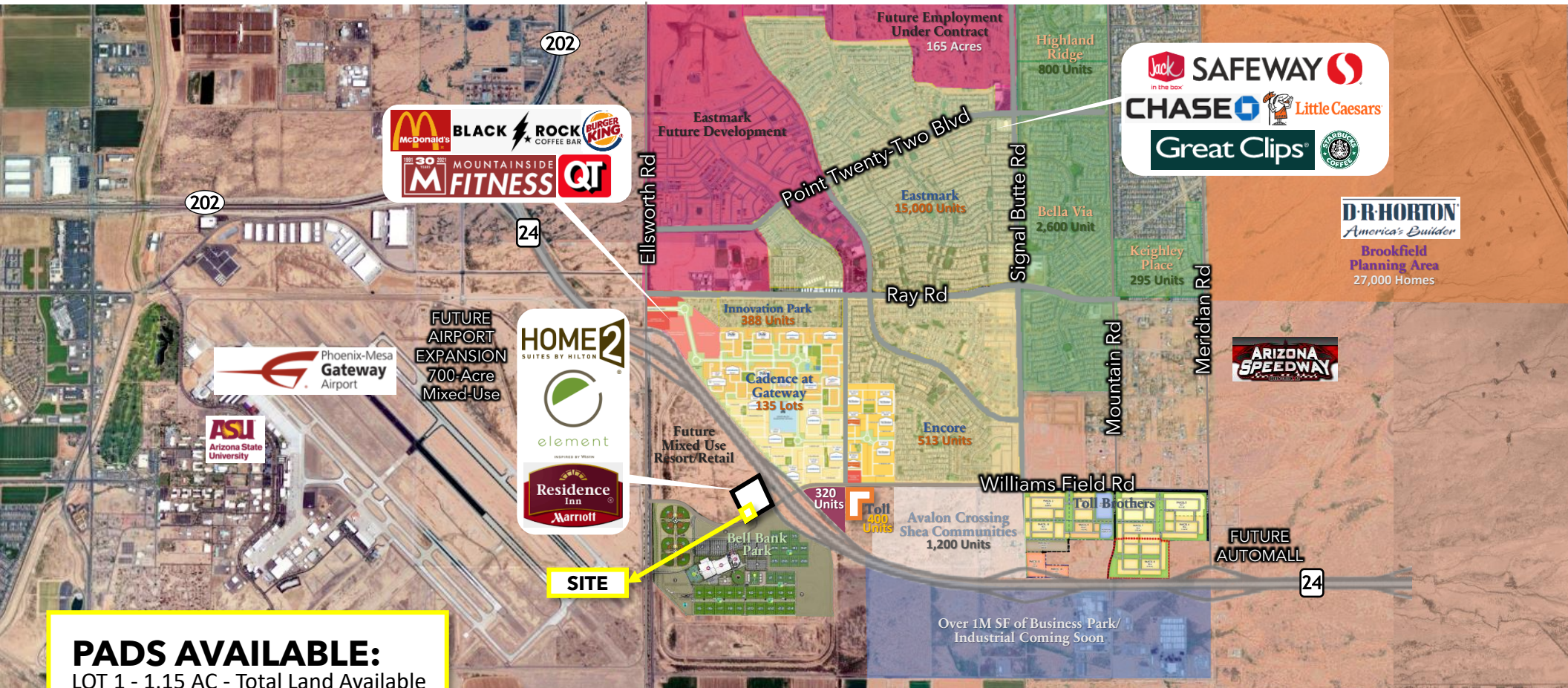


# NWC SR 24 & Williams Field Rd

Mesa, AZ

**D. L. Slaughter**  
**Company**

## EASTMARK FREEWAY PAD SITE



**PADS AVAILABLE:**  
LOT 1 - 1.15 AC - Total Land Available

4,500 SF - RETAIL  
3,100 SF - RESTAURANT  
7,600 SF - Total PAD Space Available



For more information please contact:

**Mike Ord**  
mike@dlslaughter.com  
C: 602.421.2788

4742 North 24th Street  
Suite 315  
Phoenix, Arizona 85016

O: 602.957.3553

www.dlslaughterco.com

The information contained herein has either been given to us by the property or obtained by sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Vacancy factors used herein are the arbitrary percentage used only as an example. It does not necessarily relate to actual vacancy, if any. The value of this investment is dependent upon these estimates and assumptions made above, as well as investment income, the tax bracket, and other factors which your tax advisor and/or legal counsel should evaluate. THE PROSPECTIVE BUYER SHOULD CAREFULLY VERIFY EACH ITEM OF INCOME, EXPENSE AND ALL OTHER INFORMATION CONTAINED HEREIN. 2/2023

# NWC SR 24 & Williams Field Rd

Mesa, AZ

*D. L. Slaughter  
Company*

## EASTMARK FREEWAY PAD SITE

### Property Highlights:

- Site just a "stone's throw" from the 25th most visited sports venue in the COUNTRY, Bell Bank Park
- Last available retail pad sites in hot, Eastmark trade area.
- Nearby Bell Bank Park (Legacy Sports Complex) now fully operational, and host to over 5 million visitors per year, with over half coming in from out of town.
- Sites conveniently situated at the going home side of Williams Field, right off the SR 24 full interchange, and directly across from Bell Bank Park.
- Over 1,000 new housing units planned or under construction within 1 mile of the site.
- Adjacent to Eastmark (15,000 homes), ranked among the top master-planned communities in the US, and number ONE in AZ
- SR 24 Extension from Ellsworth Road to Ironwood to be complete by end of 2022
- 700 AC Phoenix-Mesa Gateway Airport major expansion underway less than a mile from the site.
- Cadence at Gateway (over 2,000 housing units) directly across from site to the north.
- 200 AC, "Kierland/Scottsdale Quarter" style mixed-use project is in planning to SR-24/Williams Field, ½ mile away from the site.



Gulf Stream project and the other industrial projects coming on Pecos. Our JV project with Merit is for 44 acres north of Pecos.

### Demographics:

	1 mile	3 mile	5 mile
• Average Income	\$92,142	\$114,332	\$120,093
• Population	7,134	76,575	214,372

For more information please contact:

**Mike Ord**  
mike@dlslaughter.com  
C: 602.421.2788

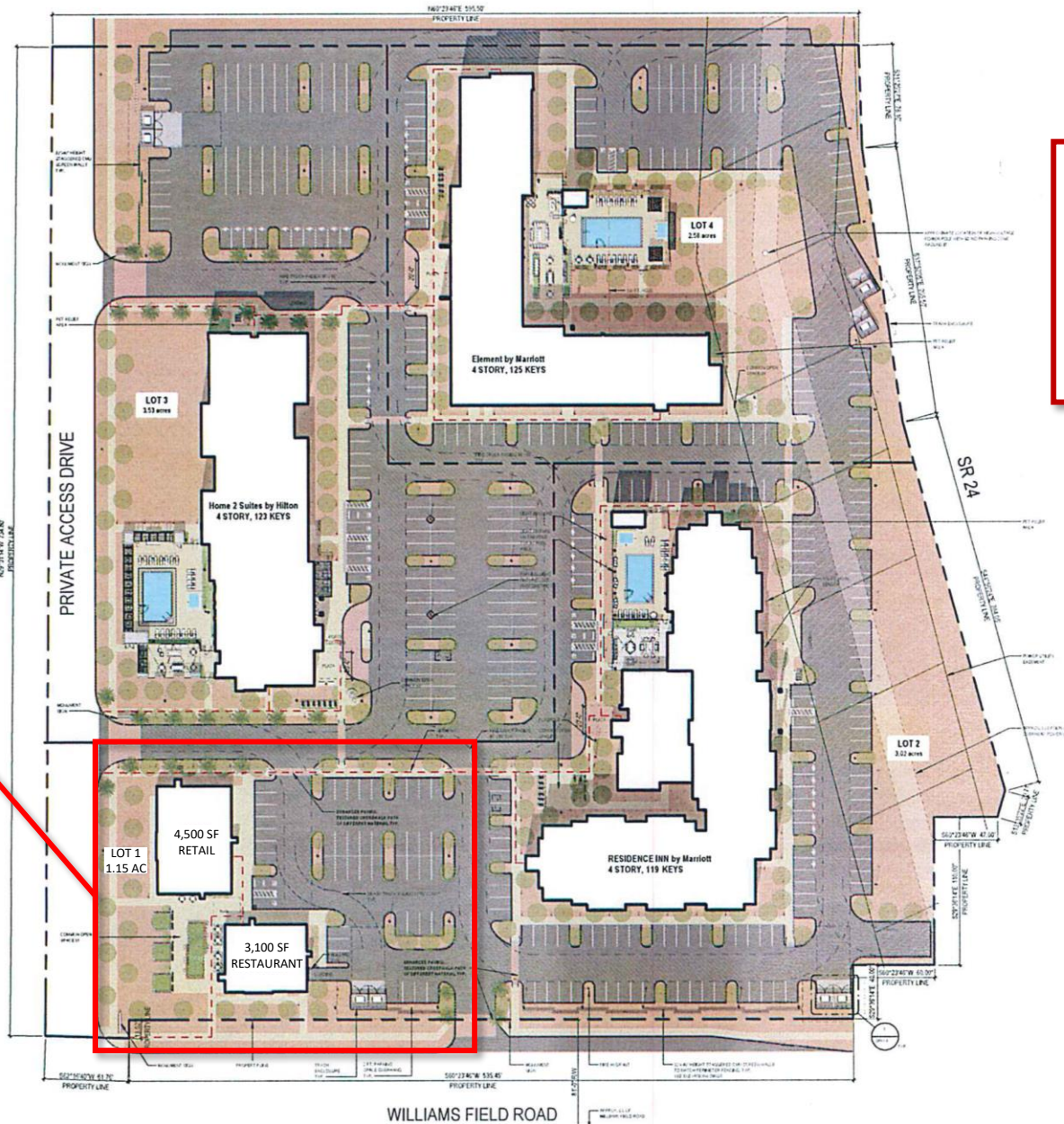
4742 North 24th Street  
Suite 315  
Phoenix, Arizona 85016

O: 602.957.3553

www.dlslaughterco.com

**PADS AVAILABLE:**  
LOT 1 - 1.15 AC - Total Land Available  
  
4,500 SF - RETAIL  
3,100 SF - RESTAURANT  
7,600 SF - Total PAD Space Available

**PADS  
AVAILABLE**



MASTER SITE PLAN  
1" = 40'-0"

LEGACY GATEWAY HOTELS

9630 E WILLIAMS FIELD ROAD, MESA AZ



## Nation's largest homebuilder to build 5,000 homes in East Valley

Phoenix Business Journal  
By Angela Gonzales  
April 4, 2023

A rendering of one of the 5,000 homes being built in the East Valley, with views of the Superstition Mountains.

D.R. Horton Inc. (NYSE: DHI) launched a soft opening of its Radiance at Superstition Vistas master-planned community that eventually will boast 5,000 homes in the far East Valley.

Two models are open at Radiance, which is at the base of Superstition Mountains in Apache Junction, about 36 miles from downtown Phoenix.

"It took a lot of people and a huge amount of cooperation and hard work from the city of Apache Junction to build and open a subdivision like Radiance," said Brent Davis, president of D.R. Horton's Phoenix East Division. "Both the city and D.R. Horton thought it would be great to have an opportunity for all those involved to visit the project and see the result of all the time and effort that has been put into the project."

D.R. Horton currently is offering seven floor plans ranging from three to four bedrooms and two to 2.5 bathrooms that will range between 1,432 to 1,884 square feet.

For a look at some of the homes D.R. Horton plans to build at Radiance, click through the gallery below:

Within the next couple of months, plans call for additional product lines to expand square footage range from an estimated 1,300 to 2,500 square feet.

"As we bring on new phases, we expect to expand our offering to include up to 15 floor plans and homes that will include a third bathroom and a fifth bedroom," he said. "We offer buyers a variety of color combinations,

elevation styles and floor plans from which to choose."

With pricing subject to change, homes currently are priced from the high \$300,000s to the high \$400,000s.

The community will include an amenity building and pool, along with multiple parks with ramadas, playgrounds and barbecues.

"The demand has been strong at Radiance," Davis said. "Our well-priced homes make this highly desirable East Valley location open to a wide group of buyers who otherwise might have been priced out of this area." An influx of jobs and growth in the East Valley over the last few years is expected to continue, he said.

"This, combined with the existing amenities in the East Valley, along with easy access to the Phoenix metro makes Radiance an extremely desirable area for homebuyers," he said.

### Brookfield's plans

Radiance is nearly two miles east of Eastmark, a master-planned community in Mesa developed by Brookfield Residential and DMB Associates Inc.

Eastmark, which has been recognized as one of the nation's best selling master-planned communities for the past several years, is nearly sold out.

As a result, Brookfield teamed with D.R. Horton a few years ago to buy nearby state land.

In November 2020, D.R. Horton was the winning bidder in an Arizona State Land Department auction, paying \$245.5 million for 2,783 acres.



*D.R. Horton Inc.*

By October 2021, they received unanimous approval from Apache Junction City Council for a master-planned community previously called Superstition Vistas, where D.R. Horton and Brookfield would each develop 5,000 homes.

While D.R. Horton will build all of the homes at Radiance, Brookfield will build some of its homes at its community called Blossom Rock and also will sell lots to other homebuilders, said Dea McDonald, president of the Arizona Land and Housing Group for Brookfield.

McDonald said he's planning a grand opening of Blossom Rock with several builders in the early second quarter of 2024, but said it's too early to identify those builders.

Meanwhile, D.R. Horton and Brookfield will work together to build a nonpotable water system for irrigation at both their communities.

"As we all know, water is a very important topic for the Phoenix area," Davis said. "To help reduce potable water usage, we plan to install a nonpotable water system for the common area irrigation, as well as installing climate-appropriate landscaping as part of our included front yard landscape packages."

As with most master-planned communities, a portion of the land is set aside for commercial use, including multifamily rental units.

"There are currently two planned commercial sites, along with multiple build-to-rent and multifamily sites within Radiance," Davis said.

## Mesa youth sports complex one of the most visited venues in the US

From the Phoenix Business Journal: Sep 29, 2022

Bell Bank Park, the mega complex for youth and amateur sports in southeast Mesa, has seen more than 3 million visitors during the first nine months of the year, making it one of the most popular sports facilities in the country, Legacy Sports USA, the company that owns and operates Bell Bank Park, announced Thursday.

As Bell Bank Park, which opened in January 2022, enters the fourth quarter of its first year in operation, it is ranked 25th in attendance for all sports venues in the country. At one point it was up to 16th, just behind Yankee Stadium, Dodger Stadium and Fenway Park.

Compared to other Arizona facilities, Bell Bank Park has seen more visitors than Chase Field, State Farm Stadium and Footprint Center in 2022.



BRANDON BROWN | PHOENIX BUSINESS JOURNAL  
One of the many sports fields at Bell Bank Park in southeast Mesa

The 320-acre facility has already hosted more than 225 sports competitions this year. It has also been home to several concerts and events like the Arizona Strong Beer Festival and the La Mesa RV Shows.

"Bell Bank Park is a massive project, and while we hit a few speedbumps early on due to the challenges of the Covid pandemic, labor shortages and supply chain issues, we are excited to see the facility thriving as we look to close out our first year in operation," Chad Miller, the CEO of Legacy Sports USA, said in a statement.

Earlier this month, the Business Journal reported that a Las Vegas developer wants to build three hotels and 7,600 square feet of retail and restaurant spaces just north of the Bell Bank Park. The venue's location in southeast Mesa is surrounded by a lot of vacant land. New hospitality and food and beverage amenities in the area would primarily serve Bell Bank Park visitors.

Bell Bank Park is one of the largest sports complexes in the United States, and with dozens of facilities - including a 3,000-seat outdoor stadium, a 2,800-seat indoor arena, 35 soccer/lacrosse/football fields, 57 indoor volleyball courts, eight baseball and softball fields, 20 basketball courts and more - it can hold multiple events at a time, bringing thousands of people a day to the complex. It cost more than \$230 million to construct.

Even before the complex opened, Miller told the Business Journal that one of Legacy's strategies was to sign 10-year deals with sporting organizations to make sure there were events booked for years to come.

## 10,000 new homes will be built in Apache Junction

By Reyna Preciado - October 13, 2021

The recent approval of a master-planned community in Apache Junction could increase the city's population by 25,000 within the next 10 years. Last week the City Council approved plans that will bring more than 10,000 homes to the area.

Developers Brookfield and D.R. Horton purchased over 2,700 acres of land last year that will be used for the master-planned community. Apache Junction Mayor Chip Wilson says planning is important to manage the city's growth.

"This is all going to be planned, so that we control the growth into our community. So it's not just a haphazard, put-together situation," said Wilson.

The city's development services director, Larry Kirch, says he hopes the developers consider housing prices as they move forward.

"Well, we have two different developers. They have two different business models, if you will. The first developer, I think, will develop houses that are relatively affordable in the market. I mean today's day and age we're seeing starter homes in over \$300,000, so \$350. So having that supply for first-time home buyers will help," Kirch said.

Building permits are expected by the middle of next year, and D.R. Horton expects to have model homes available by January 2023.

## Bell Bank Park: New sports complex in Mesa opens doors to people across the U.S.

By Steve Nielsen - January 9, 2022

MESA, Ariz. - It used to be a plot of desert in Mesa, but this weekend, it's now home to one of the premier sports complexes in the world: Bell Bank Park.

"One of its kind," said Phoenix resident Angelo Hughes. "Like, I think this is completely raising the bar in my opinion."

The new park is 320 acres.

"We had basketball over here, pickle ball over there," Hughes said. "Soccer right outside. It's like [a] one stop shop for everything you need."

The massive facility near the airport has finally opened, welcoming 65,000 people over the course of three days.

"We've been to many in Vegas, Colorado, California, but nothing like this," said Chandler resident Debbie Villanueva. "This is fantastic."

Not just locals, but people from across the country are coming to visit. And it's a trend that will continue every week.

"We're going to have teams traveling from out of town, staying in hotels, renting rental cars, restaurants, shops, things of that nature, this is a great shot in the arm for our community," said Rodney Reese with Bell Bank Park.

Reese was brought in from another massive sports complex like this in Florida, but he says Bell Bank Park is in a league of its own.

"The size of the park, the amenities, the video packages...there's nothing like this in the world," Reese said.

There's the classics, like soccer and basketball, but there's also futsal and pickleball.

"Usually we're just in gyms, rent out gyms and play, but this one's made specifically for futsal," said Chandler resident Gabriel Villanueva. "Everything's brand new, and it's really awesome."

Families need maps just to navigate the new facility, and it's actually still under construction. The main walkway will have restaurants, performances, concerts and events weekly.

Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2027 Projection	7,482		79,987		223,589	
2022 Estimate	7,134		76,575		214,372	
2010 Census	4,764		53,163		142,773	
Growth 2022 - 2027	4.88%		4.46%		4.30%	
Growth 2010 - 2022	49.75%		44.04%		50.15%	
<b>2022 Population by Hispanic Origin</b>						
2022 Population	7,134		76,575		214,372	
White	5,359	75.12%	60,762	79.35%	177,963	83.02%
Black	450	6.31%	4,522	5.91%	10,052	4.69%
Am. Indian & Alaskan	227	3.18%	1,215	1.59%	3,048	1.42%
Asian	712	9.98%	6,306	8.24%	14,676	6.85%
Hawaiian & Pacific Island	28	0.39%	227	0.30%	569	0.27%
Other	358	5.02%	3,543	4.63%	8,063	3.76%
U.S. Armed Forces	20		76		124	
<b>Households</b>						
2027 Projection	2,516		27,158		76,287	
2022 Estimate	2,385		25,813		72,799	
2010 Census	1,507		16,812		46,215	
Growth 2022 - 2027	5.49%		5.21%		4.79%	
Growth 2010 - 2022	58.26%		53.54%		57.52%	
Owner Occupied	1,390	58.28%	18,559	71.90%	55,807	76.66%
Renter Occupied	995	41.72%	7,254	28.10%	16,992	23.34%
<b>2022 Households by HH Income</b>						
Income: <\$25,000	153	6.41%	1,495	5.79%	4,530	6.22%
Income: \$25,000 - \$50,000	466	19.52%	3,160	12.24%	8,787	12.07%
Income: \$50,000 - \$75,000	405	16.97%	3,989	15.46%	11,655	16.01%
Income: \$75,000 - \$100,000	439	18.39%	4,732	18.33%	10,684	14.68%
Income: \$100,000 - \$125,000	407	17.05%	3,789	14.68%	10,682	14.67%
Income: \$125,000 - \$150,000	238	9.97%	2,949	11.43%	8,461	11.62%
Income: \$150,000 - \$200,000	207	8.67%	3,325	12.88%	9,281	12.75%
Income: \$200,000+	72	3.02%	2,371	9.19%	8,717	11.97%
2022 Avg Household Income	\$92,142		\$114,332		\$120,093	
2022 Med Household Income	\$84,652		\$97,511		\$101,738	

2/7/2023

For more information please contact:

**Mike Ord**  
mike@dlslaughter.com  
C: 602.421.2788

4742 North 24th Street  
Suite 315  
Phoenix, Arizona 85016

O: 602.957.3553

www.dlslaughterco.com