



# IMPROVED INDUSTRIAL LAND FOR SALE

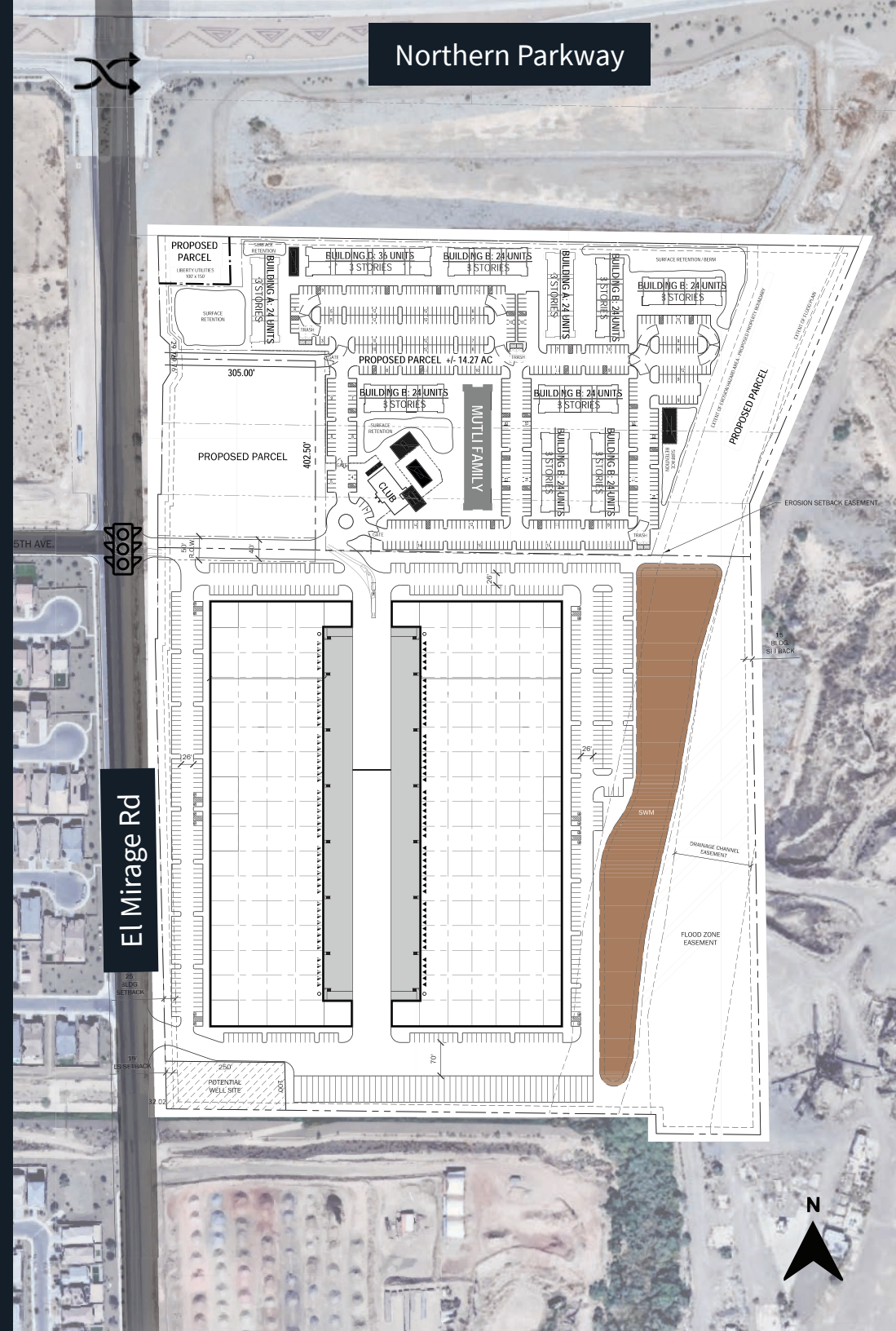
## ±32 ACRES

SOUTH OF NORTHERN PARKWAY  
& EL MIRAGE ROAD, MARICOPA COUNTY, AZ

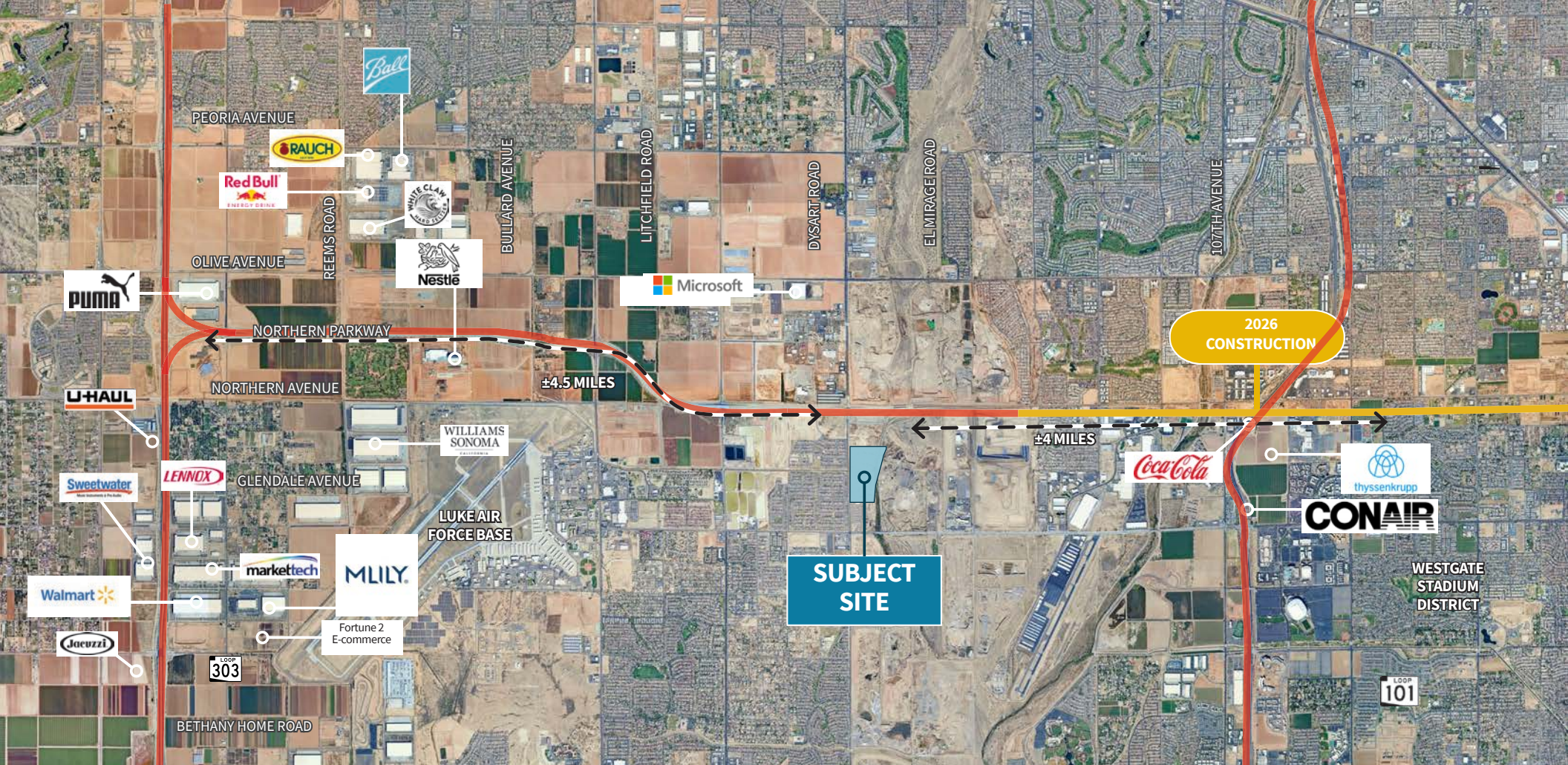


Jones Lang LaSalle Americas, Inc. License #: CO508577000

- 32 acres (divisible)
- Shovel ready with Liberty Utilities:  
Water, sewer, and electric - APS
- Just South of Full diamond Northern Pwky interchange
- New traffic signal at Frier Ave and El Mirage road
- Industrial use overlay
- Foreign trade zone capable (FTZ)
- Opportunity zone
- Mid point between Loop 101 and Loop 303
- Proximate to corporate neighbors: Microsoft, Nestle, Williams Sonoma, and Conair
- $\pm$  500K SF Building capability



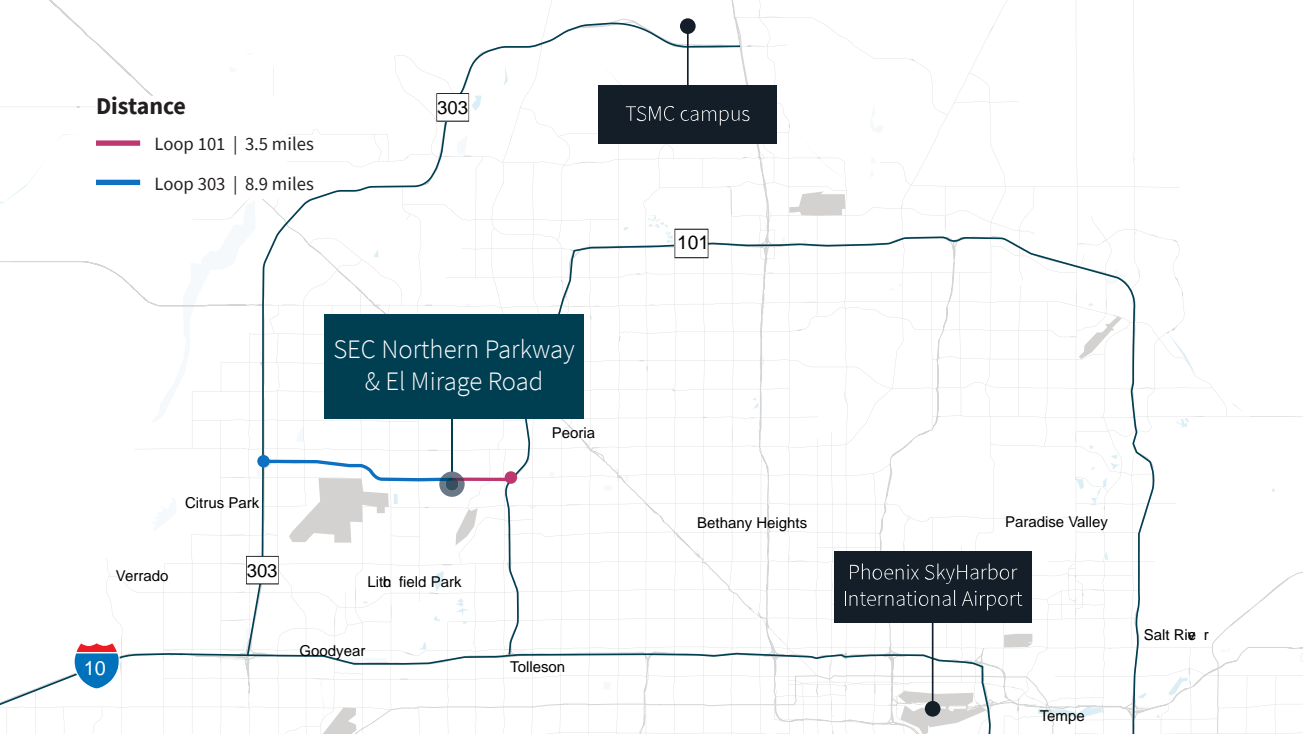




## Prime Northern Parkway Location

- Nearby corporate neighbors include Microsoft, Nestle, White Claw, REI, and Red Bull
- Proximate to the Northern Parkway, Loop 303, BNSF Trans-load railway, Loop 101, and Interstate 10
- 1.9 million people live within a 30-minute commute to the City's geo hub
- Median age of 37
- \$79,784 median household income
- Home to six colleges and universities, including ASU West, Glendale Community College and Midwestern University
- Accessible to a workforce of 1.7 million within a 30 minute commute





# Arizona Competes

- Quality jobs income tax credit
- Job training reimbursable grants
- R&D tax credit
- Foreign Trade Zone capable
- Qualified facility tax incentives
- Renewable energy tax program
- 100% electable sales factor for multi-state corporations
- 30% reduction in corporate income tax rate
- Improved accelerated depreciation schedule

## FOR ADDITIONAL INFORMATION:

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# Demographics

## Population

	10 miles	15 miles	20 miles
<b>2024 Total Population</b>	1,077,917	1,877,829	2,544,714
<b>2029 Total Population</b>	1,138,195	1,961,907	2,667,797
<b>2024-2029 Forecasted Population Growth</b>	5.6%	4.5%	4.8%
<b>2024 Median Age</b>	37.4	36.6	36.7
<b>Educational Attainment (age 25+): Bachelor's Degree or Higher</b>	24.9%	27.3%	29.7%

## Households

	10 miles	15 miles	20 miles
<b>2024 Total Households</b>	375,685	653,441	915,989
<b>2024 Median Household Income</b>	\$77,959	\$79,231	\$79,784
<b>2024 Average Household Income</b>	\$99,438	\$103,278	\$105,871

## Housing

	10 miles	15 miles	20 miles
<b>2024 Total Housing Units</b>	407,411	706,242	991,910
<b>2024 Median Home Value</b>	\$407,382	\$423,348	\$435,043

## Employment & Daytime Population

	10 miles	15 miles	20 miles
<b>2024 Employed Civilian Population Age 16+ (Place of Residence)</b>	497,212	890,833	1,242,840
<b>2024 Total Employees (Place of Work)</b>	272,894	560,929	942,902
<b>2024 Total Daytime Population</b>	917,839	1,679,315	2,436,337

Sources: JLL Research, ESRI 2024