

Evergreen Cibola Vista Land



Peoria Innovation Core
AMKOR Technology
\$7 Billion Investment
Creating 4,000 +/- Jobs

TSMC
\$165 Billion Investment
First 2 Phases Now Open
Creating 6,000 +/- Jobs

Pulte 9,000 +/- Homes
TSMC Phase III



Mini Storage

Retail/Residential

Retail

Multi Family

Subject

Healthcare

Senior Living

N Lake Pleasant Parkway

Residential Townhomes

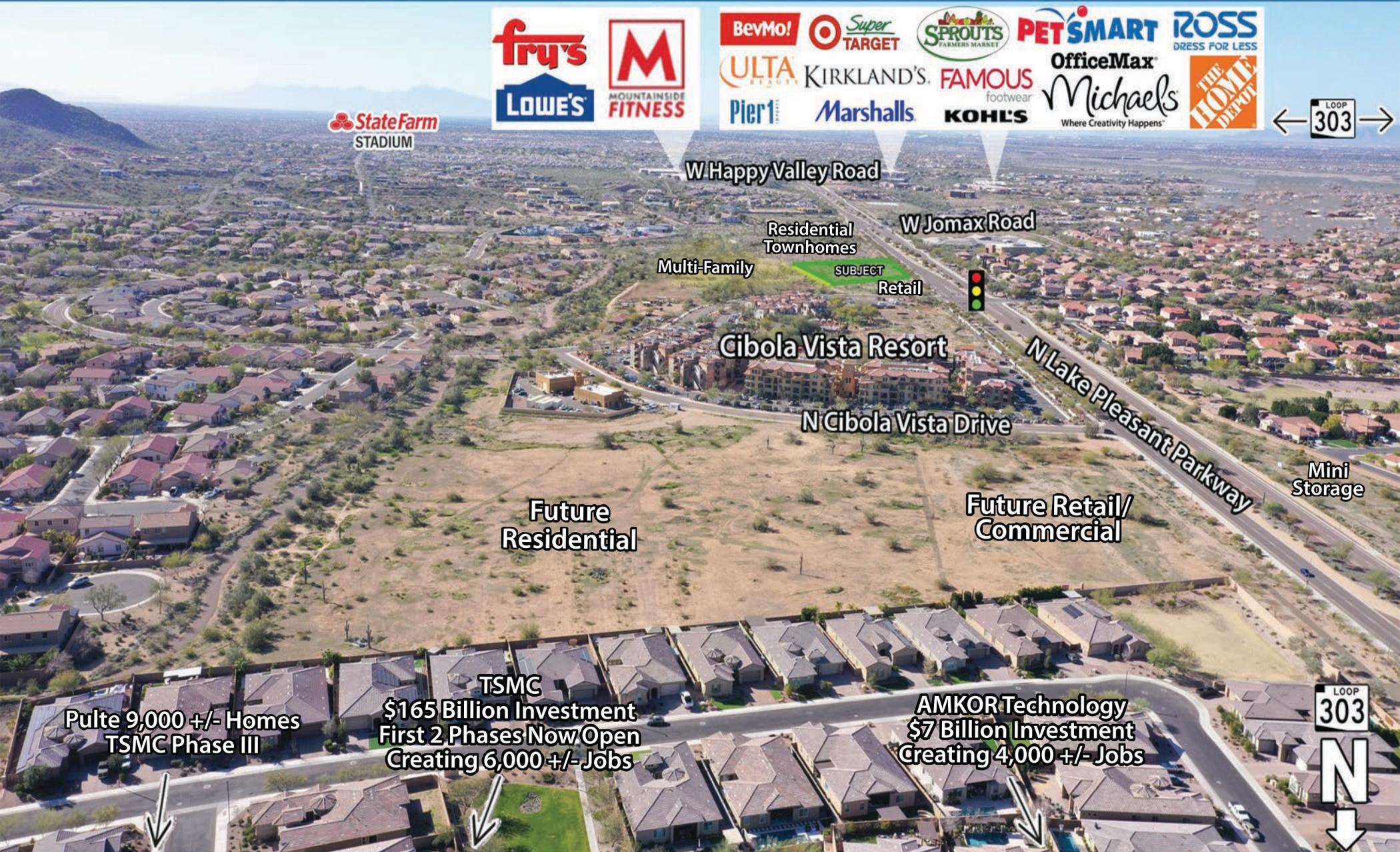
Spring Hill Suites

W Jomax Road

Medical

Retail

Evergreen Cibola Vista Land



State Farm STADIUM



W Happy Valley Road

Residential Townhomes

W Jomax Road

Multi-Family

RETAIL

Cibola Vista Resort

N Cibola Vista Drive

N Lake Pleasant Parkway

Mini Storage

Future Residential

Future Retail/Commercial

Pulte 9,000 +/- Homes
TSMC Phase III

TSMC
\$165 Billion Investment
First 2 Phases Now Open
Creating 6,000 +/- Jobs

AMKOR Technology
\$7 Billion Investment
Creating 4,000 +/- Jobs

LOOP 303

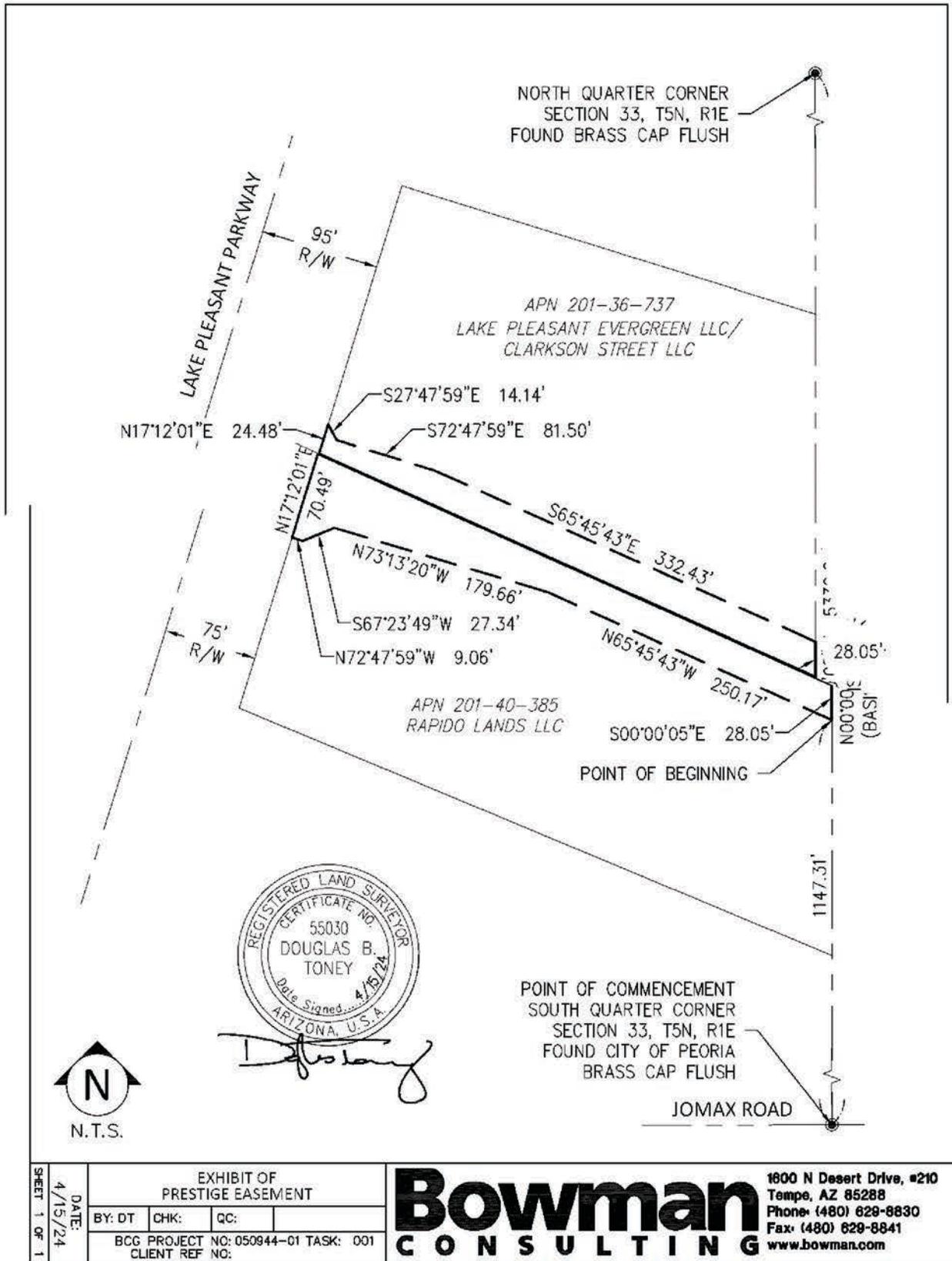


RAY CASHEN
2920 E. CAMELBACK RD.
STE 212 | PHOENIX, AZ | 85016
cashenbroker@gmail.com | cashenrealty.com | 602.393.4447

Peoria, AZ - 4.9 +/- AC



Joint drive Access with adjoining properties with Lake Pleasant Parkway median break in process which will then require City Of Peoria approval



Evergreen Cibola Vista

Peoria Innovation Core

The Peoria Innovation Core is a 6,700-acre, master-planned high-tech corridor focused on advanced residential, commercial, manufacturing, semiconductor, aerospace, and logistics uses. It will consist of three general areas dedicated to residential, mixed-use, and employment land.

The City of Peoria is committing \$140 million toward roads and utilities, which will be reimbursed through future land sales. The idea is that by putting in the off-sites and utilities up front, the city can attract private developers to build in the area. The project is designed as a 20-year build-out, with \$522 million in planned infrastructure through 2035. It's expected to generate thousands of jobs and between \$1 and \$1.5 billion in land sale revenues for the state. Projects planned for fiscal year 2026 total over \$116 million and include road construction, studies, and consulting costs. The city won the auction for the first 832 acres on August 27, 2025.

Amkor - \$2B chip packaging facility. Will bring 2,500 direct jobs. The project will break ground in August 2025.

TSMC - Planned for 4 phases, two have been built. Each phase is estimated to bring 3,500 direct jobs and 7,500 indirect. Total commitment is \$100B.

NORTH PARK
Pulte, 6,600 acres, state land auction has not been schedule yet. They are planning 19,000 housing units.

Vistancia Master Planned Community
6,800 Homes built to date, 10,000 planned. Median Sale Price \$665k

HONOR HEALTH

Floodway Land Not Developable

Floodway Land Not Developable

Tierra Del Rio
Median Sale Price \$737,575

Westwing Estates
Median Sale Price \$3.5M

Westwing Mountain Master Planned Community
Median Sale Price \$725,000

Cibola Vista
Median Sale Price \$889,000

Cibola Vista Estates
Median Sale Price \$2.5M

RETAIL NODE
1500+ unique visitors per week from these retailers in the last 12 months

The area surrounding Cibola Vista in Peoria, Arizona is experiencing strong population growth and favorable demographics. Within a 5-mile radius, the 2024 population is over 161,000 and projected to increase to nearly 190,000 by 2029, over 10% growth. Average household incomes are high, ranging from \$135,382 to \$169,193, and the per capita income is \$56,729, highlighting the strong earning power of nearby residents. The area includes over 68,000 housing units in the 5-mile radius, with homeownership rates around 80%. Daytime population is robust as well, with over 125,000 people present within 5 miles, including 40,000 workers. Housing and retail opportunities are attractive, supported by 2,556 businesses in the trade area and over 62,000 households.

HALO Vista - Halo Vista is a, mixed-use "city within a city" spanning approximately 2,300 acres around the TSMC semiconductor campus in North Phoenix. The master plan includes up to 9,000 residential units, and approximately 30 million square feet of commercial space across industrial, office, retail, hospitality, research, and entertainment districts. With a total investment of \$7 billion, the development is expected to support up to 70,000 jobs, combining permanent roles within the project and broader economic impact. Initial phases launching this year are underway with auto mall, retail, office, and industrial components tied to extensive infrastructure build-out.