

The background of the entire image is a blurred industrial scene. On the right side, a laser cutting machine is visible, with a bright red laser beam focused on a metal plate. The machine has several stacked cylindrical components. The background is filled with out-of-focus lights in shades of red, orange, and blue, creating a bokeh effect. A dark, semi-transparent rectangular box is overlaid on the left side of the image, containing the text.

HEAVY COMMERCIAL &
LIGHT INDUSTRIAL USES

±12 ACRES

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



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Site Features

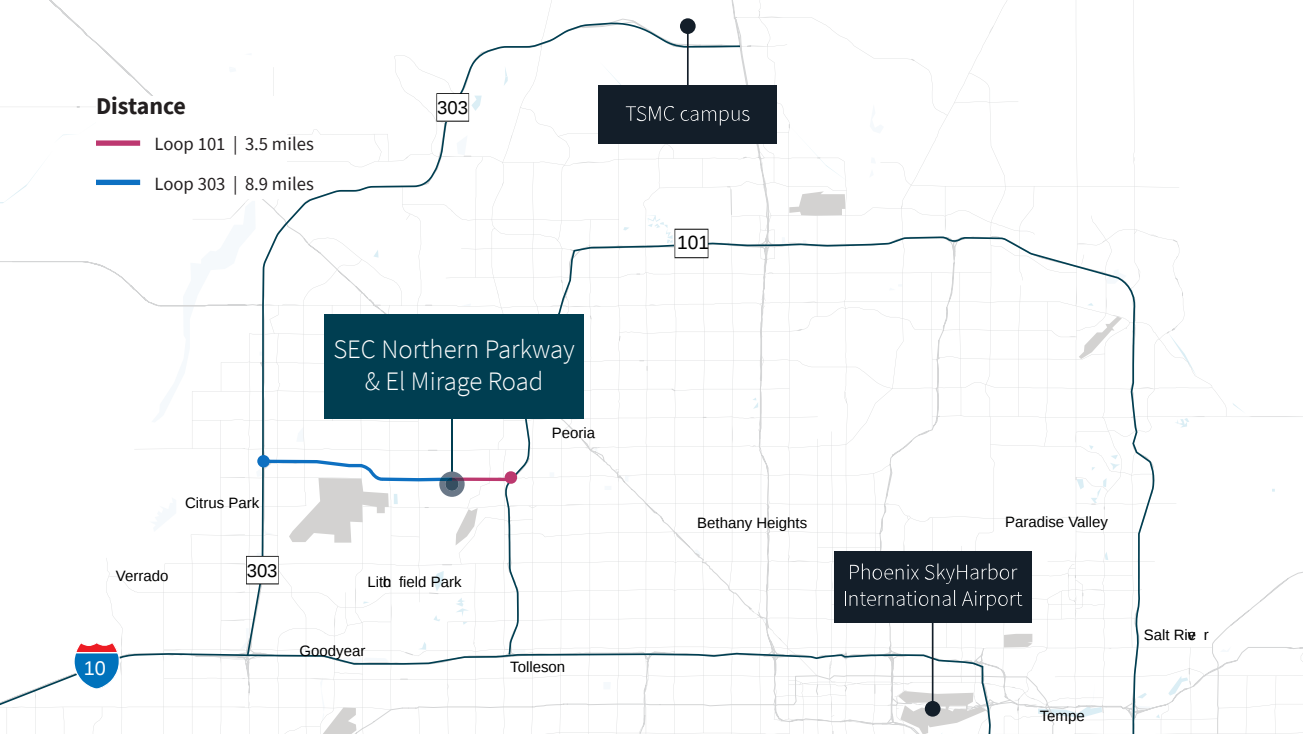
- 12 acres
- Shovel ready with Liberty Utilities:
Water, sewer
- Electric - APS
- Just South of Full diamond Northern Pwky interchange
- New traffic signal at Frier Ave and El Mirage road
- Foreign Trade Zone Capable (FTZ)
- Opportunity zone
- Mid point between Loop 101 and Loop 303
- Proximate to corporate neighbors: Microsoft, Nestle, Williams Sonoma, and Conair





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

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Demographics

Population

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

Households

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

Housing

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

Employment & Daytime Population

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

Sources: JLL Research, ESRI 2024