

QUEEN CREEK

PLANNED DEVELOPMENT IN THE MESA
GATEWAY STRATEGIC DEVELOPMENT PLAN

Germann Road

Ellsworth Road



PhxMesa Gateway Airport

ASU Polytechnic
Campus

ARIZONA
24

Ray Road

Hawes Road

LOOP
202

N

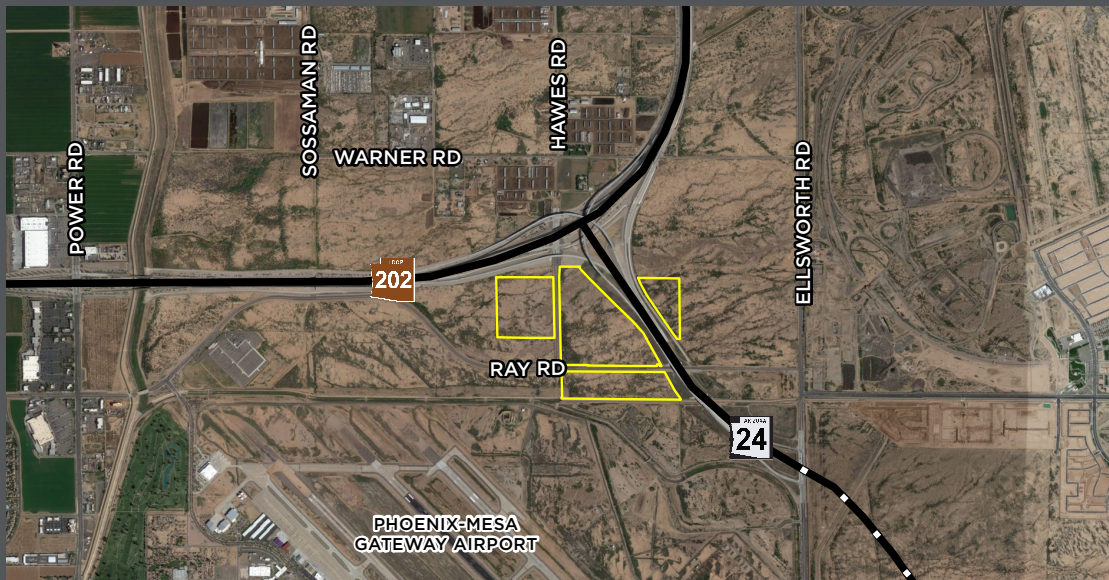
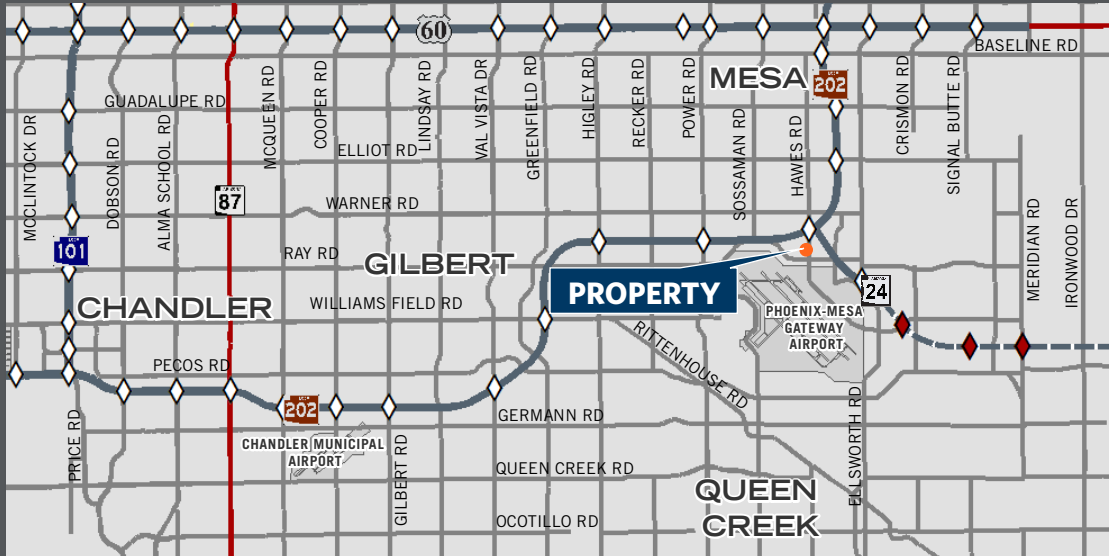


±159 ACRE BUILD-TO-SUIT
COMMERCE PARK

Loop 202 & Hawes Road
Mesa, Arizona



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Loop 202 & Hawes Road | Mesa, Arizona



PHOENIX MESA GATEWAY STRATEGIC DEVELOPMENT PLAN

Mesa Gateway will be an internationally recognized destination for those looking for a sustainable place in which to live, work, learn and recreate. It will provide industries with an economically efficient business climate and its workforce and residents with access to the global resources desired of a knowledge-based economy.

Future opportunities for the Mesa Gateway area are directly tied to the success of assets at the Airport. The establishment of Phoenix-Mesa Gateway Airport as the second major airport serving the greater Phoenix metropolitan area.

GATEWAY 202 AIRPARK

Gateway 202 Airpark is a dynamic plan focused on building a center of wide ranging employment opportunities. The proposed development incorporates corporate office, flex-office/industrial, office/showroom, hotel, retail services and urban living elements into a master planned setting.

The site's strategic setting at the future entrance to the Phoenix-Mesa Gateway Airport is at the hub of several arterial roadways and freeway connectors. This visibility provides the unique opportunity to potential corporate headquarters, major businesses, airport related support offices and uses, manufacturing, as well as to serve the needs of the traveling public.



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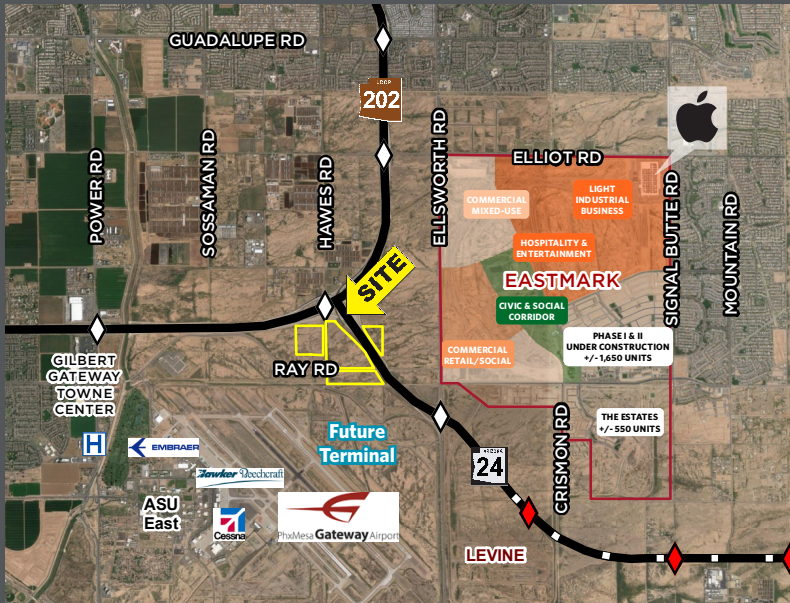
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Demographics

- 2014 Population

| 1 mile | 3 mile | 5 mile |
|--------|--------|---------|
| 3,460 | 54,007 | 152,094 |
- 2019 Population Estimate

| 1 mile | 3 mile | 5 mile |
|--------|--------|---------|
| 3,580 | 58,383 | 165,340 |
- 2014 Households

| 1 mile | 3 mile | 5 mile |
|--------|--------|--------|
| 1,035 | 18,900 | 56,820 |
- 2014 Average Household Income

| 1 mile | 3 mile | 5 mile |
|----------|----------|----------|
| \$76,957 | \$72,584 | \$66,518 |

Location

- Frontage along Loop 202, Hawes Road and Ray Road
- Adjacent to full diamond interchange at Loop 202 and Hawes Road.
- Full diamond interchanges 2 miles north of site off US 60 at Crismon Rd. and Ellsworth Rd.

Ownership

SUNBELT Investment Holdings Inc.
+1 858 495 4900

Major Employers

- Mesa Public Schools 10,000
- Banner Health System 6,600
- The Boeing Company 4,700
- City of Mesa 3,700
- Empire Southwest Machinery 1,000
- TRW 800
- Mesa Community College 700
- AMPAM Riggs Plumbing 650
- Mesa Fully Formed 600
- United States Postal Service 520
- Tribune Newspapers 500

Property Details

- ±159 Acres of Mixed-Use Land
- Sizes Range From ±2 Acres to ±36 Acres
- Current Zoning: PEP, LC, AG
- Located at Future North Entrance of the Phoenix-Mesa Gateway Airport
- Planned Light Rail Line along Hawes Road
- Parcel Numbers: 304-30-024J, 025K, 304-31-008H, 008J, 008K, 008L, 009X

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