IRONWOOD & RAY
at
SUPERSTITION VISTAS

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Ironwood & Ray

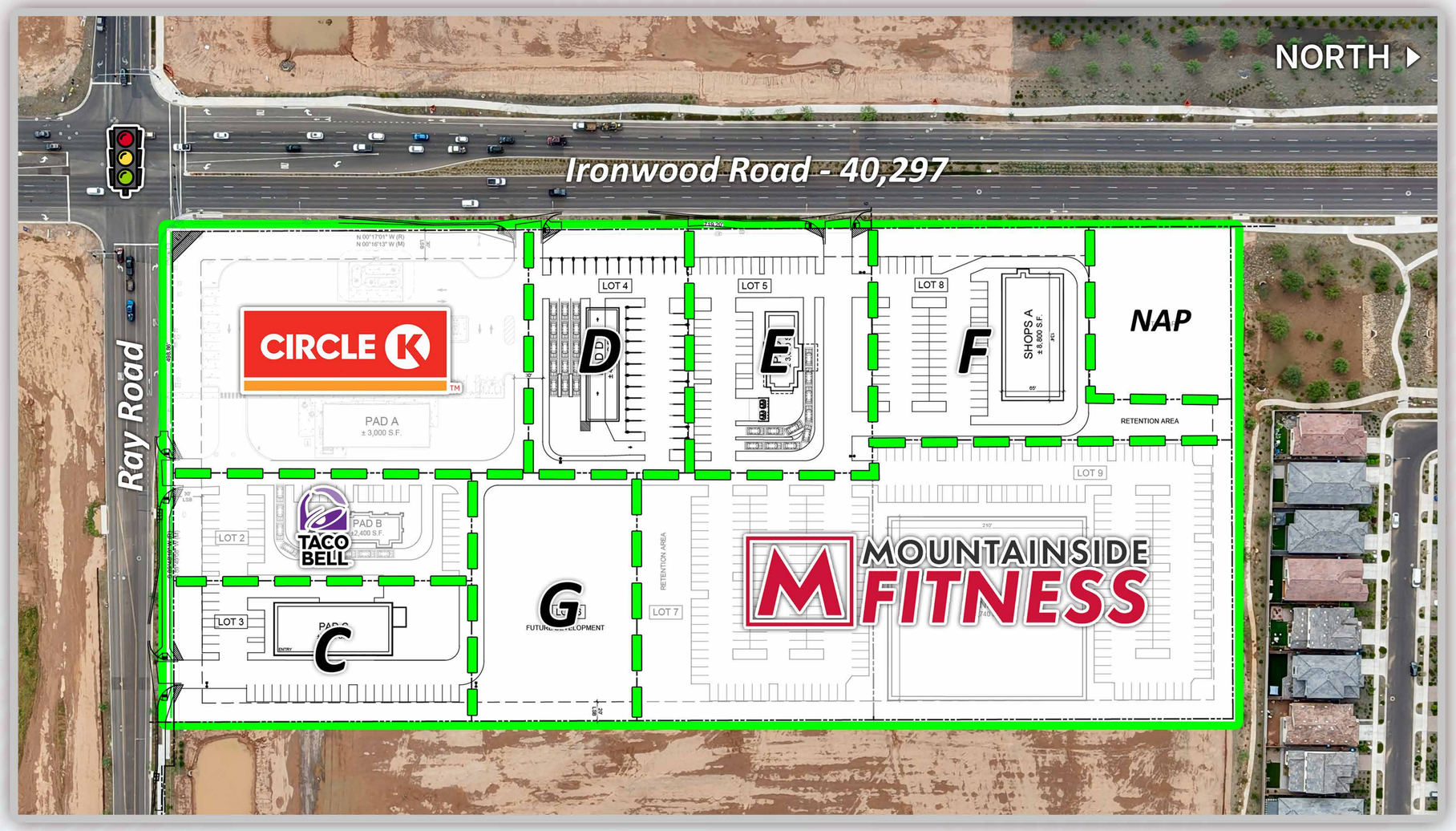
Join Mountainside Fitness across from Fry's in Superstition Vistas

Site Plan

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PADS

Pad A	*Circle K*
Pad B	*Taco Bell*
Pad C	*1.08 ac*
Pad D	*1.00 ac*
Pad E	*1.15 ac*
Pad F	*1.33 ac*
Pad G	*1.05 ac*
Lot 7 & 9	*Mountainside Fitness*



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Market Overview

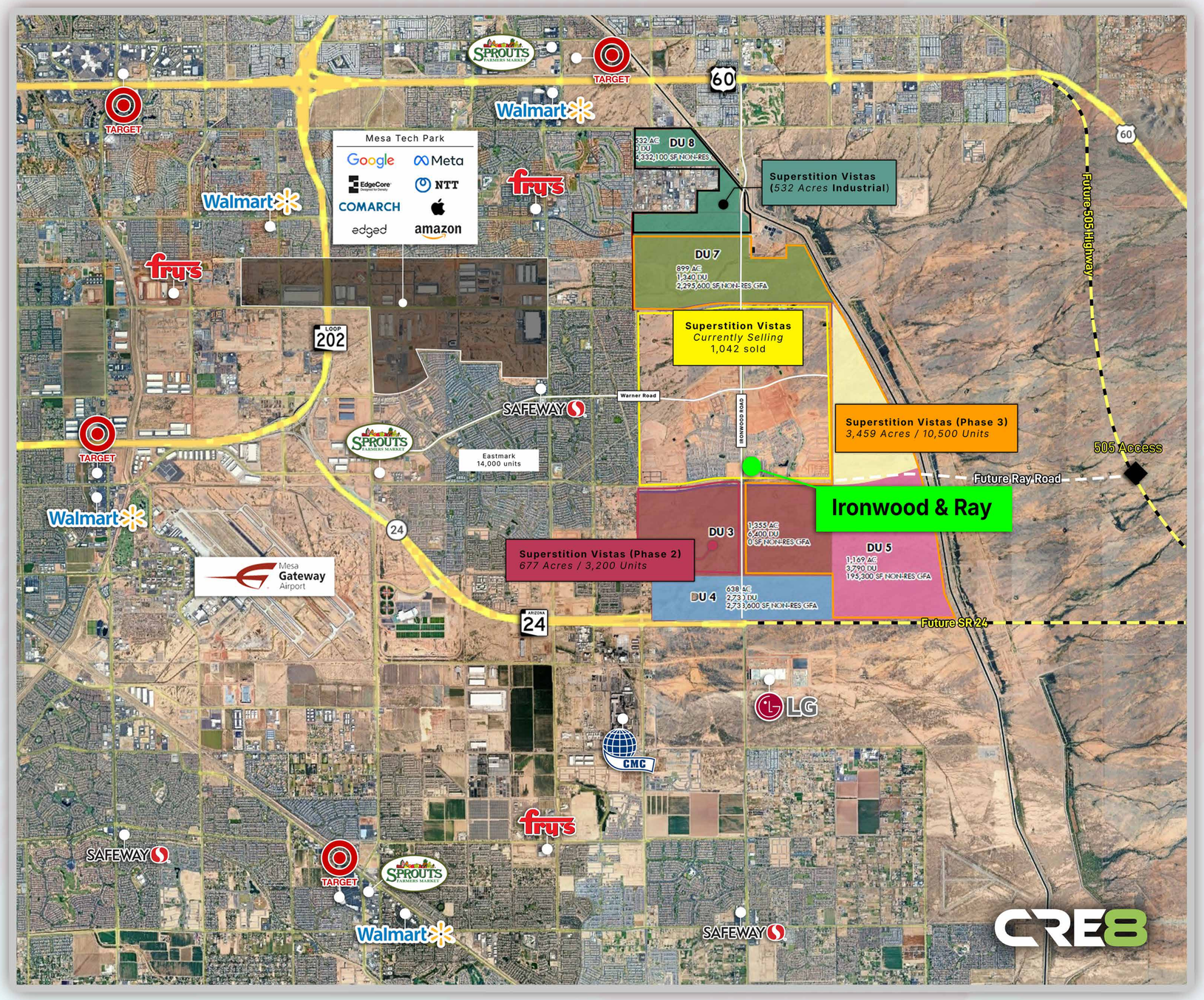
The southeast Valley is the fastest-growing quadrant of metro Phoenix. The Gateway submarket is surrounded by new infrastructure Loop 202, US 60, and SR 24 — with the future SR 24 extension and SR 505 alignment running just east of Superstition Vistas. Established communities like Eastmark and Downtown Queen Creek pair with the region's newest wave of master-planned growth.

Mesa's Elliot Road Technology Corridor includes Apple's $2 billion global command center, along with data center campuses from Google, Meta, NTT, EdgeCore, Edged, and Comarch.

Phoenix-Mesa Gateway Airport generates $1.8 billion in annual economic impact, serves over 2 million annual passengers across 45+ nonstop destinations, and is actively expanding with five new gates and a planned $800 million east-side terminal.

LG Energy Solution made a $5.5 billion investment for its battery manufacturing complex — the largest stand-alone battery facility investment in North America.

Existing retail, commercial, and medical services remain constrained with residential and employment growth outpacing.



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Superstition Vistas

The largest master-planned growth corridor in metro Phoenix equal in size to Mesa, Gilbert, Chandler, and Tempe combined (275 square miles). The first phase is 2,783-acres being developed by Brookfield - the developer behind the adjacent 14,000-unit Eastmark community - and D.R. Horton, the nation's largest homebuilder. The first two communities - Blossom Rock and Radiance - will have approximately 10,500 homes at full buildout. Backed by a $245.5 million land acquisition and over $100 million in initial infrastructure, Superstition Vistas represents one of the most significant residential investments in Arizona history.

Both D.R. and Brookfield have communities already open and selling, with over 1,000 homes already sold and five national builders - D.R. Horton, Lennar, Pulte, Tri Pointe, and David Weekley - building simultaneously. With Radiance being one of the fastest-growing master-planned communities in the nation, phases 2 and 3 will add another 4,100+ acres and more than 13,700 additional homes, while future infrastructure including the SR 24 extension to SR 505 will anchor the area as the East Valley's next major population center.

Beyond the nearly 10,500 homes underway in the current phase, Superstition Vistas Phase 2 will deliver 677 acres and 3,200 additional units, followed by Phase 3 at 3,459 acres and 10,500 more units - with 532 acres of planned industrial development to the north. Retailers are already taking notice: Fry's, Circkle K, and Taco Bell have already been announced just one mile south, validating the trade area's arrival. Marketplace at Blossom Rock is surrounded on every side by current and future rooftops at the geographic center of Superstition Vistas.

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