

SUNHILL PROJECT

PINAL COUNTY, ARIZONA

EXCLUSIVELY LISTED BY



MARKET OVERVIEW

Sunhill Project



Mesa Tech Park

Google	Meta
EdgeCore <small>Designed for Density</small>	NTT
COMARCH	Apple
edged	amazon

Mesa Gateway Airport

DIGITAL REALTY

CyrusOne

intel

NTT

aws

LG Energy Solution

SRP Solar Project

SRP Abel Substation

Sunhill Project

Dobson Tech Park

JUDD CORRIDOR AERIAL

Sunhill Project

Dobson Tech Park

Attaway Road

Felix Road

Sunhill Project

 Solar Project

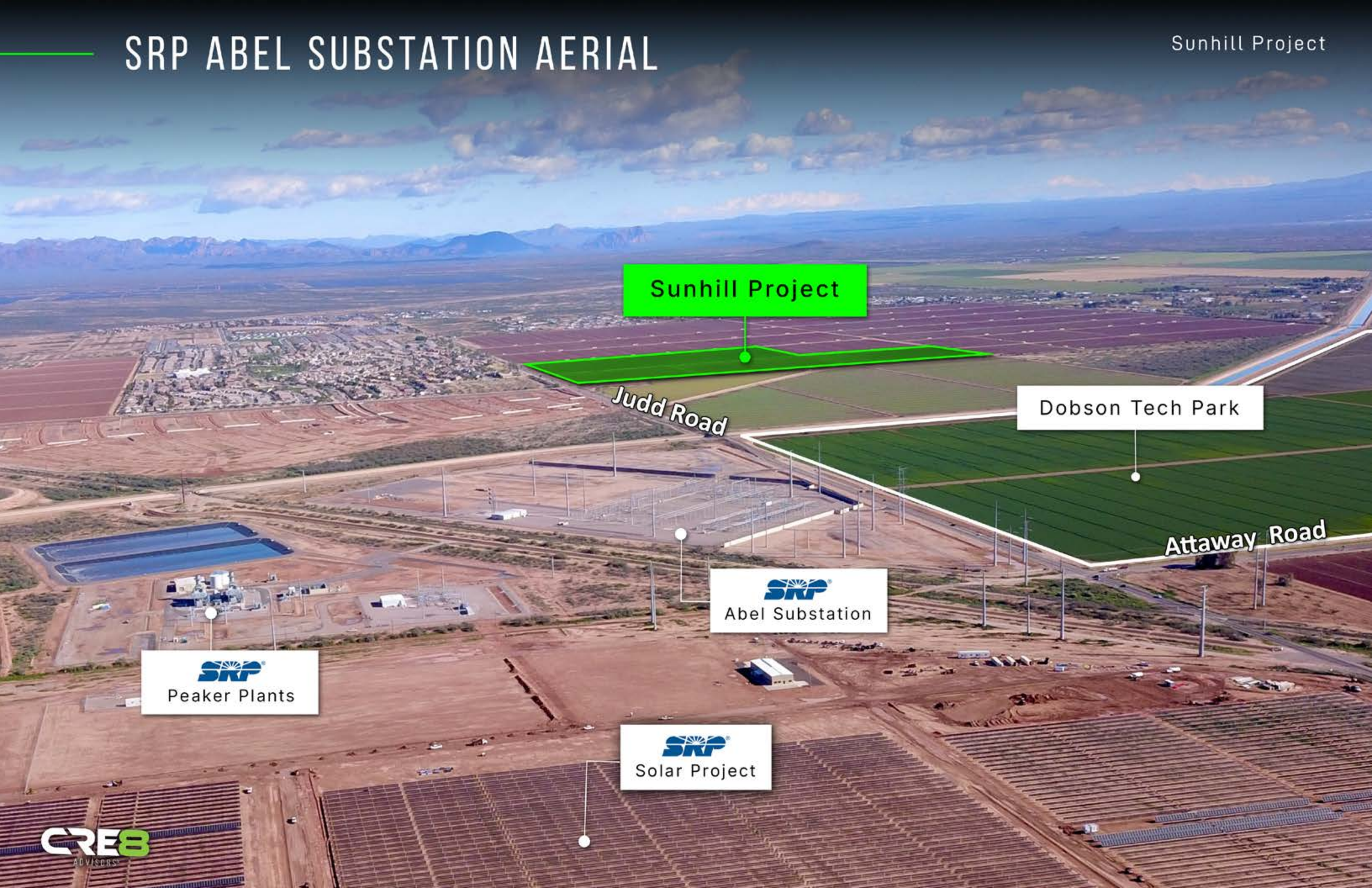
 Abel Substation

 Peaker Plants

Judd Road

SRP ABEL SUBSTATION AERIAL

Sunhill Project



Sunhill Project

Judd Road

Dobson Tech Park

Attaway Road


Abel Substation


Peaker Plants


Solar Project

SUNHILL PROJECT AERIAL

Sunhill Project

Judd Road

Mixed Use
16 Acres

Employment
80 Acres

CAP Canal

Felix Road

PROPERTY HIGHLIGHTS

Sunhill Project

SUMMARY

Intersection	SEC E Judd Road & N Felix Road
Location	Pinal County
Asking Price	Call For Pricing
Total Acres	96
Zoning	PAD (Employment & Mixed Use)
Flood Plain	Zone X
APN	210440020 & 210440040

UTILITIES

Power	Salt River Project - SRP
Water	EPCOR
Sewer	EPCOR

CONTACT

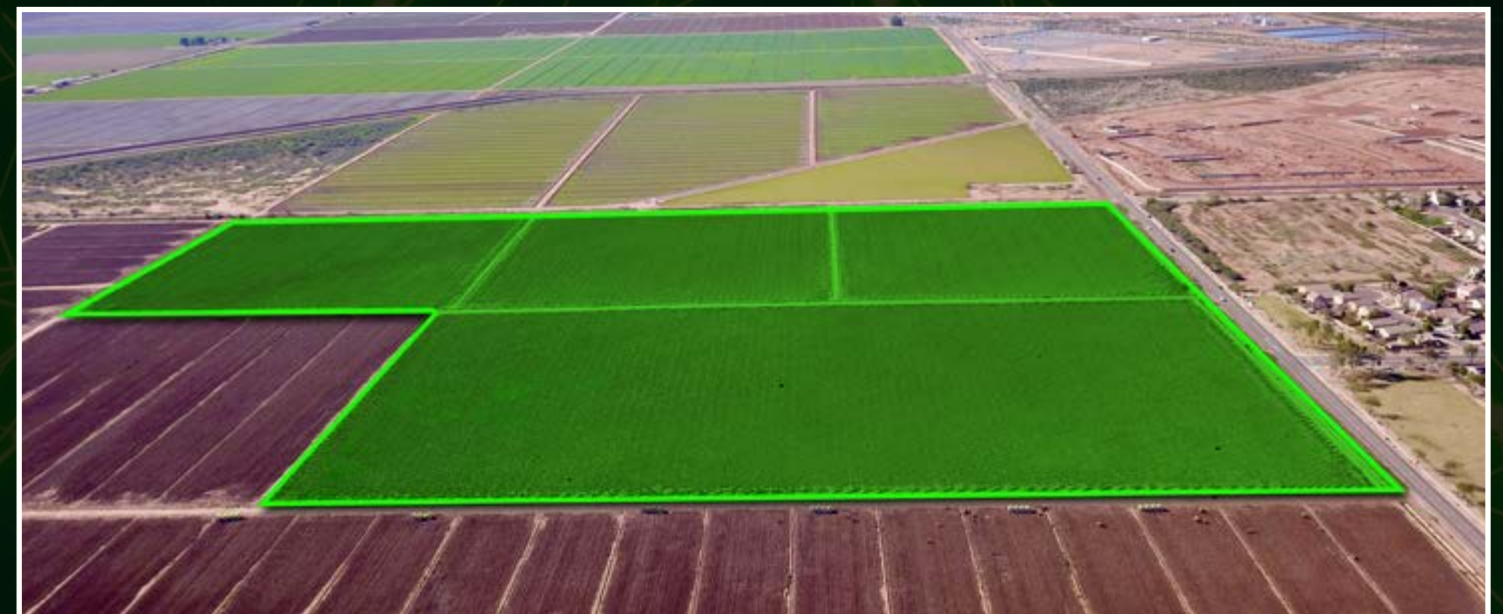
Kevin Smith
Kevin@cre8advisors.com
518.428.8316

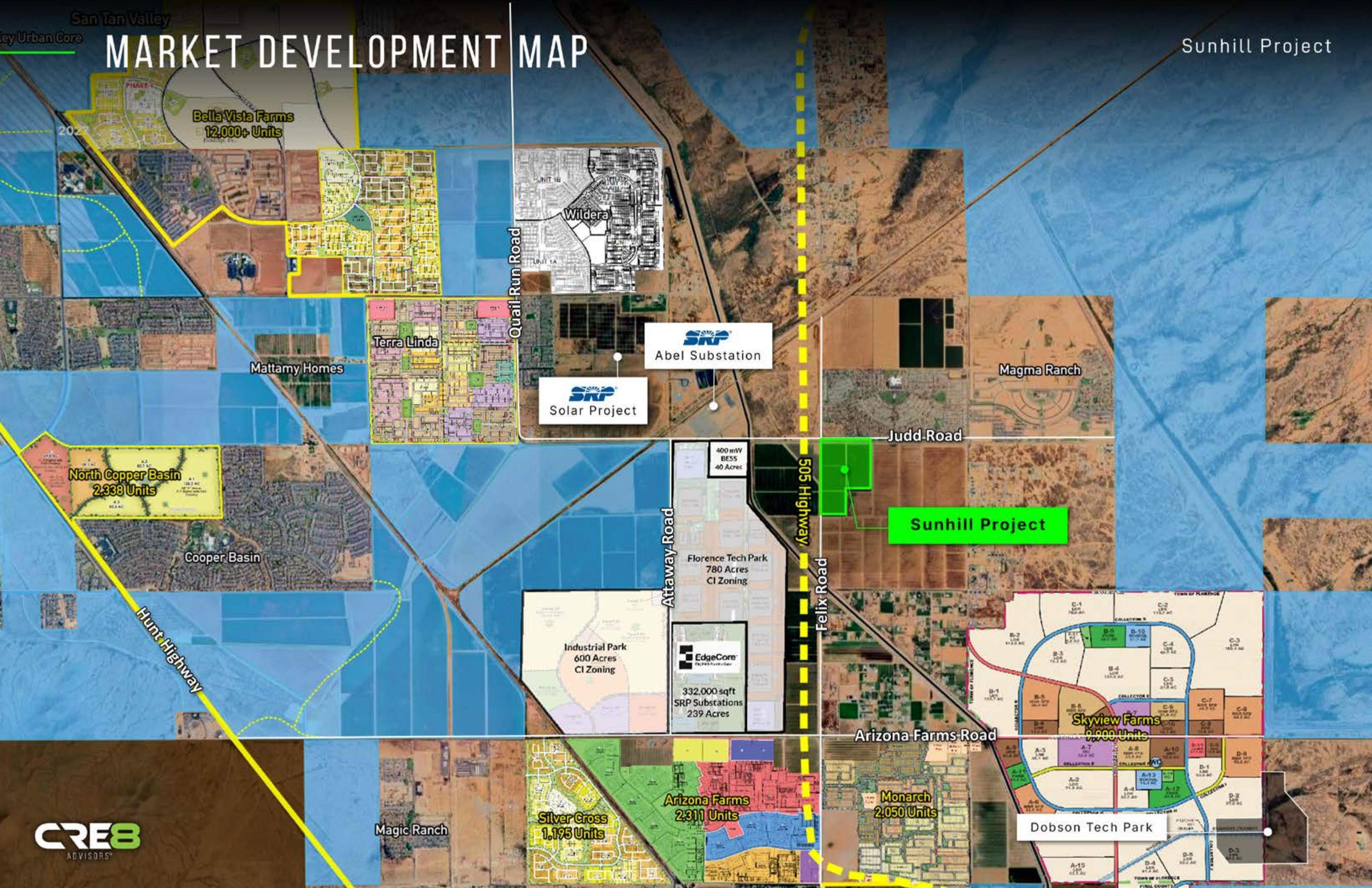
Rommie Mojahed
Rommie@cre8advisors.com
602.702.4663



OVERVIEW

- » Approved Major Comprehensive Plan Amended that calls for 16-acres of Mixed-Use and 80 acres of Employment. **Can rezone to I-3 (BESS & Data Center).*
- » Strategically located within SRP Service Territory - one of the most reliable service providers in the US.
- » Half-mile from SRP Abel Substation - expanding to become one of the largest substations in the Arizona.
- » Adjacent to Dobson Tech Park - a 1,600 acre technology hub with BESS, Data Center, and Industrial coming soon.
- » Join TSMC, Intel, Apple, Meta, AWS, LG Energy Solutions, Amcor, Google, and others in the Phoenix Metro Area.





MARKET DEVELOPMENT MAP

Sunhill Project

Bella Vista Farms
12,000+ Units

Wildera

Terra Linda

Mattamy Homes

Abel Substation

Solar Project

Magma Ranch

Judd Road

North Copper Basin
2,338 Units

Cooper Basin

Sunhill Project

Florence Tech Park
780 Acres
CI Zoning

Industrial Park
600 Acres
CI Zoning

EdgeCore
332,000 sqft
SRP Substations
239 Acres

Skyview Farms
9,900 Units

Arizona Farms Road

Arizona Farms
2,311 Units

Monarch
2,050 Units

Silver Cross
1,195 Units

Magic Ranch

Dobson Tech Park

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Rommie Mojahed
Rommie@cre8advisors.com
602.702.4663

Lindsey Dulle
Lindsey@cre8advisors.com
602.317.7713

Kevin Smith
Kevin@cre8advisors.com
518.428.8316