

NEC Elliot & Sossaman

Mesa, Arizona

D. L. Slaughter
Company



Available:

**Land & Pads Available
17 AC Can Be Split**

For more information please contact:

Mike Ord
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4742 North 24th Street
Suite 315
Phoenix, AZ 85016
O: 602.957.3553

www.dlslaughterco.com

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Property Highlights:

- Strategically situated near the Phoenix-Mesa Gateway Airport, the ASU Polytechnic campus, Apple Inc.'s new manufacturing plant, and the newly announced Grand Canyon University - Mesa campus.
- 2 miles from 3,200 acres of DMB's newest master-planned community, Eastmark.
- 1 mile from 2000-acre Morrison Ranch master-planned community
- Elliot is a planned 6-lane parkway with raised median
- Full turning access on Sossaman



Demographics:

• Average Income	1 mile \$131,424	3 mile \$98,054	5 mile \$99,064
• Population	1 mile 4,820	3 mile 73,012	5 mile 248,875

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PROJECT DIRECTORY

ARCHITECT:
RKA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

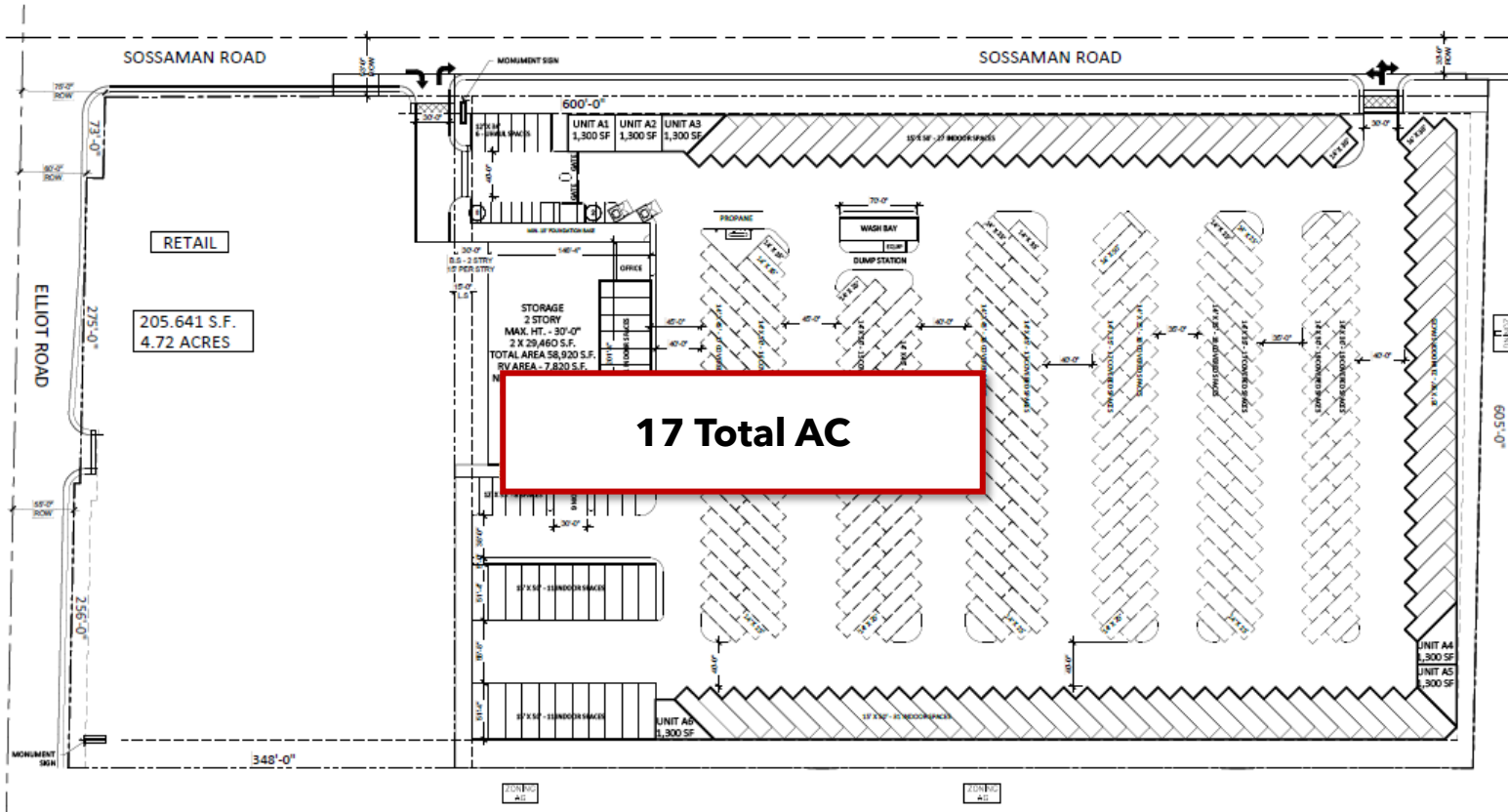
SITE DATA

PARCEL NUMBER: 304-04-807A, 304-04-808A & 304-04-911
EXISTING ZONING: LC
SITE AREA - PER ASSESSOR: 17.988 ACRES (783,575 S.F.)
MAX. BUILDING HEIGHT: 30'-0"

PROPOSED USE: STORAGE

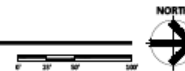
TOTAL RV SPACE SUMMARY

UNIT SIZE	TOTAL	S.F. PER	AREA
15 X 50 INDOOR	101	750	75750
15 X 45 INDOOR	11	675	7425
COVERED UNITS - A	6	1300	7800
14 X 50 COVERED	32	700	22400
14 X 45 COVERED	67	630	42210
14 X 35 COVERED	72	490	35280
14 X 30 COVERED	40	420	16800
14 X 25 COVERED	10	350	3500
12 X 35 SPACES	8	420	3360
12 X 34 UHAUL	6	540	3240
TOTAL	339		211165



SITE PLAN

SCALE: 1" = 50'-0"



ELLIOT AND SOSSAMAN STORAGE

NEC OF ELLIOT ROAD AND SOSSAMAN ROAD
3463 S. SOSSAMAN ROAD MESA AZ 85212
DATE: 10-25-2019 (PRELIMINARY)

SP-1

RKA ARCHITECTS, INC.
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PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com
RKA# 19131.00

CITY OF — REQUIRED PARKING:
GENERAL RETAIL @ 1/-
RESTAURANT / DRIVE THRU @ 1/-
OFFICE/REPS @ 1/-
GENERAL OFFICE @ 1/-
MEDICAL OFFICE @ 1/-

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.





#1 Master Planned Community in AZ

Eastmark is one of the best-selling master-planned communities in America and is ranked the #1 best-selling master planned community in Arizona.



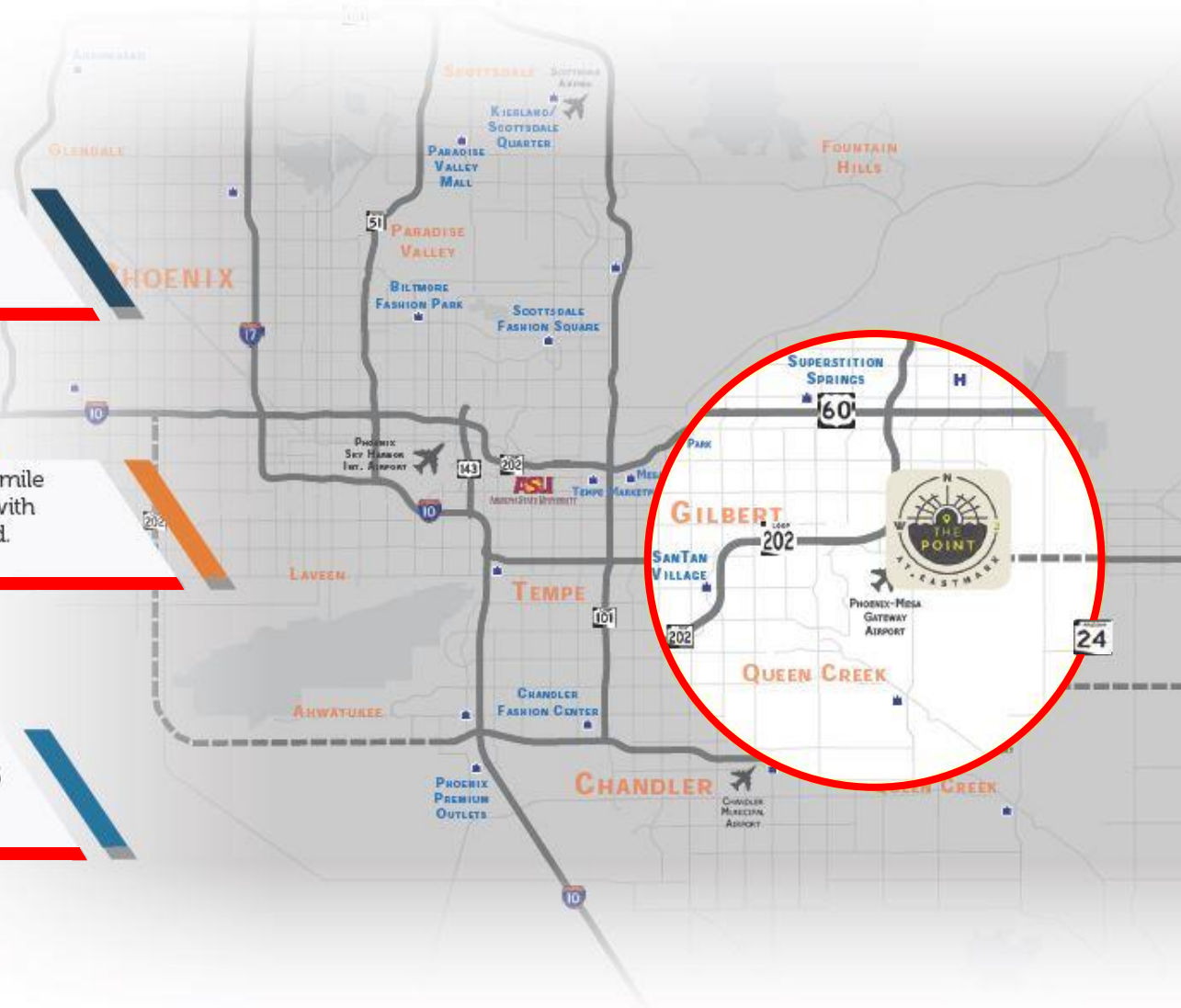
12,000 Planned Units

Eastmark is a ±3,200 acre/5 square mile mixed-use integrated community with approximately 12,000 units planned.



933 Homes Sold in 2018

Eastmark sold 933 homes in 2018; and 919 in 2017. As of Q4 2018 there are another 376 homes under-const and 790 lots permitted.



Mesa to sink \$10 million into Elliot Road expansion for tech corridor

The Republic

Mesa will sink \$10 million into improvements along Elliot Road from Ellsworth to Signal Butte roads to alter the stretch into a "technology corridor."

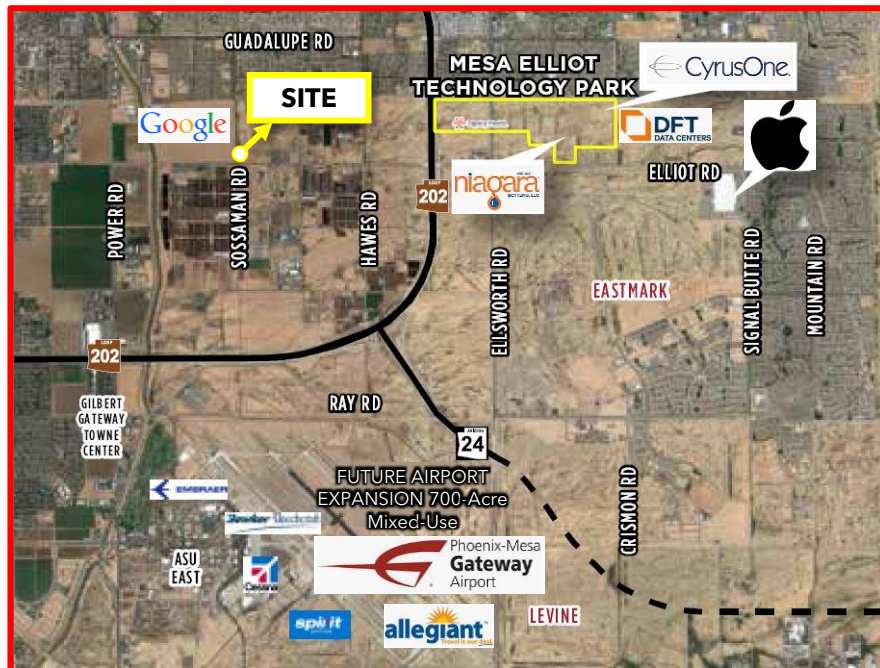
The changes will expand Elliot from a single-lane road to a three-way stretch in both directions. The area, once just another vast stretch of Arizona desert, is now home to some of the fastest growing residential communities in metro Phoenix, including Eastmark, and a \$2 billion Apple "command center."

The City Council voted on a \$10 million contract April 16 with Nesbitt Contracting Company, approving street widening, storm-water harvesting areas, new street lights, landscaping, a new traffic signal and other aesthetic improvements.

The major infrastructure investment comes as leaders hope the once-deserted stretch of desert will turn into a hub for technology companies.

"I see it a lot like Price Road corridor (in Chandler) or like Silicon Valley, once you build it, the others will come," Kevin Thompson, the Mesa councilman representing the district that includes the tech corridor, said.

But whether the \$10 million in improvements is worth the taxpayer investment remains to be seen. The area is expected to see an influx of data centers over the next few years.



Companies that have bought on the Elliot Road tech corridor include:

- Tech-giant Apple is by far the biggest name on the road. The company confirmed in 2017 that it would invest \$2 billion in a "command center" on Elliot and Signal Butte Roads.
- Niagara Bottling announced a 450,000-square-foot highly-automated bottling facility in the area last year, bringing about 50 jobs to Elliot Road.
- Digital Realty, formerly Dupont Fabros, bought more than 50 acres of land with plans to develop a data center, according to the city's economic development office and property records. No specific construction has been announced.
- Technology company EdgeConnex also recently bought property along the corridor with plans to develop a data center, according to city documents. A spokesman would not say how many jobs the proposed data center would bring.
- Not to be confused with EdgeConnex, networking company EdgeCore recently broke ground on a 1.25-million-square-foot data center campus, according to the city. The Denver-based company is investing about \$150 million into the data center.
- Data centers aren't necessarily regional employment centers, according to Bart Hobjin, an economics professor at Arizona State University. They are often highly automated and need few people to operate.
- But Mesa officials are looking beyond the data centers — to the tech companies that will want to "cluster" around the centers, Jabjiniak said.
- "Often data centers attract other high-tech companies," he said.
- That's why the city aims to boost its infrastructure around the area, trumpeting special dark fiber connections useful to companies with high-tech operations.
- Jabjiniak also said the big companies behind the data centers will generate a substantial amount of tax revenue. Mesa isn't offering tax breaks to companies coming to the corridor, instead focusing on boosting infrastructure. The state does, however, offer tax breaks for data centers.
- Hobjin concurs with Mesa's strategy, especially as companies in California relocate to less expensive states, like Arizona.
- "We have the skilled local labor supply," he said.
- **Transforming Elliot Road into a three-lane road**
- The \$10 million in taxpayer dollars will go to installing three lanes in each direction on Elliot, a median and bike lanes. The road will also get new streetlights to match neighboring Eastmark's streetlights, a traffic signal at Crismon Road and signs to advertise the "tech corridor."
- Thompson says the roadway improvements will help neighboring communities such as Eastmark, which need the expanded infrastructure to keep up with the pace of development.
- "I'm hopeful that we'll end up with an employment corridor to go along with that," he said.
- **RELATED: Mesa explores creating innovation district downtown, anchored by ASU**
- The \$10 million came out of money originally set aside to improve Pecos Road and about \$1.8 million from Maricopa County, Thompson said. Mesa recently annexed the roadway from the county for its technology corridor plan.
- Mesa isn't inventing the idea of technology corridors, it's a strategy undertaken by economic developers across the country and in neighboring Chandler's Price Road Corridor. Mesa is also trying to turn its once-sleepy downtown into a hotbed of start-ups, called an innovation district by city planning experts.
- And if the \$10 million gamble pays off, the economic benefits could have an effect beyond Mesa, as people from across metro Phoenix gather around job centers.
- "If a zone like this is a success ... this is not only beneficial for the city of Mesa, this is beneficial for the whole metro area," Hobjin said.

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	5,118		74,881		255,968	
2023 Estimate	4,820		73,012		248,875	
2010 Census	2,835		58,309		187,720	
Growth 2023 - 2028	6.18%		2.56%		2.85%	
Growth 2010 - 2023	70.02%		25.22%		32.58%	
2023 Population by Hispanic Origin						
2023 Population	4,820		73,012		248,875	
White	4,268	88.55%	61,708	84.52%	211,437	84.96%
Black	191	3.96%	3,283	4.50%	10,848	4.36%
Am. Indian & Alaskan	56	1.16%	1,089	1.49%	4,101	1.65%
Asian	124	2.57%	4,081	5.59%	13,047	5.24%
Hawaiian & Pacific Island	27	0.56%	277	0.38%	779	0.31%
Other	154	3.20%	2,574	3.53%	8,662	3.48%
U.S. Armed Forces	0		31		271	

Households						
2028 Projection	1,604		26,589		95,201	
2023 Estimate	1,513		25,922		92,606	
2010 Census	907		20,654		70,008	
Growth 2023 - 2028	6.01%		2.57%		2.80%	
Growth 2010 - 2023	66.81%		25.51%		32.28%	
Owner Occupied	1,276	84.34%	19,055	73.51%	68,185	73.63%
Renter Occupied	237	15.66%	6,868	26.49%	24,421	26.37%

2023 Households by HH Income						
Income: <\$25,000	58	3.83%	2,546	9.82%	10,068	10.87%
Income: \$25,000 - \$50,000	198	13.07%	4,743	18.30%	16,398	17.71%
Income: \$50,000 - \$75,000	273	18.02%	4,606	17.77%	17,038	18.40%
Income: \$75,000 - \$100,000	172	11.35%	3,918	15.11%	12,929	13.96%
Income: \$100,000 - \$125,000	148	9.77%	3,405	13.14%	11,601	12.53%
Income: \$125,000 - \$150,000	164	10.83%	2,685	10.36%	9,202	9.94%
Income: \$150,000 - \$200,000	261	17.23%	2,216	8.55%	8,297	8.96%
Income: \$200,000+	241	15.91%	1,803	6.96%	7,074	7.64%
2023 Avg Household Income	\$131,424		\$98,054		\$99,064	
2023 Med Household Income	\$109,544		\$81,802		\$80,413	

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