

NWC Gantzel & Bella Vista

San Tan Valley, Arizona

D. L. Slaughter
Company



SALLY BEAUTY **FIREHOUSE DISCOUNT** **BIG TIRES** **TIRE**

native Walmart **grill wings** **Supercenter** **USPS.COM**

Dignity Health **verizon** **SKYLINE** **DENTAL GROUP AND ORTHODONTICS**

Hungry Howies **Denny's** **WELLS FARGO**

QT **Little Caesars** **BURGER KING**

KRYSTAL KLEAN AUTO SPA

ups **brakes plus** **ROSATI'S** **McDonald's**

Edward Jones **BARBERSHOP** **Bank of America**

ANYTIME FITNESS

SOUTHWEST TITLE LOANS **PIZZA HUT** **cricket**

CHASE **Firestone** **COMPLETE AUTO CARE**

PAPA JOHN'S **O'Reilly** **SUBWAY**

Great Clips **Jack**

RED ZONE AIR **CT-Nails**

Auto Zone **Johnson Ranch Animal Clinic** **CHEN'S CHINESE RESTAURANT**

BRICKIES **fray's Marketplace**

GREEK ISLANDS GRILL

Available:

Pad(s) Available

Traffic Counts:

Gantzel Rd: 18,371 VPD

For more information please contact:

Mike Ord
mike@dlslaughter.com
C: 602-421-2788

4742 North 24th Street
Suite 315
Phoenix, AZ 85016
O: 602.957.3553
www.dlslaughterco.com

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Property Highlights:

- Over 30,000 cars per day at intersection
- Gantzel Road extension to Hunt Highway is now complete
- Growing trade area with multiple large-scale, active residential masterplans under development (Bella Vista Farms, Quail Run, Magma Ranch, Dobson Farms, The Villages at Copper Basin).
- Limited retail pads available in underserved, San Tan Valley trade area.
- Ideal access, utility availability, and visibility for pad users.



Demographics:

• Average Income	1 mile \$80,812	3 mile \$84,008	5 mile \$90,759
• Population	1 mile 8,079	3 mile 46,150	5 mile 86,854

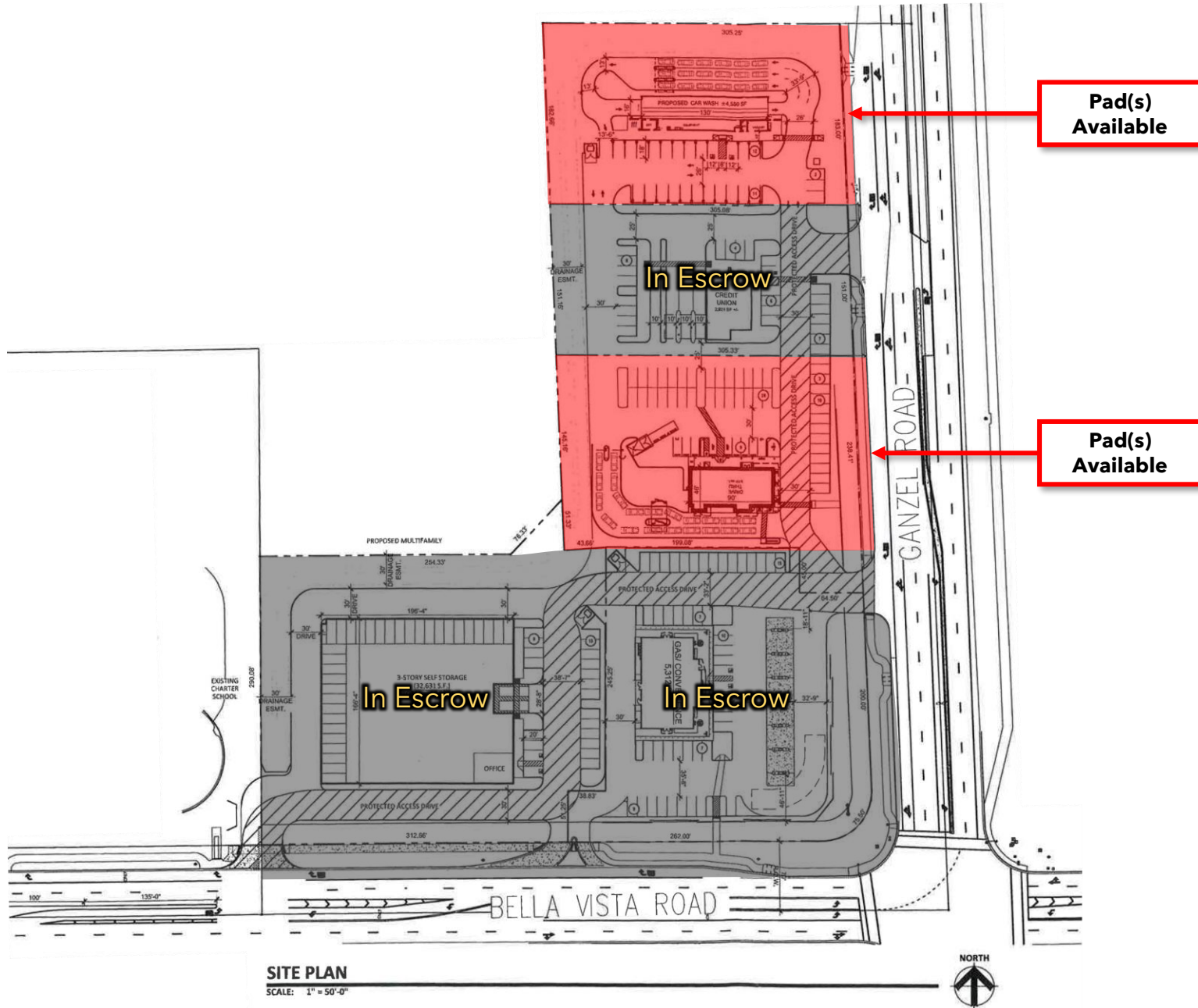
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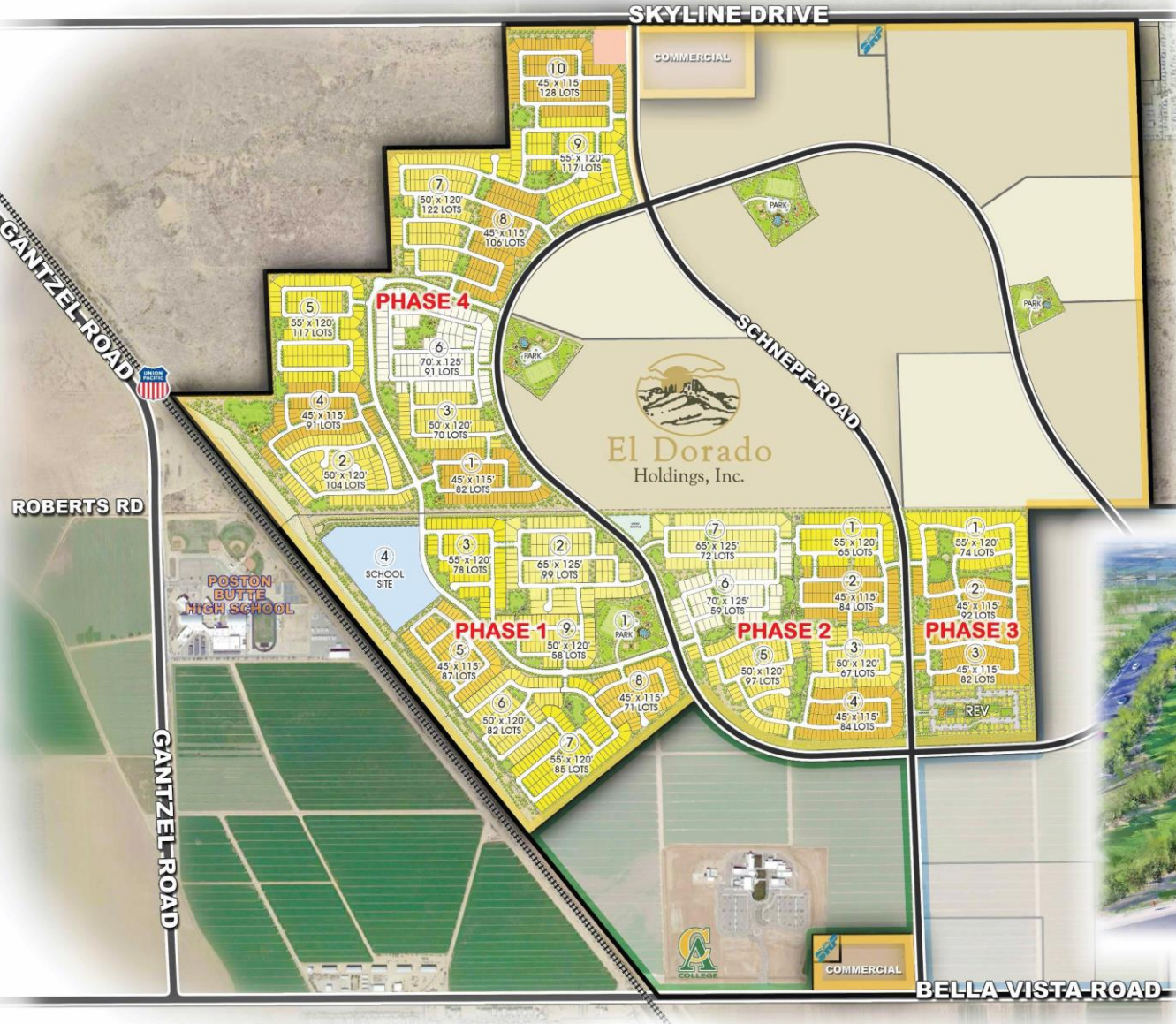
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**BELLA VISTA
FARMS**



Korean electronics giant LG plans \$2.8 billion plant in Queen Creek

Corina Vanek
Reporter
Phoenix Business Journal

South Korea-based electronics giant LG is planning a \$2.8 billion plant in Queen Creek, which town documents say will create 2,800 jobs and include 1 million square feet of new development.

Queen Creek Town Council voted at its March 16 meeting on a development agreement and foreign trade zone recommendation for ES America LLC for 300 acres of land that are part of a larger, 650-acre parcel that will be sold at an Arizona State Land Department auction on April 19. The items were approved 5-2 without discussion from the Council. Councilmembers Leah Martineau and Emilena Turley voted against approval.

City documents show that the company chose Queen Creek after a "national search involving multiple states and regions." According to the Arizona Corporation Commission, LG Energy Solution Ltd. is principal of ES America.

City documents do not specify the exact use for the plant, simply calling it an "advanced manufacturing facility." City documents refer to the LG plant as



*Nikola, which has its semitruck manufacturing plant in Pinal County, inked a battery supply deal in October 2021 with LG Energy Solution.
PROVIDED BY NIKOLA*

"Project Alpha." LG Energy Solution and electric truck manufacturer Nikola Corp. announced in October 2021 that they had entered into a battery supply agreement. That agreement would supply Nikola trucks with LG batteries from 2022 to 2029.

When reached by the Business Journal, a representative from LG declined to comment.

According to the development agreement, ES America would begin production at the Valley facility in 2024. The town agreed to defer all building and permitting fees for the project, and upon completion, if the project meets the promise of creating 2,800 jobs, the town will waive the deferred fees. Pinal County will also reimburse the company training costs of \$3,000 per Pinal County resident employed and \$1,500 per non-Pinal County resident employed.

A foreign trade zone designation provides a property tax benefit by reducing the real and personal property tax assessment ratio to 5% from 18%.

LG will still have to buy the land at a public auction on April 19. The starting bid for the land is \$84.44 million.

In December, the Town Council unanimously approved rezoning the 600 acres of land controlled by the Arizona State Land Department for employment uses. The site is bounded to the south by Germann Road and to the west by Ironwood Drive.

The Phoenix area has become a landing spot for large-scale battery manufacturing and electric and alternative-fuel vehicle manufacturers. For example, KORE Power Inc., an Idaho-based battery cell developer, is building a \$500 million plant in Buckeye where it plans to employ 3,000 people.

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	8,057		46,787		89,020	
2023 Estimate	8,079		46,150		86,854	
2010 Census	7,522		38,528		66,704	
Growth 2023 - 2028	-0.27%		1.38%		2.49%	
Growth 2010 - 2023	7.40%		19.78%		30.21%	
2023 Population by Hispanic Origin	2,208		12,100		24,294	
2023 Population	8,079		46,150		86,854	
White	6,722	83.20%	38,321	83.04%	73,415	84.53%
Black	584	7.23%	3,416	7.40%	5,600	6.45%
Am. Indian & Alaskan	185	2.29%	1,156	2.50%	2,155	2.48%
Asian	170	2.10%	1,052	2.28%	1,941	2.23%
Hawaiian & Pacific Island	28	0.35%	262	0.57%	372	0.43%
Other	391	4.84%	1,943	4.21%	3,371	3.88%
U.S. Armed Forces	24		67		71	
Households						
2028 Projection	2,496		14,689		27,825	
2023 Estimate	2,497		14,482		27,113	
2010 Census	2,306		12,039		20,528	
Growth 2023 - 2028	-0.04%		1.43%		2.63%	
Growth 2010 - 2023	8.28%		20.29%		32.08%	
Owner Occupied	1,861	74.53%	10,907	75.31%	21,128	77.93%
Renter Occupied	636	25.47%	3,575	24.69%	5,985	22.07%
2023 Households by HH Income						
Income: <\$25,000	203	8.13%	1,434	9.90%	2,573	9.49%
Income: \$25,000 - \$50,000	492	19.70%	2,745	18.95%	4,790	17.67%
Income: \$50,000 - \$75,000	493	19.74%	3,666	25.31%	6,181	22.80%
Income: \$75,000 - \$100,000	687	27.51%	2,244	15.49%	4,309	15.89%
Income: \$100,000 - \$125,000	269	10.77%	1,889	13.04%	3,720	13.72%
Income: \$125,000 - \$150,000	216	8.65%	1,012	6.99%	2,080	7.67%
Income: \$150,000 - \$200,000	111	4.45%	1,122	7.75%	2,252	8.31%
Income: \$200,000+	26	1.04%	372	2.57%	1,208	4.46%
2023 Avg Household Income	\$80,812		\$84,008		\$90,759	
2023 Med Household Income	\$77,202		\$70,888		\$75,073	

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