

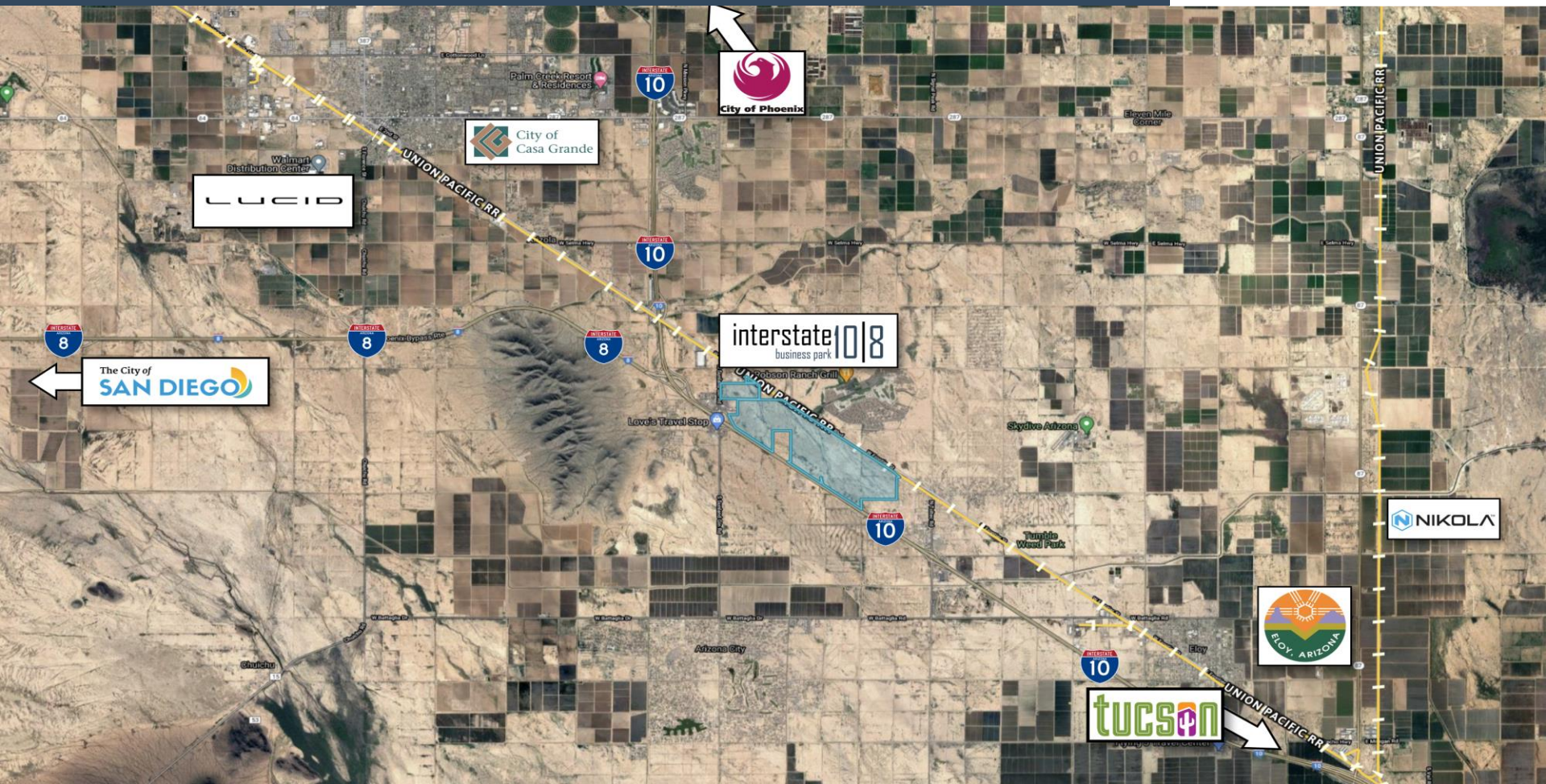
FOR SALE: ±1,173 ACRE BUSINESS PARK

Interstate 10 & Interstate 8 | Eloy, Arizona

www.Interstate10-8.com



PETERSEN
PROPERTIES & MANAGEMENT INC.
est. 1991



For more information, please contact:

Kevin Petersen
Broker
602.540.8151
Kevin@PPMLand.com

Adam Petersen
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Adam@PPMLand.com

Petersen Properties & Management Inc.
3369 E Queen Creek Rd, Ste 101
Gilbert, AZ 85297

www.PPMLand.com

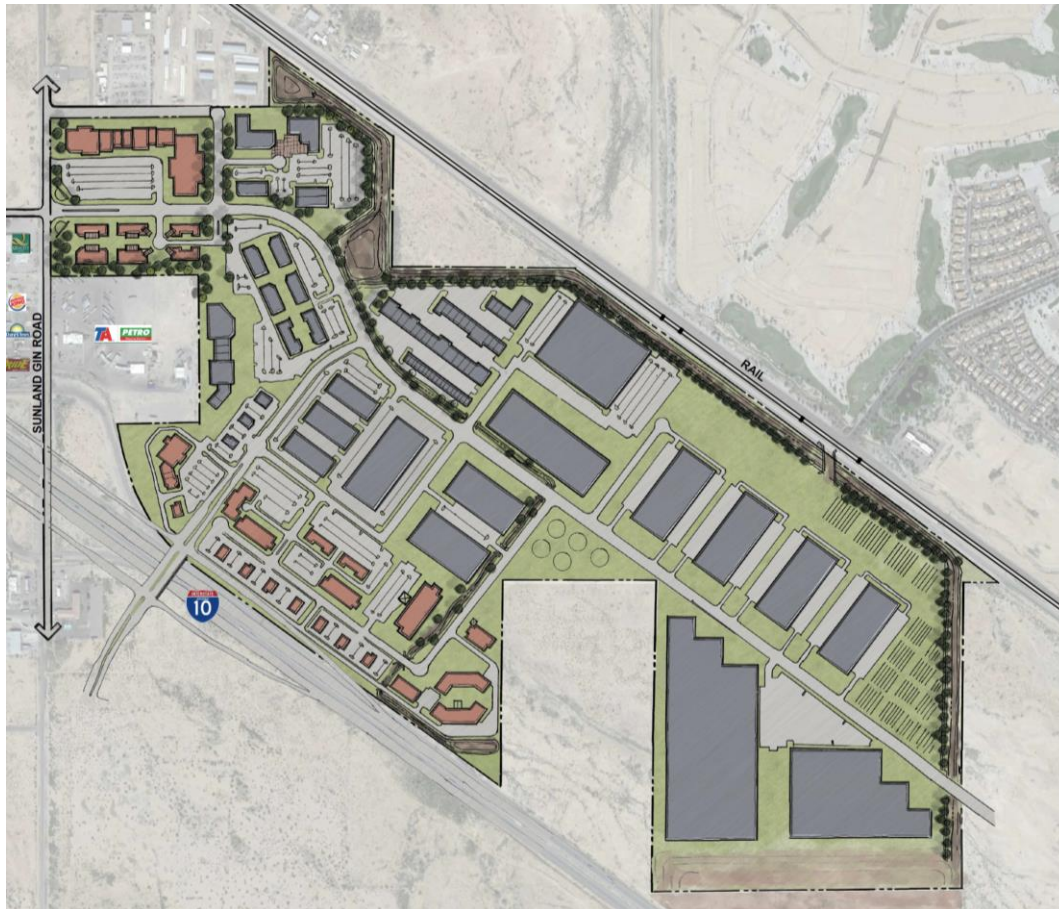
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SIZE	±1,173 Acres
ZONING	Mixed – Industrial / Commercial/ Hospitality / Distribution / Manufacturing
PARCEL #	402-15-041B (Parent Parcel)
PROPERTY TAX	\$41,525.50 (2020)
UTILITIES	All Utilities to Site
PRICE	CALL FOR PRICING
OTHER INFORMATION	<ul style="list-style-type: none">• Located in an Opportunity Zone and Foreign Trade Zone 75• Class A Business Park• Rail line access• ±1,173 acres of flexible zoning• Ultra high speed internet• Major transportation corridor in every direction ensure easy access.• Designed to meet the development requirements of todays high-tech industrial and commercial tenants.

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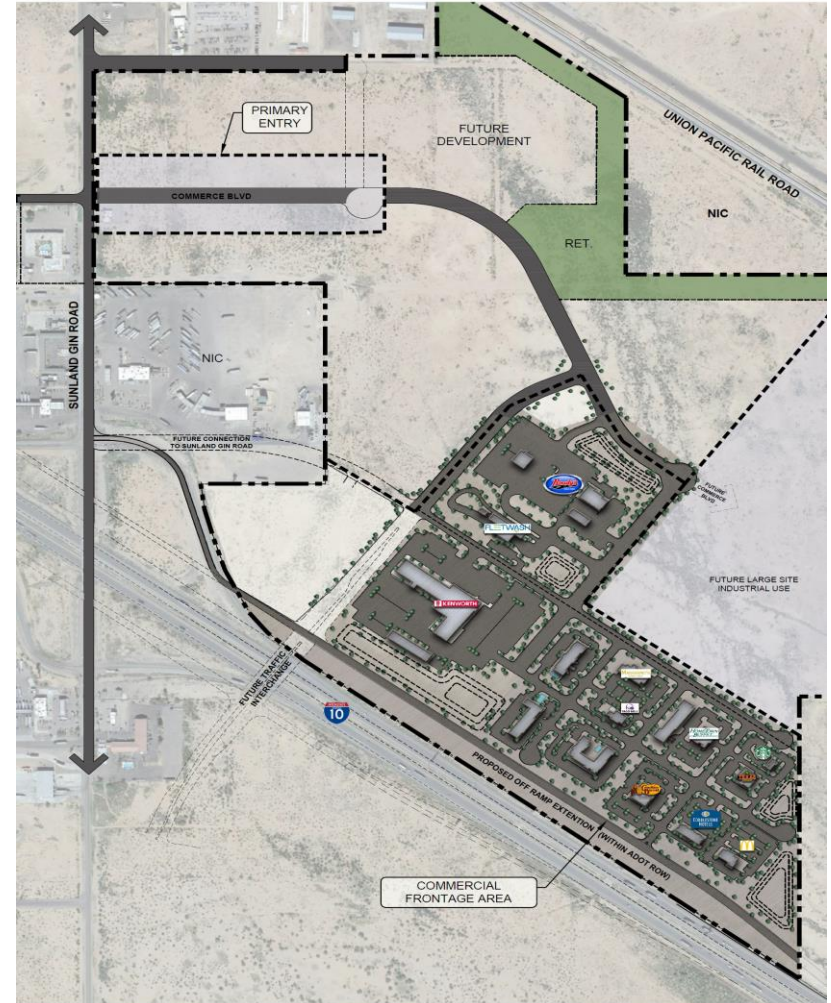


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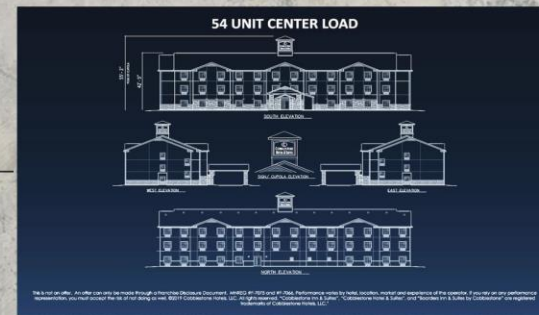
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PHASE I DEVELOPMENT



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Interstate 10-8 Business Park Conceptual Hotel Plan

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Interstate 10-8 Business Park
Conceptual Hotel & Restaurant Site Plan

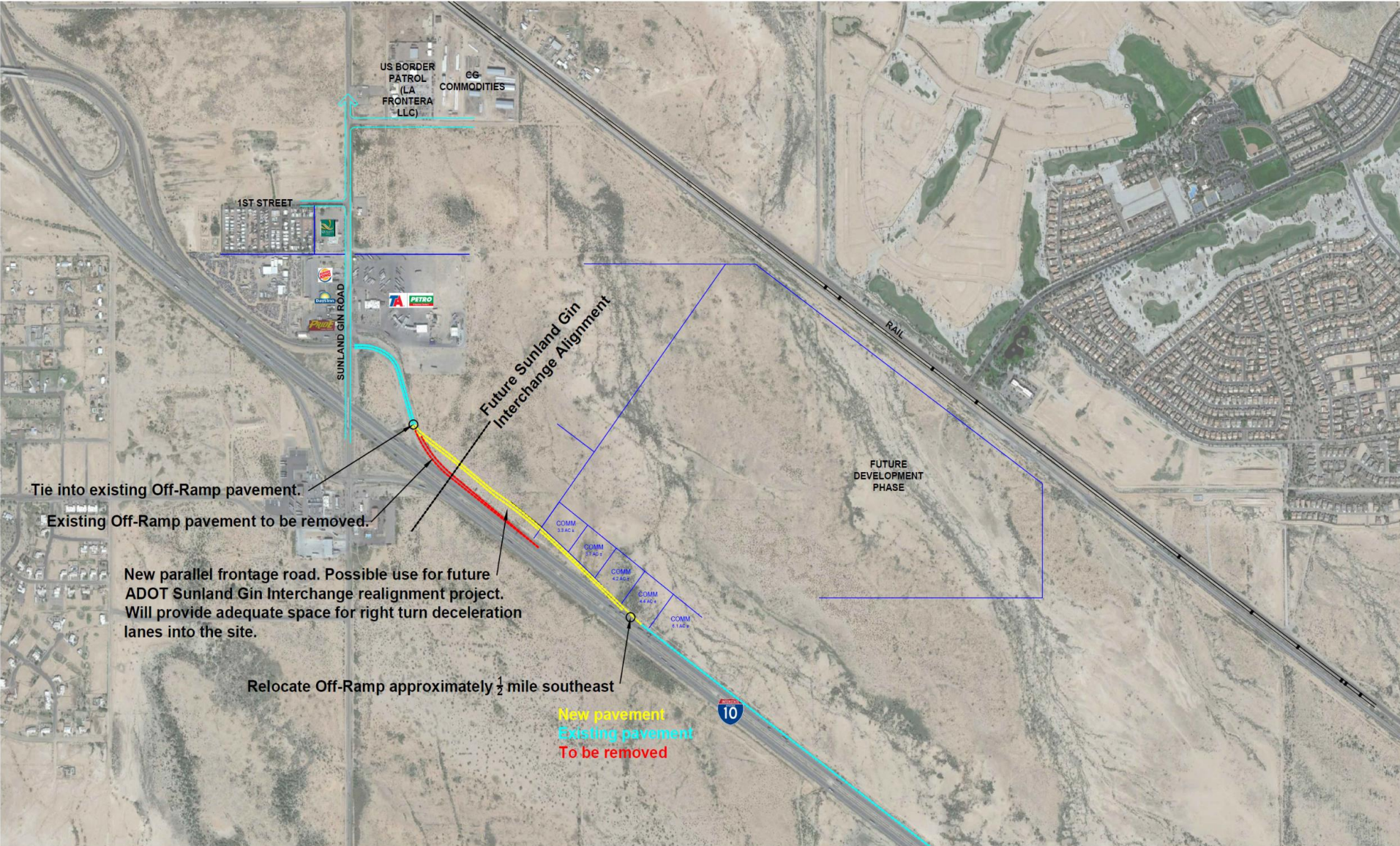


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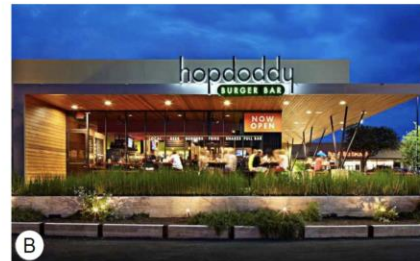
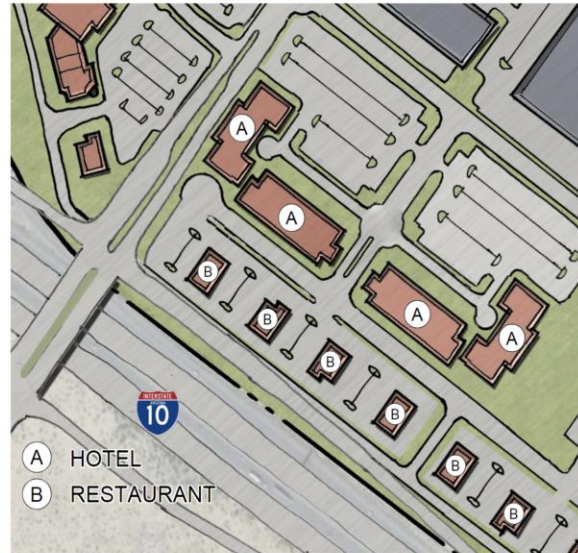
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OPPORTUNITY ZONE

THE INTERSTATE 10 BUSINESS PARK IS FULLY LOCATED WITHIN AN OPPORTUNITY ZONE

Arizona's Opportunity Zone nominations were submitted on March 21, 2018 and approved by the U.S. Treasury Department on April 9, 2018, making Arizona one of the first states in the nation to have its zones officially designated.

The federal Opportunity Zones program allows each state's governor to nominate up to 25 percent of the qualifying low-income Census tracts as Opportunity Zones. It was created under a provision of the Tax Cuts and Jobs Act, which was signed into law December of 2017. Investors who reinvest capital gains monies in Opportunity Zone funds will receive reductions on capital gains taxes relative to the years of their investment.

Investments held 10 years: taxable amount of the capital gains reinvested is reduced by 15% and no tax is owed on appreciation. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 10 years. Tax owed on the original \$100 is deferred until 2026, and taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). No tax is owed on Opportunity Zone investment's capital gain. Assuming a 7% annual growth rate, the after-tax value of the original \$100 investment is \$176 by 2028.*

Investments held 7 years: taxable amount of the capital gains reinvested is reduced by 15%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 7 years, selling in 2025. Taxable amount is reduced to \$85 (\$100 minus \$15). Investor will owe \$20 of tax on the original capital gains (23.8% of \$85). Assuming a 7% annual growth rate, the investor will owe \$15 in tax (23.8% of \$61) on the Opportunity Zone investment's capital gain.*

Investments held 5 years: taxable amount of the capital gains reinvested is reduced by 10%. For example: \$100 of capital gains is reinvested into an Opportunity Zone fund and held for 5 years, selling in 2023. Taxable amount is reduced to \$90 (\$100 minus \$10). Investor will owe \$21 in tax on the original capital gains (23.8% of \$90). Assuming a 7% annual growth rate, the investor will owe \$10 in tax (23.8% of \$40) on the Opportunity Zone investment's capital gain.*

**Source: Economic Innovation Group, 2018*

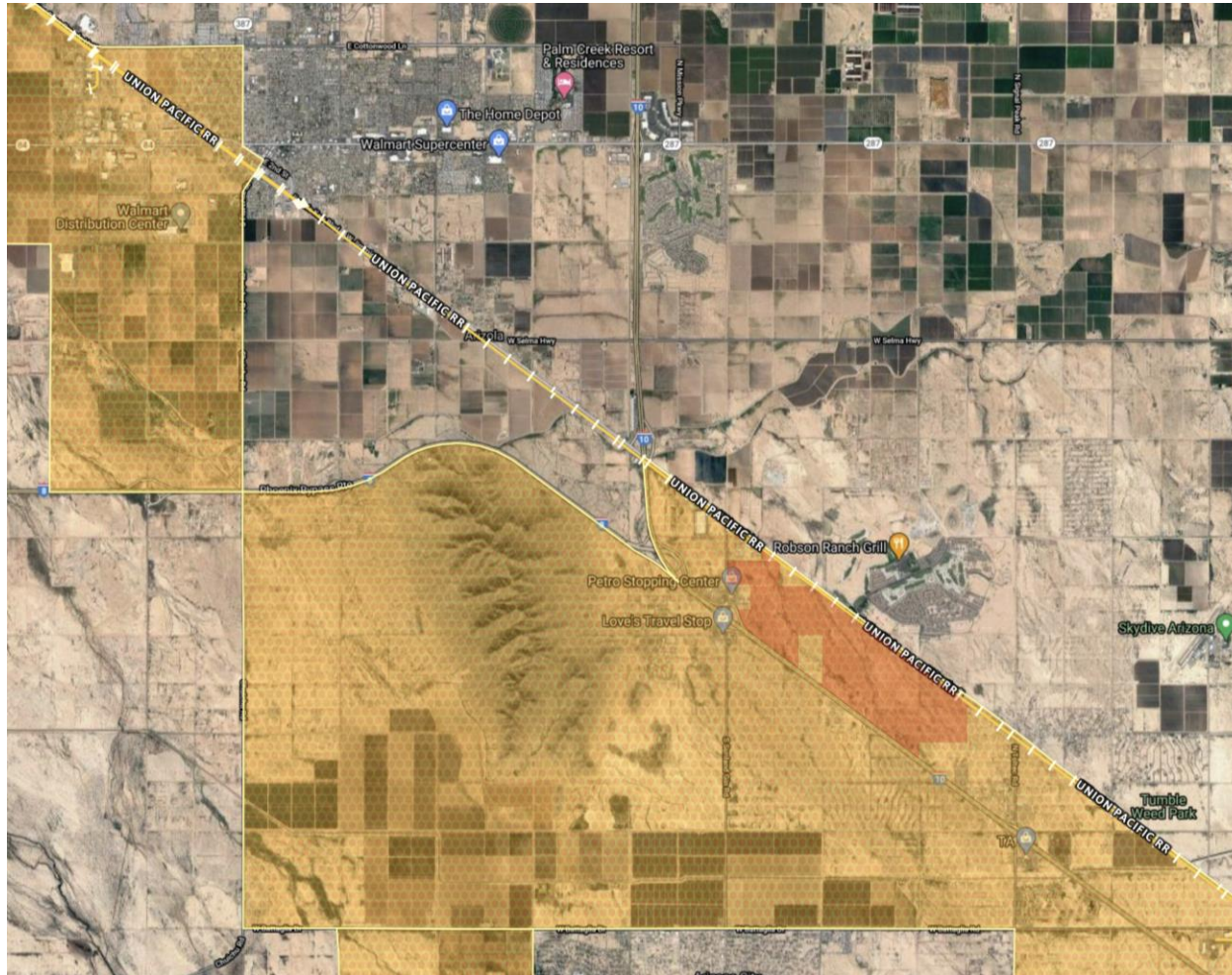
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FOREIGN-TRADE ZONE NO. 75

WHAT IS A FOREIGN-TRADE ZONE?

A Foreign-Trade Zone (FTZ) is a designated secure area considered outside the U.S. Customs Territory.

Goods received into an FTZ are generally not subject to duties or tariffs until, and if, they enter U.S. commerce for consumption.

ADVANTAGES

- **Duty Deferral**
Duties are paid only when goods enter U.S. Customs territory.
- **Duty Exemption**
Merchandise may be exported out of the U.S. duty free.
- **Duty Reduction**
Manufacturers may pay the lower duty rate applicable to either component materials or merchandise produced.
- **Duty Elimination**
Duties are eliminated on merchandise that is obsolete, damaged, destroyed as defective, scrapped, or wasted.
- **Weekly Entry Savings**
Reduce cost of fees by using weekly entries versus entry per shipment.
- **Direct Delivery**
Minimize delays in Customs clearance and increase delivery times.
- **Property Tax Reduction**
Arizona offers an approximate 72% reduction in real and personal property taxes for activated FTZs.*

*Restrictions Apply

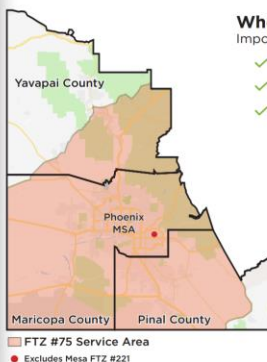
APPLICATION REQUIREMENTS:

- City Council approval from community where zone site will be located.
- City of Phoenix Council approval.
- Application fee and Annual Fee payable to the City of Phoenix per current Zone schedule.
- Concurrence letters from affected tax jurisdictions (if applicable).
- Approval by Port Director for activation.
- Operations Agreement.
- Submission of Annual Report.
- Operations subject to requirements of U.S. FTZ Act, FTZ Board Regulations, and U.S. Customs Regulations.

Who can benefit from an FTZ?

Importers who are:

- ✓ Manufacturers
- ✓ Warehouse/Distribution Centers
- ✓ Third-Party Logistics Service Providers

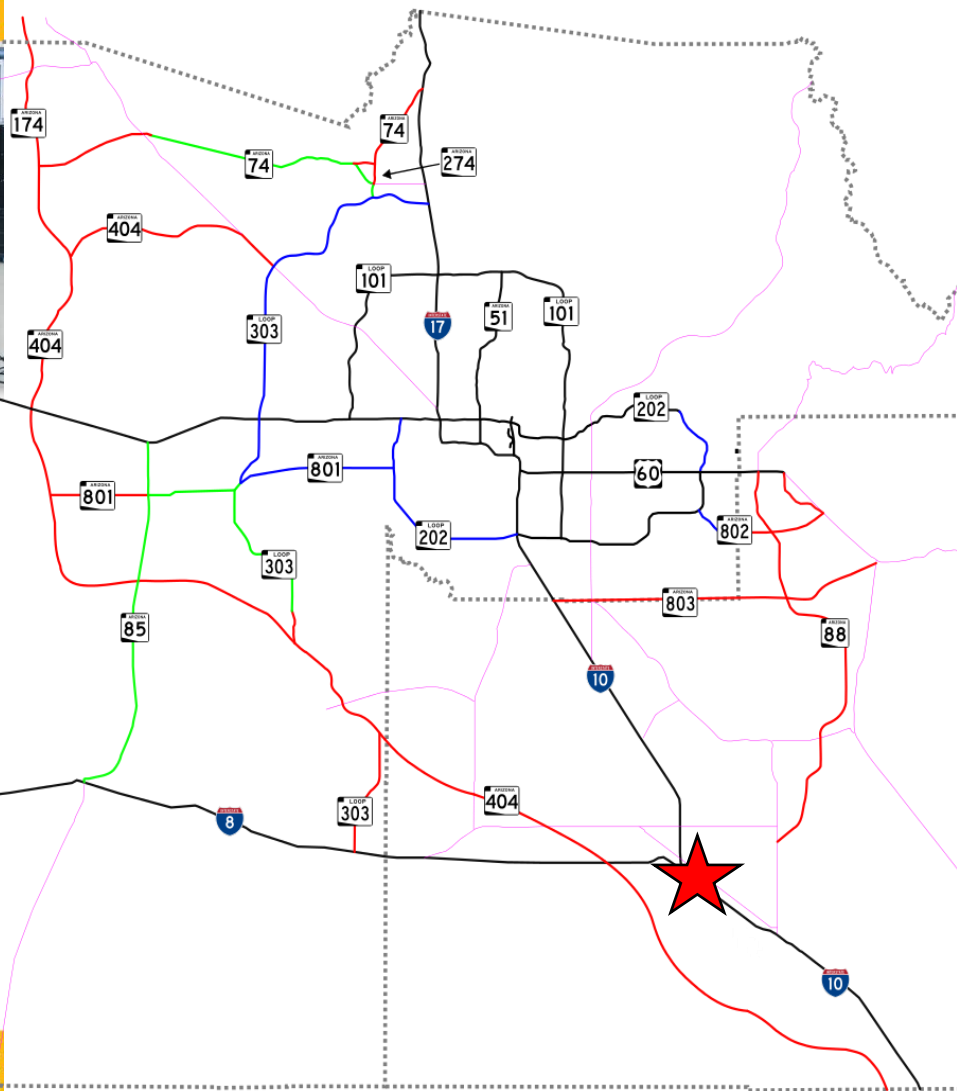


**Save Money,
Save Time, &
be Globally
Competitive**

For more information, contact:

Denise Yanez, FTZ Administrator
Denise.Yanez@Phoenix.gov | (602) 534-2445

or visit Phoenix.gov/EconDev/International/FTZ



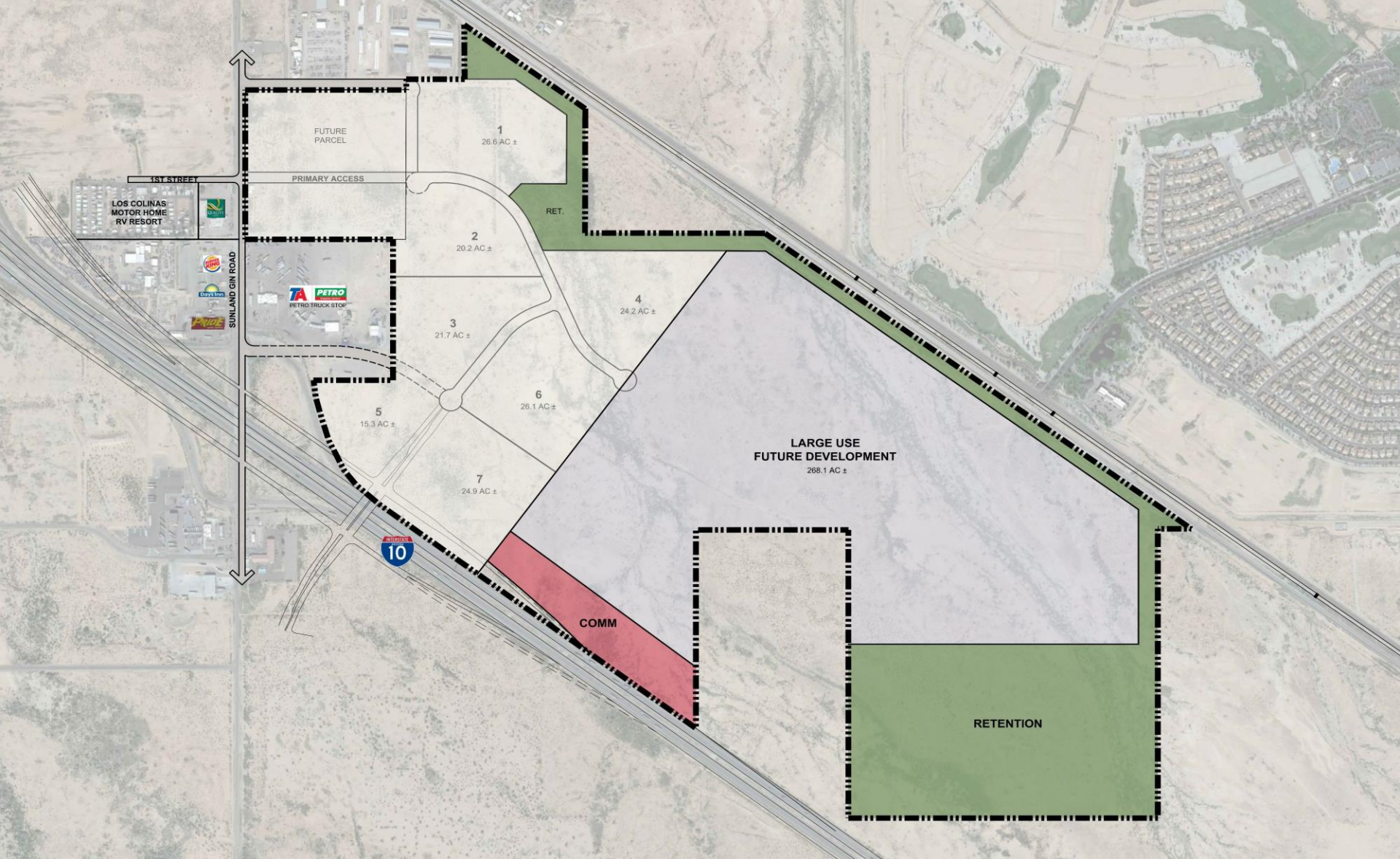
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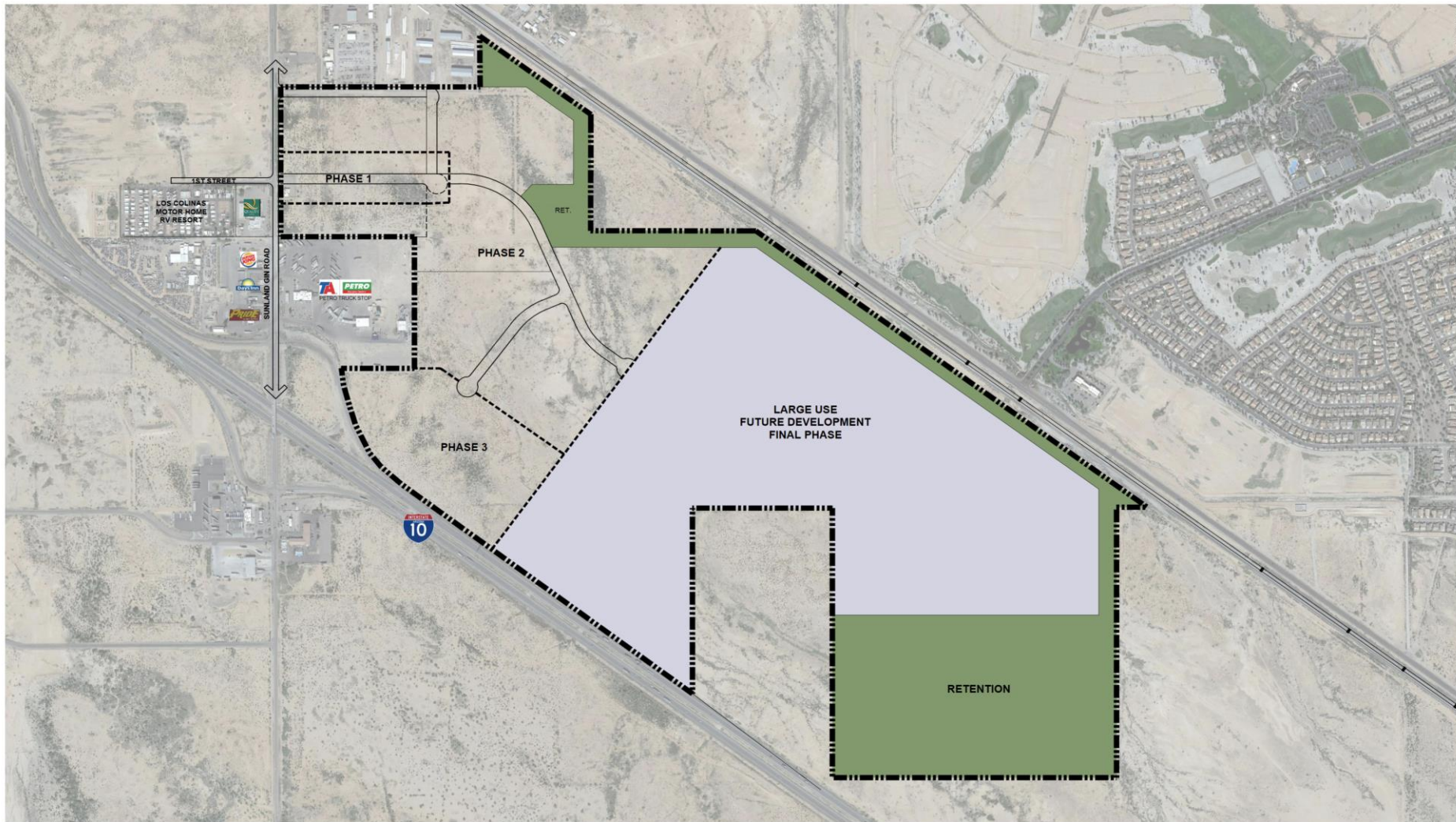
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interstate 10-8 business park

Exhibit 14 - Conceptual Phasing Plan

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This plan is conceptual, subject to change, and does not represent any regulatory approval. All data should be verified against a current and accurate survey. Not for construction.

This plan is for conceptual purposes only
Not to be used for construction
12/2/2019
EL01
Eloy, Arizona



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interstate 10-8 business park

Exhibit 10 - Conceptual Water Plan

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11/26/2019
 EL01
 Eloy, Arizona
 DAI FF 110

10410 N 14th St • Suite 200 • Scottsdale, AZ 85258
 (480) 454-1040 • www.hunterengineering.com



interstate 10-8 business park

Exhibit 13 - Conceptual Circulation Plan

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interstate 10-8 business park

Exhibit 9 - Conceptual Sewer Plan

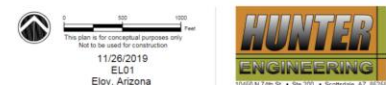
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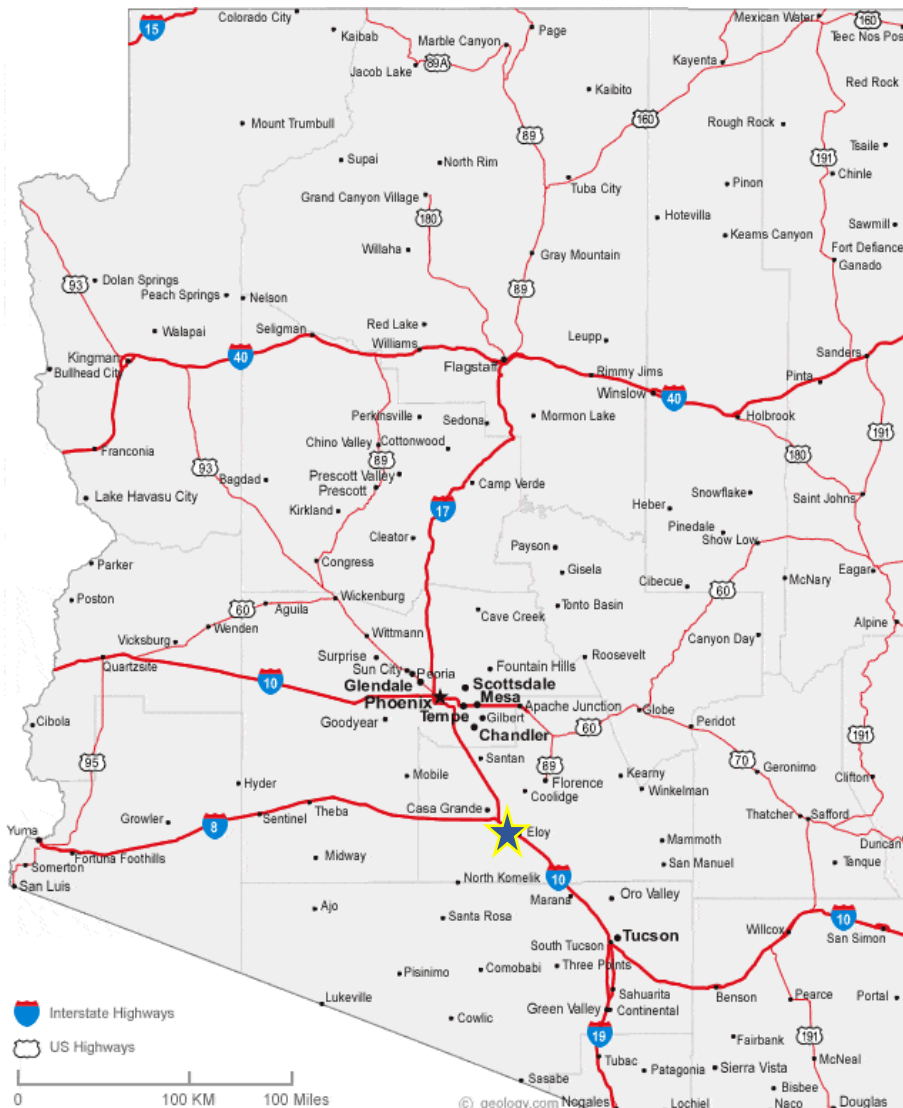
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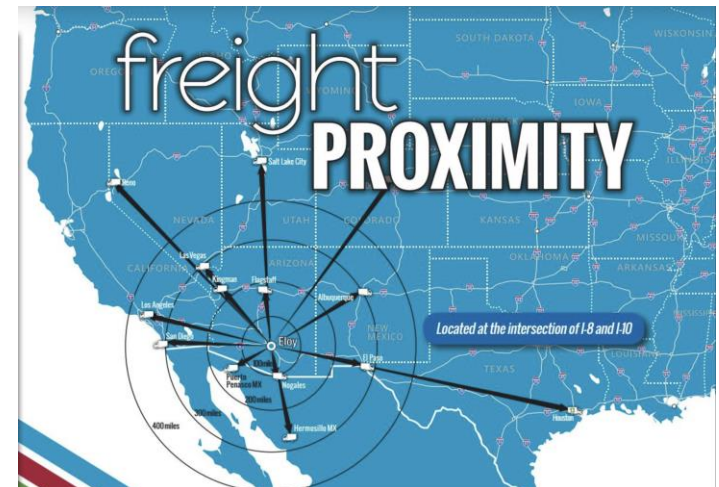




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FREIGHT DRIVE MILES / TIME*

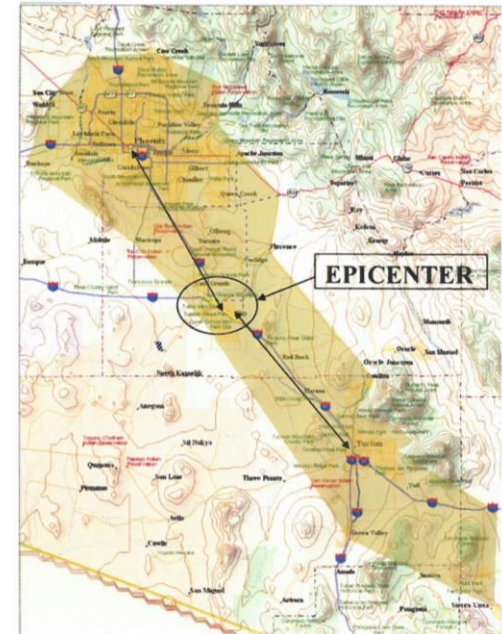
*ungoverned speed, rounded to 10 minute increments

CITY	DISTANCE	DRIVE TIME
Tucson AZ	51 miles	50m
Phoenix AZ	54 miles	60m
Nogales MX	119 miles	2h
Yuma AZ	187 miles	2h, 50m
Puerto Penasco MX	190 miles	3h, 30m
Hermosillo MX	291 miles	5h 20m
San Diego CA	357 miles	5h 10m
El Paso TX	368 miles	5h 10m
Los Angeles CA	434 miles	6h 30m
San Francisco CA	815 miles	12h
Dallas TX	1,003 miles	14h 20m
Houston TX	1,114 miles	16h 10m
New Orleans LA	1,460 miles	21h 20m
Seattle WA	1,483 miles	22h 40m
Calgary AL	1,606 miles	24h
Vancouver BC	1,619 miles	25h
Minneapolis MN	1,639 miles	26h
Detroit MI	1,979 miles	30h
Orlando FL	2,076 miles	30h

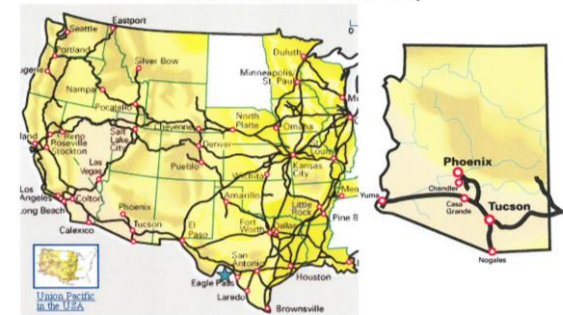
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THE INTERSTATE 10|8 BUSINESS PARK IS ADJACENT TO THE UNION PACIFIC RAIL LINE. A RAIL SPUR CAN BE ADDED TO ACCESS THE UP LINE.



Union Pacific Railroad Map



• **UP** sits on UP mainline that connects L.A., Long Beach, San Diego and Mexican port cities to Tucson, El Paso, Kansas City and Chicago

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ELOY at a glance

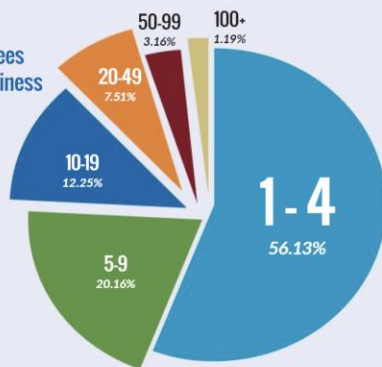


17,412 Total Population

*includes approximately 6,800 inmates within area private prisons



Employees
Per Business



3,798
Labor Force



14.54%
Office and
Administrative support

For more information visit:
www.elayaz.gov

Age Distribution



Median Age

34.1

POPULATION BY RADIUS

20 miles - 76,490
25 miles - 99,244
30 miles - 117,810
40 miles - 237,771
50 miles - 1,522,366

**BLUE-COLLAR LABOR FORCE WITH
ROOM FOR MANAGERS**



Owners

65.61%

HOUSING



Renters

34.39%

Average Commute

23 Minutes

FREIGHT DRIVE MILES / TIME*

*ungoverned speed, rounded to 10 minute increments

CITY	DISTANCE	DRIVE TIME
Tucson AZ	51 miles	50m
Phoenix AZ	54 miles	60m
Nogales MX	119 miles	2h
Yuma AZ	187 miles	2h, 50m
Puerto Penasco MX	190 miles	3h, 30m
Hermosillo MX	291 miles	5h 20m
San Diego CA	357 miles	5h 10m
El Paso TX	368 miles	5h 10m
Los Angeles CA	434 miles	6h 30m
San Francisco CA	815 miles	12h
Dallas TX	1,003 miles	14h 20m
Houston TX	1,114 miles	16h 10m
New Orleans LA	1,460 miles	21h 20m
Seattle WA	1,483 miles	22h 40m
Calgary AL	1,606 miles	24h
Vancouver BC	1,619 miles	25h
Minneapolis MN	1,639 miles	26h
Detroit MI	1,979 miles	30h
Orlando FL	2,076 miles	30h

A LOOK AT ARIZONA

Low taxes and small state government means Arizona offers one of the lowest costs of doing business in the U.S., according to the Arizona Commerce Authority. The state also boasts a robust, skilled workforce and ease of transportation to local and international markets.

18.5%

less than national average per capita income going to taxes

2ND LOWEST IN NATION

Government employees per 100 residents
(Source, 2018 ALEC-Laffer State Economic Competitiveness Index)

6TH MOST FAVORABLE IN NATION

Property Taxes

15TH MOST FAVORABLE IN NATION

Unemployment Insurance Tax
(Source, 2018 Tax Foundation State Business Tax Climate Index)

13TH LOWEST IN NATION

Average Workers' Compensation Costs (per \$100 of payroll) (Source, 2018 ALEC-Laffer State Economic Competitiveness Index)

+2 MILLION

Number of Workers Living in Greater Phoenix Area Alone
(Approximately 54 Miles from Eloy)

65 MILLION

Number of people a one-day drive is capable of reaching

+100 CITIES +4 COUNTRIES

(Including Mexico, Canada, England and Germany) Served by Phoenix Sky Harbor International Airport

800 TONS

Daily Amount of Cargo Handled at Phoenix Sky Harbor International Airport

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