



COLDWELL BANKER

EXCLUSIVE OFFERING MEMORANDUM

I-17 ANTHEM AREA DEVELOPMENT SITE

TSMC – Halo Vista – I-17 Corridor

Adjacent to Anthem Masterplanned Community

17.97 AC

TOTAL ACRES

1,884 LF

I-17 FRONTAGE

C-2

CITY OF PHOENIX ZONING

\$18.07M

ASKING PRICE

▶ [WATCH PROPERTY VIDEO](#)



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THE NEW SILICON DESERT

SUBJECT



Located near the epicenter of America's largest semiconductor investment — TSMC's \$165B campus is approx. 15 minutes south on I-17. This rare C-2 frontage site is positioned for transformational development.

The I-17 corridor north of Loop 101 has become the most dynamic economic zone in the United States, anchored by the single largest foreign direct investment in American history.

TSMC

\$165B+

6 chip fabs, 2 advanced packaging facilities & R&D center in North Phoenix. World's most advanced 2nm–3nm production. Fab 2 accelerated to 2027.

AMKOR

\$7B

Largest outsourced semiconductor packaging & testing plant in the U.S. Groundbreaking Oct. 2025. Up to 3,000 direct jobs. 750,000 SF cleanroom.

HALO VISTA

\$7B

Massive mixed-use innovation district at I-17 & Carefree Hwy — HALO VISTA a 'city within a city' serving the semiconductor workforce.

NORTHPARK

15,150

One of the largest master-planned communities in AZ history NORTHPARK — 6,000+ acres with 15,150 homes and 900 acre TSMC expansion. Pulte Group + TSMC partnership south of TSMC campus.

- ▶ TSMC accelerated 2nd fab to 2027 (Nikkei, Dec. 2025) — equipment installation Q3 2026; won \$197M land auction for 900-acre campus expansion
- ▶ Taiwan committed \$250B+ in additional U.S. semiconductor & AI investment — Phoenix is the global epicenter of this historic transformation
- ▶ Phoenix named 'Region Redefining the Future of Tech' — Site Selection magazine; Arizona ranked #1 Mountain Region for business attraction
- ▶ SEMICON West — nation's largest semiconductor conference — relocated to Phoenix on 5-year rotation; 40,000+ attendees annually
- ▶ Vestar's Dove Valley Towne Center: 544-unit hotel + 86,000 SF fitness + 437,000 SF retail at I-17 & Sonoran Desert Drive — rezoning filed 2025



PROPERTY CHARACTERISTICS

Plug and Play site characteristics



ADDRESS	43775 Black Canyon Hwy (I-17 Frontage Rd), Phoenix, AZ 85087
TOTAL ACREAGE	17.9741± Acres (782,952± SF) — 2 Parcels
NORTH PARCEL (014M)	8.2376± Acres (358,829± SF)
SOUTH PARCEL (014N)	9.7365± Acres (424,122± SF)
I-17 FRONTAGE	1,884 Linear Feet — Exceptional Freeway Exposure
VISIBILITY	1.97M+ views/month (23M+ annual views) to I-17 traffic
DRIVE TIME TO TSMC	10-15 minutes south on I-17 (≈ 6.5 miles)
APN NUMBERS	202-22-014M & 202-22-014N
UTILITIES	Water and Sewer to Site — Plans available

CONFIRMED UTILITY AVAILABILITY

WATER & SEWER

EPCOR — To Site. Will-Serve Letter previously issued. Service previously confirmed; extensions per EPCOR design standards.

NATURAL GAS

Southwest Gas — 4-inch distribution main along Arroyo Norte Dr.

POWER & TELECOMMUNICATIONS

APS Power — Arizona's largest power provider
CenturyLink — within service territory; infrastructure extensions available for any development program.



C-2 INTERMEDIATE COMMERCIAL — Rezoning Case Z-48-07-1 rezoned approximately 46.65 acres from C-1 Neighborhood Retail and R1-8 Single-Family to C-2 Intermediate Commercial. C-2 supports a wide spectrum of commercial, retail, office, and potential R-3 residential uses, with significant flexibility to respond to North Phoenix's rapidly evolving economy. See City of Phoenix C-2 zoning ordinance for allowed uses*.

MULTIFAMILY RESIDENTIAL	MEDICAL OFFICE	HOSPITALITY	FREEWAY RETAIL
<p>Potential via R-3 overlay in C-2 with Planning Hearing Officer approval. Previously approved for 306 units (Alexan at Anthem, 2022).</p>	<p>Urgent care clinics, medical office buildings, outpatient surgery centers, specialist practices.</p>	<p>Hotels, motels, extended-stay. High demand from TSMC semiconductor workforce, contractors, executives.</p>	<p>Gas stations, restaurants, fast food, auto services, convenience retail — other retail I-17 freeway-visible uses.</p>
SENIOR HOUSING	MIXED-USE	SELF-STORAGE	ANCHOR / SUPERMARKET
<p>Assisted living, memory care, independent living serving the growing Anthem-area 55+ population.</p>	<p>Neighborhood retail + residential combinations respond to multiple demand drivers simultaneously.</p>	<p>Climate-controlled storage — high demand from Anthem growth and new semiconductor workforce residents.*</p>	<p>Large-format grocery, anchor retail, power center — 1,884 LF of I-17 frontage and 23M+ annual views.</p>

* A special use permit or additional approvals may be required by the City of Phoenix for certain uses. Buyer to determine which uses require additional approvals.

PREVIOUS MULTIFAMILY APPROVALS & SITE PLANS

Alexan at Anthem | Trammell Crow Residential — City of Phoenix 2022 Approval

ALEXAN AT ANTHEM — TRAMMELL CROW RESIDENTIAL

Trammell Crow Residential — one of America's premier multifamily developers — previously proposed 'Alexan at Anthem,' a 306-unit residential community spanning both parcels, receiving City of Phoenix Preliminary Approval in 2022 via PH0-2-22-Z-48-07-1 and G-6986. Buyer to determine status of 2022 entitlements.

306

APPROVED
UNITS

2

STORY
HEIGHT

R-3 IN C-2

ENTITLEMENT
TYPE

2022

CITY OF PHX
APPROVAL

HLR

ARCHITECT
OF RECORD

EPCOR

WATER &
SEWER

CONCEPTUAL SITE PLANS — NORTH & SOUTH PARCELS | CITY OF PHOENIX PRELIMINARY APPROVAL STAMPED | ARCHITECT: HLR

The image displays a set of architectural drawings for the Alexan at Anthem residential development. It includes two main conceptual site plans: one for the South parcel (left) and one for the North parcel (right). Each site plan shows the layout of the building, parking spaces, and landscaping. Below the site plans are detailed site data tables for both parcels, including zoning information, lot area, and other technical specifications. The drawings also feature preliminary approval stamps from the City of Phoenix, dated June 14, 2022, for both parcels. A letter from Adam Strawn, Planner III, is included, providing contact information and a note about the signed ordinance. The drawings are prepared by HLR Architects and include a variety of technical details and annotations.

HLR
JAL SITEPLAN

HLR
CONCEPTUAL SITEPLAN

City of Phoenix
PLANNING & DEVELOPMENT SERVICES

June 14, 2022

Trammell Crow Residential
3699 Magia Avenue, Suite 200
Dallas, TX 75219

RE: PH0-2-22-Z-48-07-1 - Northeast and southeast corners of I-17 and Arroyo Norte Drive

Dear Applicant:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 901 of the Zoning Ordinance, as amended, has on May 25, 2022, approved Zoning Ordinance # G-6986.

Development and use of the site is subject to compliance with all applicable codes and ordinances.

Sincerely,
AS
Adam Strawn
Planner III

Attachment: Signed Ordinance

c. Nick Wood, Shell & Winer LLP
Shelley Niyem, PDC-Planning (Electronically)
Justina Redman, PDC-Development (Electronically)
Greg Gonzalez, NCD (Electronically)
Sina Mathes, City Council (Electronically)
Tony Mettler, Mayor's Office (Electronically)

Book
Cash File

CONCEPTUAL SITEPLAN - SOUTH
ENLARGED PLAN
1"=40' 0"

CONCEPTUAL SITEPLAN - NORTH
ENLARGED PLAN
1"=40' 0"

ALEXAN ANTHEM
PH0-2-22-Z-48-07-1
G-6986
21549
SITE 1 OF 1

MAJOR AREA EMPLOYERS

North Phoenix I-17 Semiconductor & Technology Ecosystem

The subject property sits within the sphere of the most concentrated high-wage job creation cluster in Arizona's history. Within 10 miles, over \$180B in capital investment is generating tens of thousands of long term, high-income technology, engineering, healthcare, manufacturing and supplier industry jobs. The momentum is enormous!

EMPLOYER / PROJECT	TYPE	INVESTMENT	JOBS CREATED	KEY NOTE
TSMC ARIZONA	Semiconductor Fab	\$165B+	10,000+ direct / 40,000+ w/supply chain	6 fabs, 2 pkg, R&D. Approx. 5-min drive north on I-17
AMKOR TECHNOLOGY	Chip Packaging & Testing	\$7B	3,000 direct	Largest outsourced semiconductor pkg/test facility in U.S.
HALO VISTA	Mixed-Use Innovation District	\$7B	Est. 5,000+ permanent	'City within a city' anchoring semiconductor supply chain
DERITO PARTNERS AUTOMALL	Automotive Retail	Major	500–1,000+	Auto mall at SWC I-17 & Carefree Hwy (SR-74)
GREAT HEARTS ACADEMIES	K-12 Charter School	N/A	100+	Top-rated charter school — strong Anthem community anchor
BANNER HEALTH DEER VALLEY	Healthcare	N/A	2,000+	Major regional medical center serving North Phoenix
USAA	Financial / Insurance	N/A	5,000+	Large campus at Norterra — I-17 & Happy Valley employment node
TARGET DISTRIBUTION CTR	E-Commerce / Distribution	N/A	1,000+	Large-format distribution hub serving North Phoenix workforce
NORTHPARK PHOENIX	Master Planned Community	Multi-Billion	Construction: 10,000+	15,150 DU on 6,000 acres; Pulte + TSMC partnership

TOTAL EMPLOYMENT — ALL LISTED EMPLOYERS

66,850+ JOBS

Direct + supply chain within 15 mi.



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I-17 EMPLOYMENT CORRIDOR

Loop 101 North to Subject Property — Massive Existing & Planned Employment

The I-17 corridor from Loop 101 to the subject property spans approximately 15 miles and includes massive corporate employers with established bio-tech, healthcare, aerospace, technology campuses, office parks, industrial parks, and the emerging semiconductor cluster — the most concentrated employment growth zone in Arizona.

LOOP 101	Metrocenter / 19th Ave Node USAA (5,000), Verizon data center, Best Buy HQ, insurance/finance campus cluster, retail employment	25,000+
HAPPY VALLEY	Norterra Employment Campus USAA North, Yelp, Magellan Health, financial services campus, retail & restaurant corridor	12,000+
DEER VALLEY RD	Deer Valley Airport Employment Hub Banner Health Deer Valley (2,000+), Honeywell, Cutter Aviation, airport industrial, aerospace MRO, Target DC, tech offices	18,000+
UNION HILLS	North Valley Corporate Campus Corporate campuses, medical offices, pharmacy benefit managers, distribution facilities	8,000+
CAREFREE HWY SR-74	Halo Vista & DeRito Automall Halo Vista \$7B innovation district, DeRito auto mall, semiconductor supply chain, hospitality, WL Gore Industries	6,000+ planned
I-17 & LOOP 303	TSMC Arizona Campus TSMC \$165B — 6 chip fabs, 2 packaging, R&D. 10,000 direct + 30,000 supply chain. Approx. 6.5 miles, 12-15 min from site.	40,000+ buildout
SUBJECT SITE	Arroyo Norte / Anthem Gateway Near TSMC workforce & Anthem's 25,000 residents — captures corridor demand for retail, medical, office, employment, MF housing.	DEMAND NODE

TOTAL I-17 MARKET AREA CORRIDOR EMPLOYMENT

109,000+ JOBS

25,000+

Anthem MPC Residents

\$105K+

Avg HH Income 5-Mile Radius

82,000+

Population 5-Mile Radius

3.5%

Annual Population Growth Rate

38 yrs

Median Age (3-Mile Radius)

INCOME & EDUCATION PROFILE

Median Household Income (5-mi)	\$89,500
Average Household Income (5-mi)	\$105,200
Households Earning \$100K+	42%
Households Earning \$150K+	24%
Bachelor's Degree or Higher	48%
Graduate / Professional Degree	18%
Owner-Occupied Housing Rate	72%
Average Home Value	\$485,000
Daytime Population (Employment)	35,000+

POPULATION & GROWTH TRENDS

1-Mile Population (2025 est.)	12,500
3-Mile Population (2025 est.)	48,000
5-Mile Population (2025 est.)	82,000+
5-Year Pop. Growth Projection	+18,000 residents
New Housing Units Planned	20,000+ (NorthPark + others)
School Enrollment Growth	+15% YOY, North Phoenix
Anthem Community Size	25,000+ residents
Anthem Households	10,000+ households
New Semiconductor Jobs	40,000+ (TSMC at buildout)



AREA AMENITIES & SURROUNDING DEVELOPMENT

The subject property is surrounded by world-class amenities, elite education, major retail destinations, and \$180B+ in direct market area investment — making it one of the most desirable development sites in the Southwest.



AREA AMENITIES & SURROUNDING DEVELOPMENT

Anthem | North Phoenix Lifestyle, Retail & Recreation

The subject property is surrounded by world-class amenities, elite education, major retail destinations, and \$180B+ in direct market area investment — making it one of the most desirable development sites in the Southwest.

TSMC ARIZONA CAMPUS

10-15 MIN SOUTH

6 chip fabs under construction (Fab 1 operational, Fab 2 accelerated to 2027). TSMC \$165B investment in AZ — the world's largest semiconductor complex outside Taiwan. 10,000+ direct, 40,000+ total jobs at full buildout.

HALO VISTA INNOVATION DISTRICT

ADJACENT TSMC — I-17 & SR-74

\$7B mixed-use 'city within a city' at I-17 & Carefree Hwy. Semiconductor supply chain tenants, workforce housing, hotel, entertainment, retail, office. Will be one of the largest new districts in AZ.

VESTAR DOVE VALLEY TOWNE CENTER

I-17 & SONORAN DESERT DR.

100+ acre mixed-use project — 437,000 SF retail, 86,000 SF fitness, 544-unit hotel. Rezoning application filed 2025. Anchors the I-17 corridor's retail & hospitality demand node.

DERITO PARTNERS AUTOMALL

SWC I-17 & CAREFREE HWY

New premium auto mall serving the highest-income new employee cluster in AZ history — TSMC, Amkor, and Halo Vista workers. Major brand dealerships expected.

GREAT HEARTS ACADEMIES

ANTHEM AREA

Top-rated K-12 charter school network with multiple Anthem-area campuses. Named among the best public schools in Arizona. A key quality-of-life anchor driving premium residential demand.

ANTHEM COMMUNITY PARK

PARKS & TRAILS

100+ acre Anthem Community Park: competition pools, tennis, basketball, amphitheater, splash pad and miles of maintained trails. Adjacent to Anthem Golf & Country Club. High quality of life for residents. Fee based memberships have been available.



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OFFERING SUMMARY

I-17 ANTHEM AREA DEVELOPMENT SITE

TSMC – Halo Vista – I-17 Corridor

43775 Black Canyon Hwy, Phoenix, AZ 85087

PRICE	\$18.07M (\$23.00 / SF)
TOTAL ACREAGE	17.9741± Acres (782,952± SF)
ZONING	C-2, City of Phoenix
I-17 FRONTAGE	1,884 Lineal Feet
UTILITIES	Water & Sewer to Site — EPCOR
ENTITLEMENTS	306 MF Units Approved (2022)
TSMC DRIVE TIME	Approx. 12-15 min. south on I-17
APNs	202-22-014M & 202-22-014N
COMMISSION	2% Buyer's Broker Offered

EXCLUSIVE LISTING AGENT/OWNER AGENT

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WHY THIS SITE WINS

Rare C-2 I-17 frontage parcel adjacent to Anthem in Phoenix — approx. 12-15 min from TSMC. 1,884 LF of freeway exposure. EPCOR water & sewer to site. Prior 306-unit entitlements. 23M+ annual views from I-17 Freeway.

\$180B+ INVESTMENT CORRIDOR

TSMC \$165B + Amkor \$7B + Halo Vista \$7B within 15 miles. The greatest concentration of semiconductor capital in one U.S. metro — ever. Your site sits at the center.

40,000+ HIGH-INCOME JOBS NEARBY

New TSMC, Amkor and Halo Vista employees are among the highest-paid manufacturing workers in AZ history. They need retail, medical, housing, and hospitality — right here, adjacent to Anthem's 25,000 residents.

MAXIMUM FLEXIBILITY — C-2

Hotel, retail, medical, office, multifamily (306 units previously approved), mixed-use or any combination. One of the most flexibly-zoned parcels remaining on the entire I-17 corridor.