

NWC Olive Ave & Citrus Rd

Surprise, Arizona

D. L. Slaughter
Company



Available:

Pads Available

• 2022 Average Income

| | 1 mile | 3 mile | 5 mile |
|--|-----------|-----------|-----------|
| | \$111,275 | \$121,340 | \$111,405 |

For more information please contact:

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Property Highlights:

- Centered in one of the hottest growing trade areas in the Valley, with extremely limited pad inventory.
- Pads enjoy great access and visibility to both Olive and Citrus Roads
- Already over 8,500 students enrolled in schools within 3 miles of the site
- Trade area west of 303 underserved by all retail pad categories
- Existing trade area population of 30,000 people just doubled and is now set to triple to over 100,000 by 2026
- Meritage Homes, Lennar, Garrett Walker, Mattamy, Beazer, Gehan, Richmond American, Elliot, and Toll Brothers all have communities under construction right now!



Demographics:

| | 1 mile | 3 mile | 5 mile |
|------------------|---------------------|---------------------|---------------------|
| • Average Income | 1 mile \$105,779 | 3 mile \$115,335 | 5 mile \$105,383 |
| • Population | 1 mile 6,292 | 3 mile 20,338 | 5 mile 82,581 |

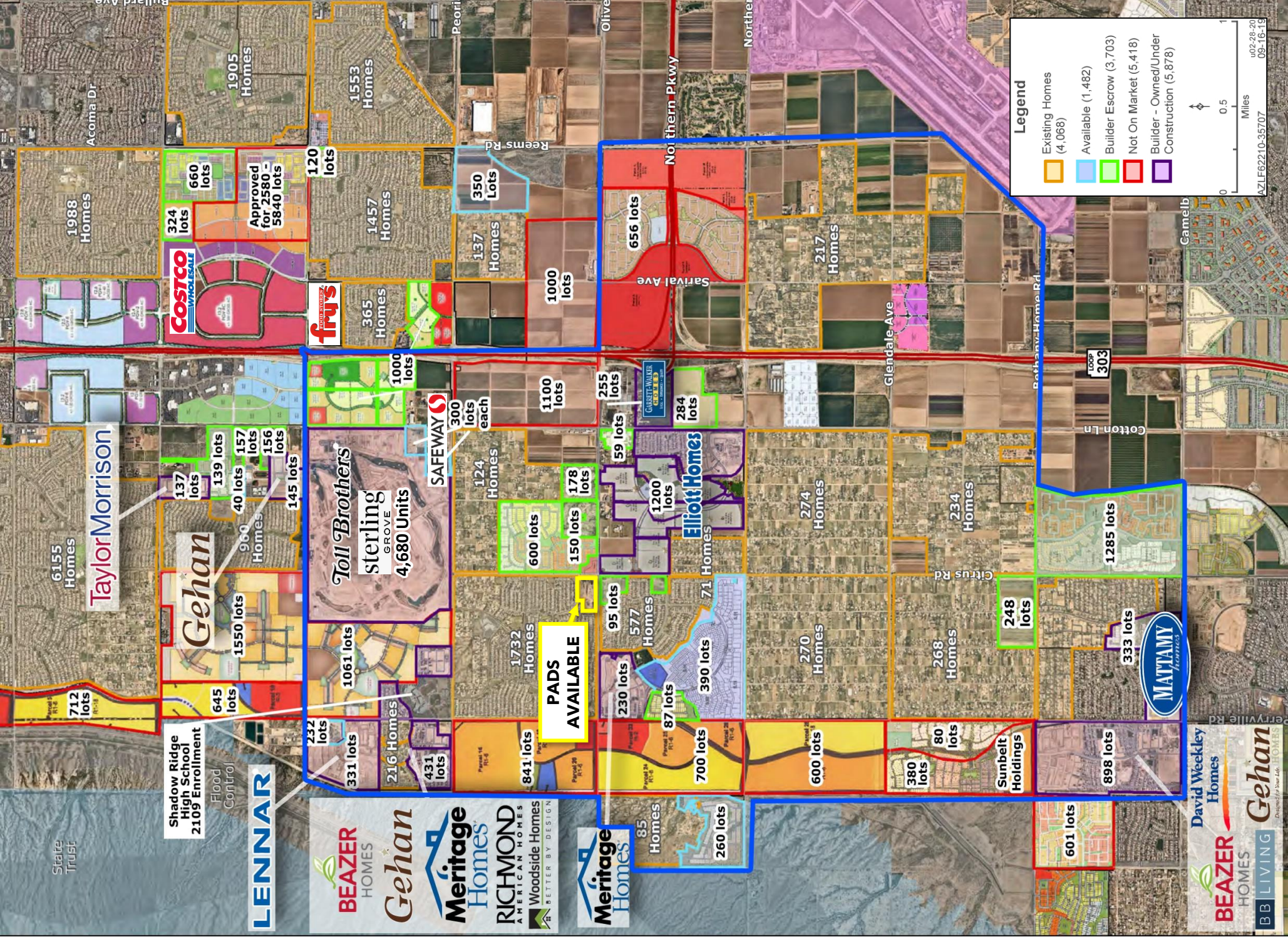
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Legend

- Existing Homes (4,068)
- Available (1,482)
- Builder Escrow (3,703)
- Not On Market (5,418)
- Builder - Owned/Under Construction (5,878)

0 0.5 1 Miles

AZLF62210-35707 1002-28-20 09-16-19

PADS AVAILABLE

Shadow Ridge High School 2109 Enrollment Flood Control

LENNAR

BEAZER HOMES
Gehan
Meritage Homes
RICHMOND AMERICAN HOMES
 Woodside Homes
 BETTER BY DESIGN

Meritage Homes

BEAZER HOMES
BLIVING
Gehan
 Sunbelt Holdings
 David Weekley Homes
 MATTAMY

Taylor Morrison

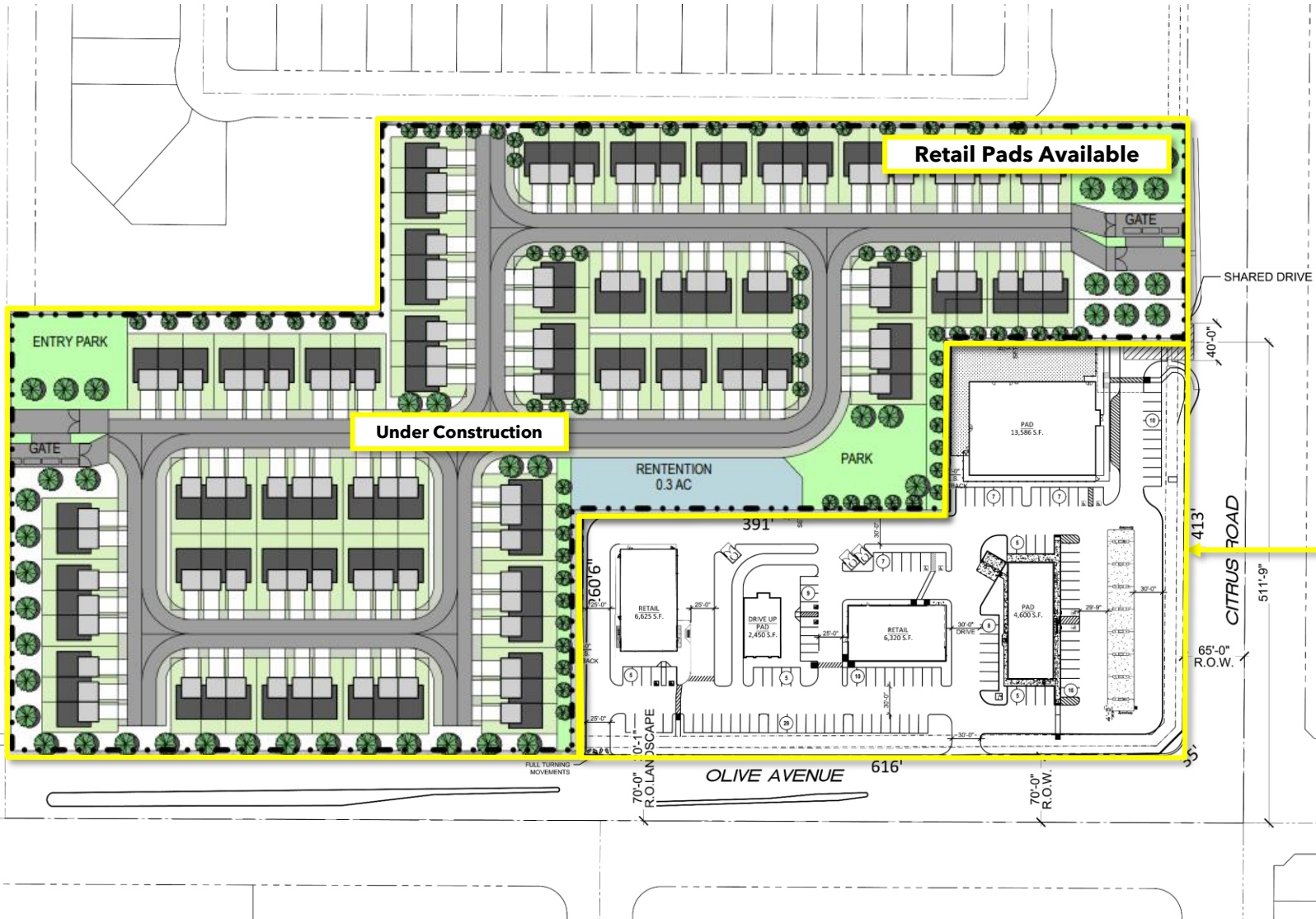
Gehan

Toll Brothers
 sterling GROVE
 4,680 Units

SAFeway

Elliot Homes

MATTAMY



SITE DATA

PARCEL SIZE: 211,325 S.F.
NET AREA OF ROW: 198,804 S.F.

PADS AVAILABLE

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

SITE PLAN
SCALE: 1" = 50'-0"

COMMERCIAL DEVELOPMENT
NWC OLIVE AVENUE AND CITRUS ROAD
MARICOPA COUNTY, AZ
DATE: 11-30-22 (PRELIMINARY)



SP-1

#21031.50



**Already 50%
Built Out!**

Company

Toll Brothers moves forward on 800-acre Surprise community

Development is part of expansive master-planned community in the northwest Valley - Phoenix Business Journal

Toll Brothers Inc. is moving dirt in Surprise for an 800-acre community it has named Sterling Grove.

Construction of 14 model homes can be seen by drivers on Loop 303 in the West Valley, said Bob Flaherty, Arizona division president for Horsham, Pennsylvania-based Toll Brothers (NYSE: TOL).

The company will invest about \$250 million to develop Sterling Grove, Flaherty said, which is within the 3,200-acre Prasad master-planned community being developed by a partnership composed of Salt Lake City-based Suburban Land Reserve Inc., Macerich Development, WDP Partners and RED Development. That entire community is on both sides of Loop 303, between Greenway Road and Peoria Avenue.

"The entry has been graded and we're getting ready to break ground on the garden gate," he said. "We're starting to fill our first lakes with water out there, and the golf course has been completely shaped. All of this is really coming together."

The semi-private golf club – also named Sterling Grove – will be managed by Scottsdale-based Troon, the world's largest golf management company providing services at more than 460 locations around the globe.

The golf club will become an exclusive private club reserved for members and their guests, but it will be open to daily-fee and unaccompanied non-member play when the course opens in the winter of 2020 as the community builds out.

Erik Peterson and Araceli Frausto with PHX Architecture are the architects on the project.

Flaherty said everything is on track to begin home sales in January 2020.

"The West Valley is a great growth market right now," Flaherty said. "It's exploding with new business, new homes, commercial. It really has come into its own as a robust place to work and live."

| Radius | 1 Mile | | 3 Mile | | 5 Mile | |
|------------------------------------|--------|--------|--------|--------|--------|--------|
| Population | | | | | | |
| 2028 Projection | 6,786 | | 23,343 | | 88,002 | |
| 2023 Estimate | 6,473 | | 21,907 | | 84,269 | |
| 2010 Census | 4,581 | | 13,234 | | 61,767 | |
| Growth 2023 - 2028 | 4.84% | | 6.55% | | 4.43% | |
| Growth 2010 - 2023 | 41.30% | | 65.54% | | 36.43% | |
| 2023 Population by Hispanic Origin | 1,739 | | 5,599 | | 18,921 | |
| 2023 Population | 6,473 | | 21,907 | | 84,269 | |
| White | 5,278 | 81.54% | 17,537 | 80.05% | 67,440 | 80.03% |
| Black | 567 | 8.76% | 1,823 | 8.32% | 6,961 | 8.26% |
| Am. Indian & Alaskan | 86 | 1.33% | 349 | 1.59% | 1,214 | 1.44% |
| Asian | 287 | 4.43% | 1,283 | 5.86% | 4,693 | 5.57% |
| Hawaiian & Pacific Island | 8 | 0.12% | 43 | 0.20% | 265 | 0.31% |
| Other | 248 | 3.83% | 872 | 3.98% | 3,697 | 4.39% |
| U.S. Armed Forces | 83 | | 268 | | 1,768 | |

| | | | | | | |
|--------------------|--------|--------|--------|--------|--------|--------|
| Households | | | | | | |
| 2028 Projection | 2,147 | | 7,632 | | 28,458 | |
| 2023 Estimate | 2,043 | | 7,141 | | 27,187 | |
| 2010 Census | 1,417 | | 4,179 | | 19,560 | |
| Growth 2023 - 2028 | 5.09% | | 6.88% | | 4.68% | |
| Growth 2010 - 2023 | 44.18% | | 70.88% | | 38.99% | |
| Owner Occupied | 1,856 | 90.85% | 5,988 | 83.85% | 21,611 | 79.49% |
| Renter Occupied | 186 | 9.10% | 1,152 | 16.13% | 5,576 | 20.51% |

| | | | | | | |
|-------------------------------------|-----------|--------|-----------|--------|-----------|--------|
| 2023 Households by HH Income | | | | | | |
| Income: <\$25,000 | 106 | 5.19% | 292 | 4.09% | 1,146 | 4.21% |
| Income: \$25,000 - \$50,000 | 193 | 9.45% | 701 | 9.82% | 3,261 | 11.99% |
| Income: \$50,000 - \$75,000 | 255 | 12.48% | 912 | 12.77% | 4,344 | 15.98% |
| Income: \$75,000 - \$100,000 | 549 | 26.87% | 1,407 | 19.71% | 5,488 | 20.18% |
| Income: \$100,000 - \$125,000 | 368 | 18.01% | 1,431 | 20.04% | 5,038 | 18.53% |
| Income: \$125,000 - \$150,000 | 161 | 7.88% | 690 | 9.67% | 2,941 | 10.82% |
| Income: \$150,000 - \$200,000 | 276 | 13.51% | 973 | 13.63% | 2,814 | 10.35% |
| Income: \$200,000+ | 135 | 6.61% | 733 | 10.27% | 2,157 | 7.93% |
| 2023 Avg Household Income | \$111,275 | | \$121,340 | | \$111,405 | |
| 2023 Med Household Income | \$96,288 | | \$104,498 | | \$97,063 | |

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