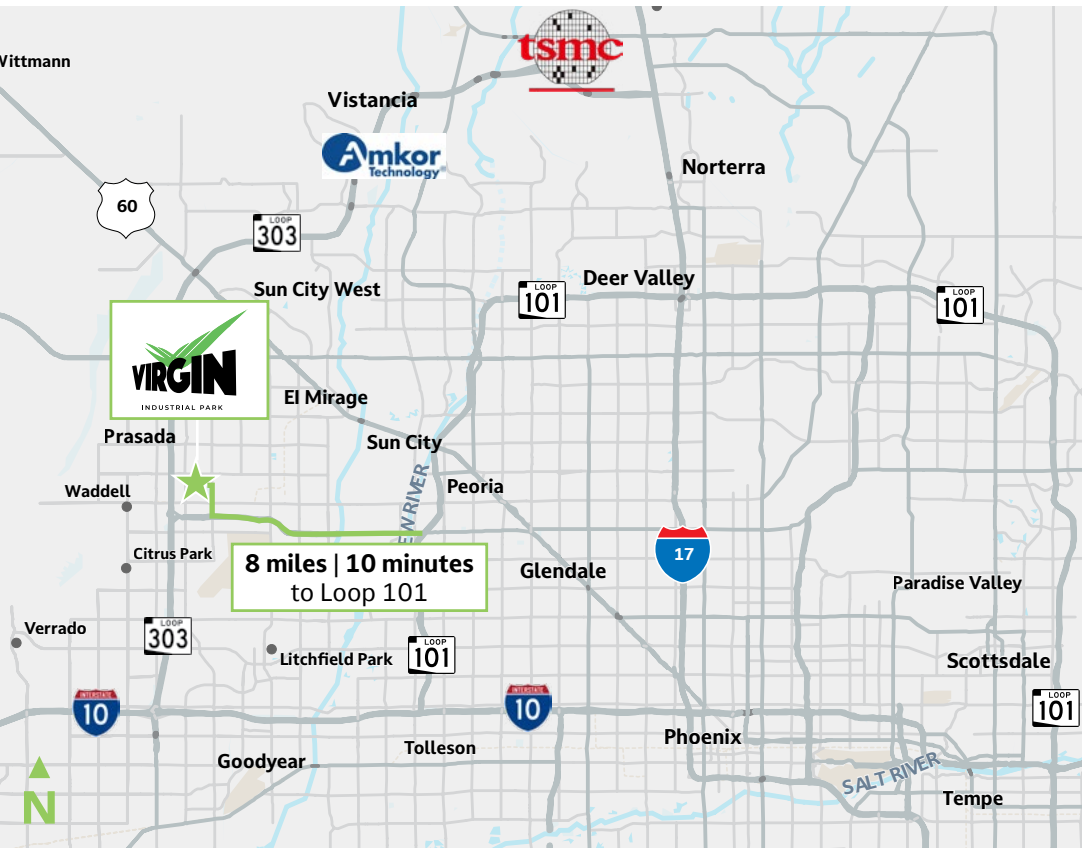
32% of the manufacturing workers in Maricopa County live in the West Valley, yet only 16% of the jobs are located here.

42% of Phoenix residents live west of Interstate 17. Phoenix, the state's largest city, has a population of 1.62 million.

61% of the West Valley population is workforce age.

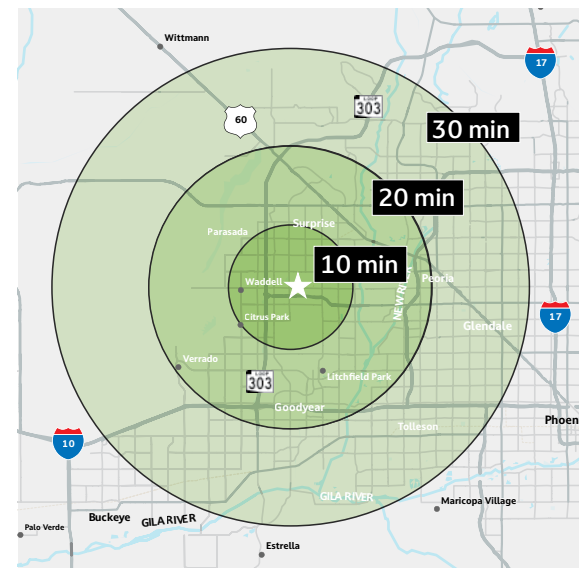


Welcome to the West Valley



Educational Attainment	10 min	20 min	30 min
Associate	12.2%	12.2%	11.1%
Bachelor's	20.4%	19.2%	17.6%
Graduate/Professional Degree	10.8%	10.4%	9.3%

Population	10 min	20 min	30 min
2024 Population	118,557	656,187	1,597,036
2029 Population Est.	130,847	719,646	1,688,102
2024-2029 Projected Pop. Growth Rate	1.99%	1.86%	1.12%
Labor Force Population	61,515	310,932	783,025
2024 Households	37,930	236,862	551,935
2029 Est. Household	42,466	262,013	591,020
2024-2029 Projected Household Growth Rate	2.28%	2.04%	1.38%
Median Household Income	\$101,949	\$86,791	\$82,147
Median Home Value	\$466,085	\$440,335	\$425,252
Median Age	35.1	39.8	37.2



Why West Valley

1.8 million people live in the West Valley

70%

of advanced
workers commute
outside the region

34%

of the
manufacturing
workers*

36%

of the healthcare
workers*

32%

of the professional
finance and
insurance workers*

40%

of Phoenix
residents live west
of interstate 17

64%

of the WV
population is
workforce age

* % of Maricopa County Workforce live in the West Valley

Projected population growth

Year	Population
2020	1,740,200
2025	1,917,700
2035	2,374,400

Source: WESTMARC

\$150,000+

Several pockets
of the West Valley
annual income

\$84,913

Average household
income

Pipeline 2.0 targeted industries



Aerospace and Aviation



Manufacturing



Business Services



Retail, Hospitality, Tourism



Construction



Technology



Education



Transportation
and Warehousing



Healthcare and
Social Assistance



Northern Parkway

Olive Avenue

Reems Road

Future Access

1,216'

1,262'

Hatcher Road





INDUSTRIAL PARK

PHASE II

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