# Valence Park

± 58.95 Acres

THE ONLY PRIVATELY HELD LAND AVAILABLE
IN PEORIA INNOVATION CORE II

# Contents

# Executive Summary

01

Executive Summary

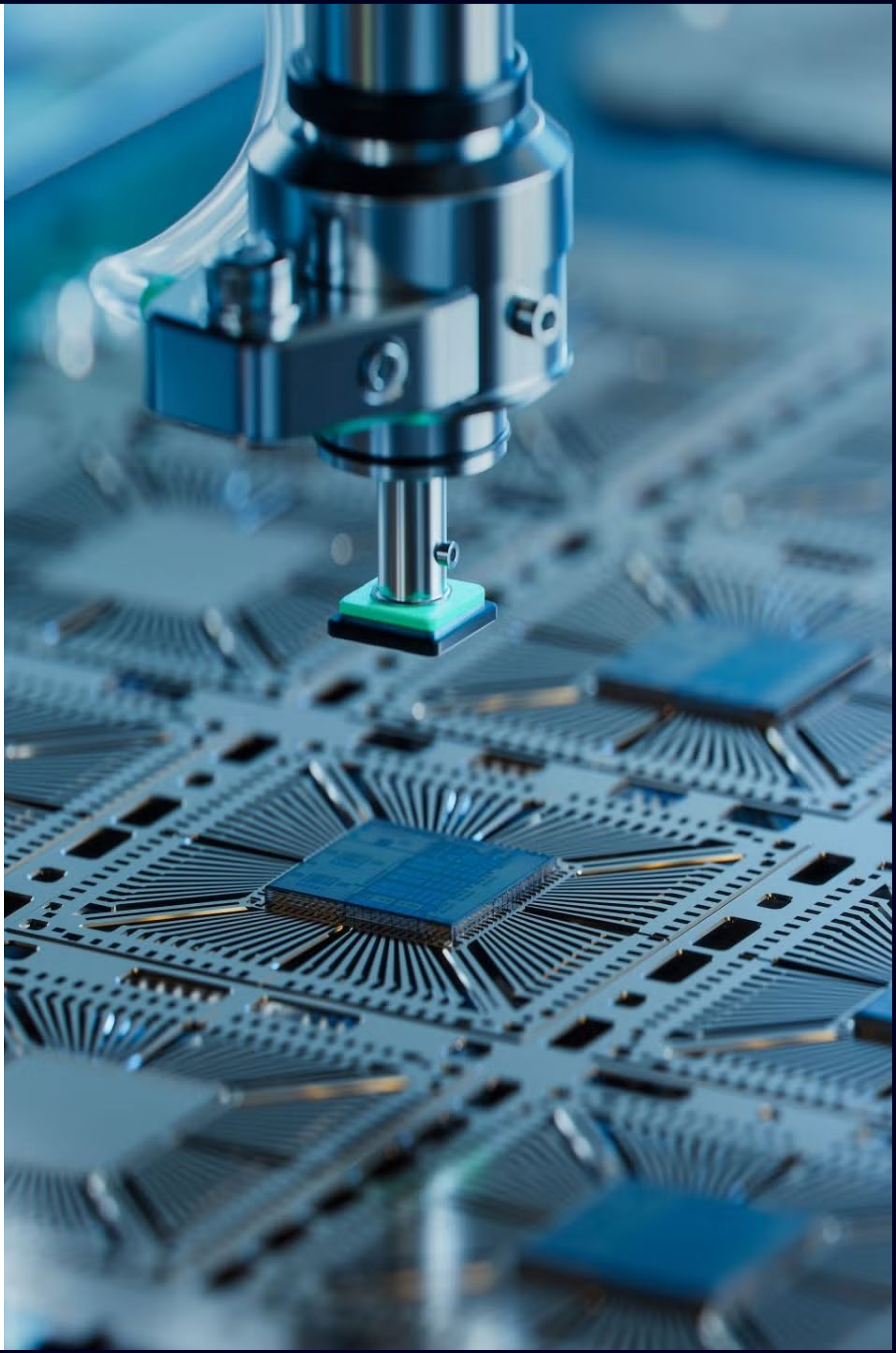
# Valence Park

## Transwestern Services, as the exclusive advisor, is pleased to present an exceptional opportunity to acquire Valence Park, the only privately held land within Peoria Innovation Core (PIC) II.

With ±58.95 acres located at Amkor Way, between the intersection of 96th Avenue and Lake Pleasant Parkway in Peoria, AZ 85383 (APN: 201-02-008K), this irreplaceable site sits in the heart of one of the most significant master-planned employment corridors in the American Southwest. The PIC is a 7,000-acre, City-led innovation district purpose-built to service the semiconductor boom anchored by Amkor Technology and TSMC.

The site is positioned for immediate development. The City of Peoria is constructing all adjacent streets and offsite infrastructure improvements as part of its $500 million Peoria Innovation Core investment program. All improvements in front of property completed in 2026. Connection to main sewer line mid-2027. A buyer's offsite infrastructure reimbursement is capped at $3.78 million under a recorded Reimbursement Agreement, payable only upon building permit issuance after completion of the improvements, allocated pro rata by acreage if developed in phases.

This is the only opportunity in the entire Peoria Innovation Core II where a developer can acquire land directly from a private party — no auction, no state land process, no city process. Every adjacent parcel is either City-owned or Arizona State Trust land. **Timing and positioning do not get better than this.**



Executive Summary

# Offering Details

| Property | |
|---|---|
| Sale price | Unpriced, call for guidance |
| Land size | ±58.95 acres |
| Parcel number | 201-02-008K |
| Address | Amkor Way between 96th Ave & Lake Pleasant Pky, Peoria AZ |
| Ownership | Fee simple, private |
| Proposed use | Industrial, advanced manufacturing, business park |

| Zoning and Entitlements | |
|---|---|
| PIC land use designation | MU-9 |
| Base zoning districts | BPI (Business Park Industrial), I-1 (Industrial) |
| Permitted uses | Industrial, manufacturing, R&D, warehouse, distribution, office |
| PIC Core/District | Core II, most intensive employment zone |
| Rezone status | Council adoption in March 2026 |
| No lot coverage max | No minimum lot area, width, depth, or coverage restrictions (BPI/1-1) |

| Location and Access | |
|---|---|
| Freeway/street access | Lake Pleasant Parkway, future interchange at 96th Ave |
| To TSMC | ±5 minutes via Loop 303 |
| To Amkor | Immediately adjacent, Core II |
| To Sky Harbor | ±32 minutes |
| To Deer Valley Airport | ±10 minutes |
| Labor pool | +900,000 people within 10 miles |

| Building Height and Development Standards | |
|---|---|
| Base I-1 height | 72 feet |
| Loop 303 height overlay | Up to 135 feet on select Core 2 parcels |
| Arterial street setback | 30 feet |
| Other street setback | 20 feet |
| Interior rear/side setback | No minimum requirement |
| Minimum lot width (BPI/1-1) | 80 feet |

| Utilities and Infrastructure | |
|---|---|
| Gas | Southwest Gas |
| Power | APS |
| Water | City of Peoria |
| Water supply | Two City municipal wells on adjacent carve-out sites; recorded successor right to assured water supply; non-CAP redundancy. |
| Sewer | 96th Avenue sewer/lift station, Sewer piped in Amkor Way |
| Fiber/telecom | Available in Amkor Way |
| Terrain | Relatively flat<br>Natural grade (Can provide topo) |

| City Infrastructure Investment | |
|---|---|
| Total city investment | $500M, roads, sewer, power, fiber |
| Curb and Gutter | Fully built-out by city of Peoria |
| Amkor Way | Fully built-out by city of Peoria |
| Wastewater acceleration | $14M reallocated, fast-tracked |
| Buyer's only obligation | Capped-$3.78M formulation |

Executive Summary

# Investment Highlights

## UNIQUE OPPORTUNITY TO ACQUIRE FEE SIMPLE LAND

Parcel 201-02-008K represents the only privately held land in Peoria Innovation Core II. Every other parcel in the PIC II is either owned by the City of Peoria or held by Amkor Technology and subject to public auction. This is a one-of-a-kind acquisition opportunity with no bureaucratic process, no auction and no competition for the land itself.

## GUARANTEED $500 MILLION INFRASTRUCTURE INVESTMENT

The City of Peoria is investing $500 million in infrastructure and utility improvements to deliver shovel-ready sites throughout the PIC. Roughly 20 capital improvement projects are planned over the next 10 years, with six already in FY2026. The City carries these costs upfront and is reimbursed through future land sales, meaning the infrastructure investment is funded upfront by the City and reimbursed through future ASLD land sales under the City–State Land Department IGA..

## CAPPED OFFSITE COSTS, NO SPECIAL ASSESSMENTS

The City of Peoria is constructing Amkor Way. Valence Park will be delivered with all improvements in front of property completed in 2026. Connection to main sewer line mid-2027. A developer's only infrastructure obligation at permit is a single $3.78 million reimbursement payment for the offsite work already completed on their behalf.

## PRIMED FOR FUTURE GROWTH

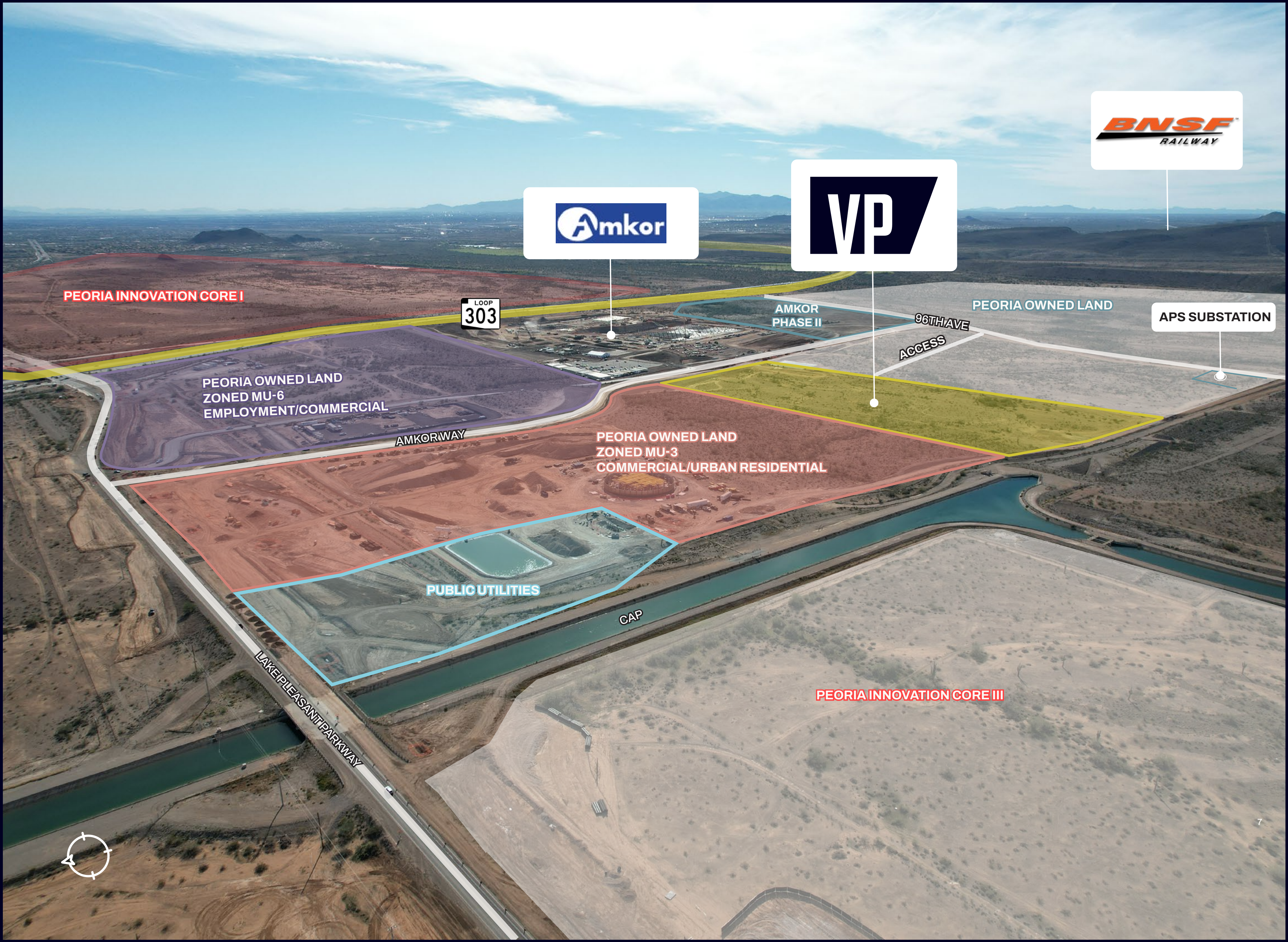
Amkor Technology broke ground in October 2025 and announced it was more than tripling its capital investment to $7 billion with 3,000 employees averaging $100,000 in salary. They anticipate Phase 1 opening in Q1 2028. The subject site sits immediately adjacent to Amkor's 104-acre campus — putting any future development at the front door of one of the most significant semiconductor packaging facilities in the United States.

## CLOSE TO EXPANDING INDUSTRIAL FACILITIES

As TSMC continues to expand from two fabs to six fabs and two packaging facilities, the ripple effect on ancillary industrial, manufacturing and supply chain demand along the Loop 303 corridor is accelerating. This site is five minutes from TSMC's front gate via Loop 303 — the most direct and efficient positioning available in the submarket.

## RARE LAND-USE CERTAINTY

The City of Peoria is leading the land planning process and has invested in establishing zoning and infrastructure frameworks ahead of public land auctions, providing land-use certainty that is rare in a greenfield corridor of this scale. The PIC is zoned for employment, industrial and mixed-use development with flexibility built into the planning framework.



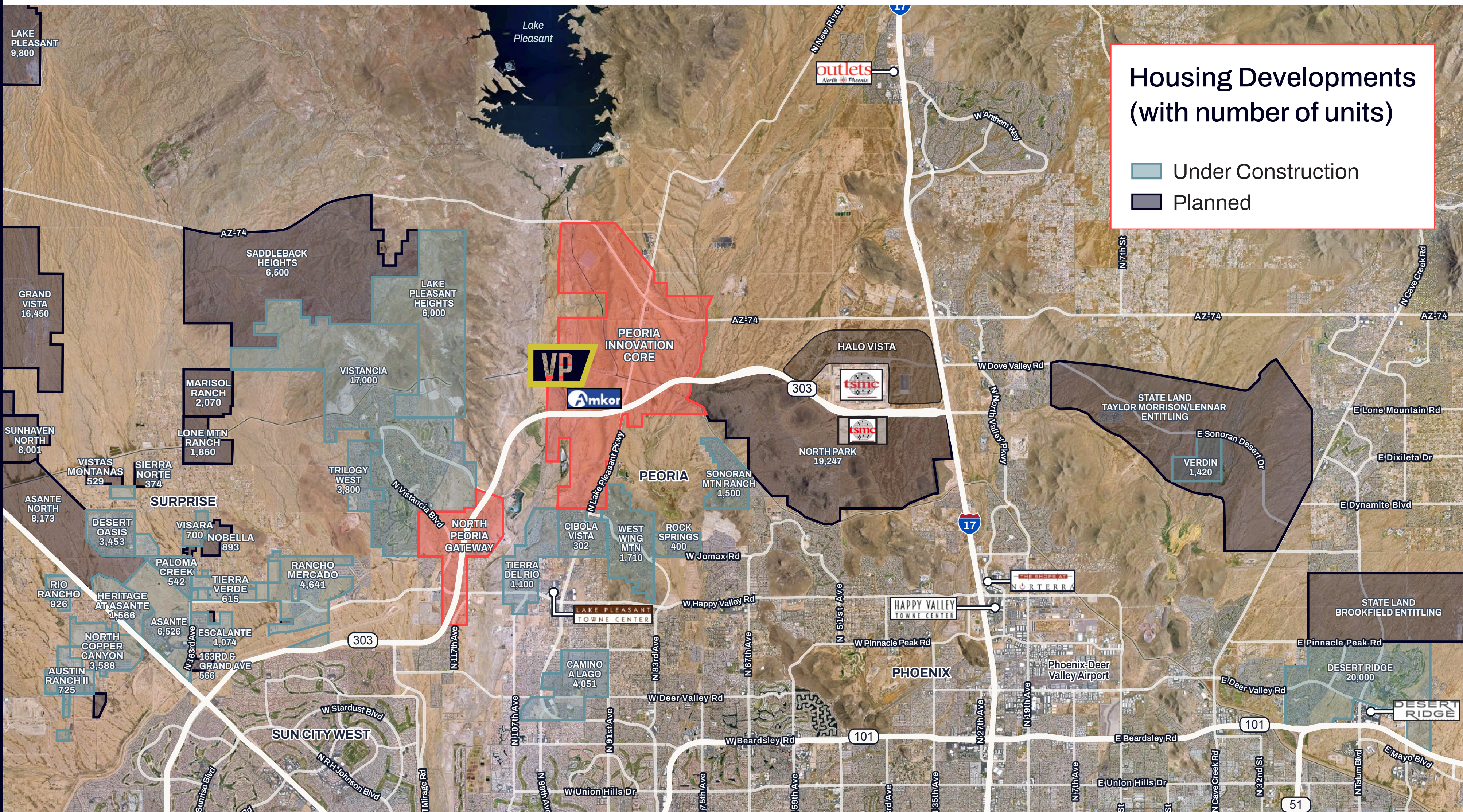
Amkor
VP
BNSF RAILWAY
PEORIA INNOVATION CORE I
LOOP
303
AMKOR
PHASE II
PEORIA OWNED LAND
APS SUBSTATION
96TH AVE
ACCESS
PEORIA OWNED LAND
ZONED MU-6
EMPLOYMENT/COMMERCIAL
AMKOR WAY
PEORIA OWNED LAND
ZONED MU-3
COMMERCIAL/URBAN RESIDENTIAL
PUBLIC UTILITIES
CAP
LAKE PLEASANT PARKWAY
PEORIA INNOVATION CORE III

# Market Overview

02

Market Overview

# Development Growth Map



Market Overview

# About Peoria, AZ

As the seventh largest city in Arizona, Peoria is 180 square miles and accessible by four major freeways and highways.

**290K**
Estimated 2040 population

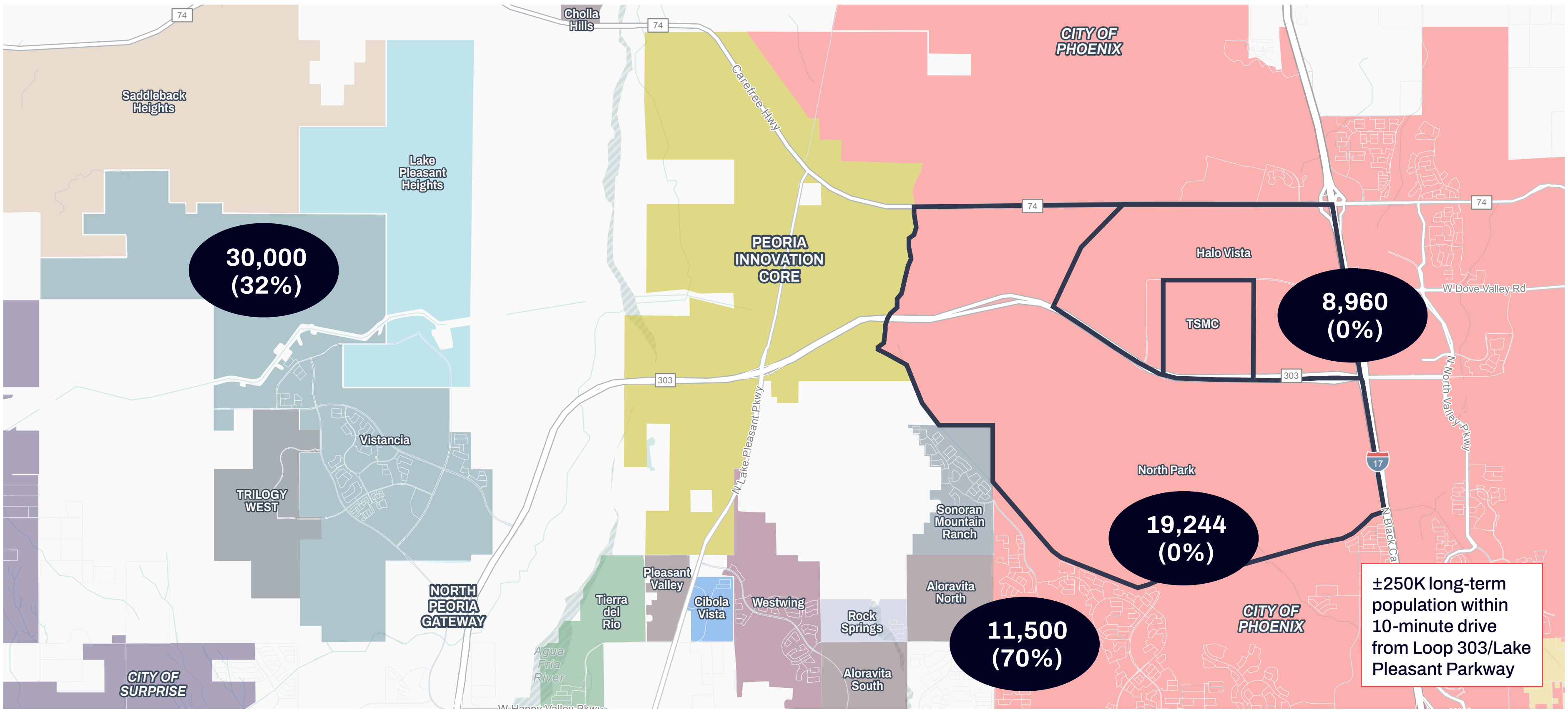
**207K**
2025 population

**41%**
Has a college degree

**41**
Average age

**$115K**
Median household income

**$585K**
Average home value



Market Overview

# Semiconductor Supply Chain Demand

**The Deer Valley industrial submarket is the most supply-constrained and institutionally sought-after industrial corridor in the Phoenix metro area.**

The catalyst for that demand is unprecedented: TSMC is constructing a $165 billion, 1,100-acre campus near the Loop 303 and I-17. This is projected to generate 6,000 direct high-tech jobs, more than 20,000 construction jobs and tens of thousands of indirect supplier and consumer jobs, positioning it as one of the largest foreign direct investments in U.S. history.

The Deer Valley submarket carries approximately a 6.5% vacancy rate (among the tightest in the Phoenix metro), a figure that dropped even further following TSMC's announcement. Asking rents in Deer Valley command a 30% premium over the broader Phoenix metro average, driven by aggressive landlord positioning and tenants willing to pay for proximity to the semiconductor ecosystem.

In 2025 alone, TSMC-driven demand sparked major industrial leasing transactions throughout the Deer Valley corridor, contributing to 14 million square feet of direct net absorption across the Phoenix metro. Spec industrial projects in the submarket have fully leased up following strong and sustained market interest, with approximately 60% of new deliveries pre-leased before completion.

Deer Valley is home to a variety of large corporations, including Amazon, FedEx, Blue Cross Blue Shield of Arizona and American Express. There is also an expanding cohort of semiconductor suppliers and advanced manufacturers drawn directly by TSMC. Notable recent tenants include Colgate-Palmolive (100K SF at Mack Innovation Park), semiconductor supplier Sunlit Chemical, and Fox Factory Inc. (112K SF at 17 North Corporate Center).

Major institutional developers including Mack Real Estate Group, Hopewell, Opus, Ryan Companies and Sunbelt Investment Holdings are all actively developing in the submarket. From a capital markets perspective, proximity to TSMC drives lower cap rates, higher year-over-year rent growth, lower vacancy and a better credit tenant profile — fundamentals that make Deer Valley one of the most compelling industrial investment submarkets in the country today.

Valence Park sits at the northern gateway to this ecosystem, adjacent to Amkor's $7 billion campus, five minutes from TSMC's front gate, and directly in the path of the most significant infrastructure investment in Peoria's history.

**$165B**
TSMC capital investment, the largest FDI in U.S. history

**80,000+**
Jobs created in Phoenix MSA by TSMC ecosystem

**~6.5%**
Vacancy rate- among the tightest in all of Phoenix

**30%**
Rent premium over Phoenix metro avg - $17.60 vs $13.60/SF

**60%**
New deliveries pre-leased before completion

Market Overview

# Semiconductor Boom

### AMKOR TECHNOLOGY (PEORIA)

| | |
|---|---|
| $7B<br>CAPEX | 3,000<br>Jobs |
| 171<br>Acres | ±3M<br>Square Feet |

### TSMC (PHOENIX)

| | |
|---|---|
| $165B<br>CAPEX | 8,000<br>Jobs |

Market Overview

# BNSF Logistics Park Phoenix

## A REGIONAL RAIL SERVED LOGISTICS CATALYST

Roughly 20 miles Northwest of Valence Park, along the same Loop 303 and US-60 corridor, BNSF Railway is assembling one of the largest rail-served logistics megasites in the country. The proposed Logistics Park Phoenix spans more than 4,000 acres and represents a $3.2 billion investment: a 1,770-acre intermodal facility, a 1,420-acre logistics park, and a 1,100-acre logistics center, all tied directly into BNSF's national freight network.

For Arizona, the project reframes the Northwest Valley as a combined manufacturing and logistics megaregion. Direct intermodal rail lowers freight costs, removes thousands of trucks from regional highways, and creates a supply-chain advantage few metros can offer.

The semiconductor ecosystem benefits most. TSMC and Amkor rely on the inbound movement of equipment, gases, and materials, and the outbound distribution of finished product. A BNSF hub on the same corridor strengthens that supply chain at scale. Valence Park sits immediately adjacent to Amkor and five minutes from TSMC.

**$3.2B**
BNSF capital investment in the project

**4,000+**
Acres across the integrated logistics megasite

**18M SF**
Leasable logistics space at full buildout

**20 mi**
Northwest of Valence Park via Loop 303 / US-60

# About Peoria Innovation Core

03

About Peoria Innovation Core

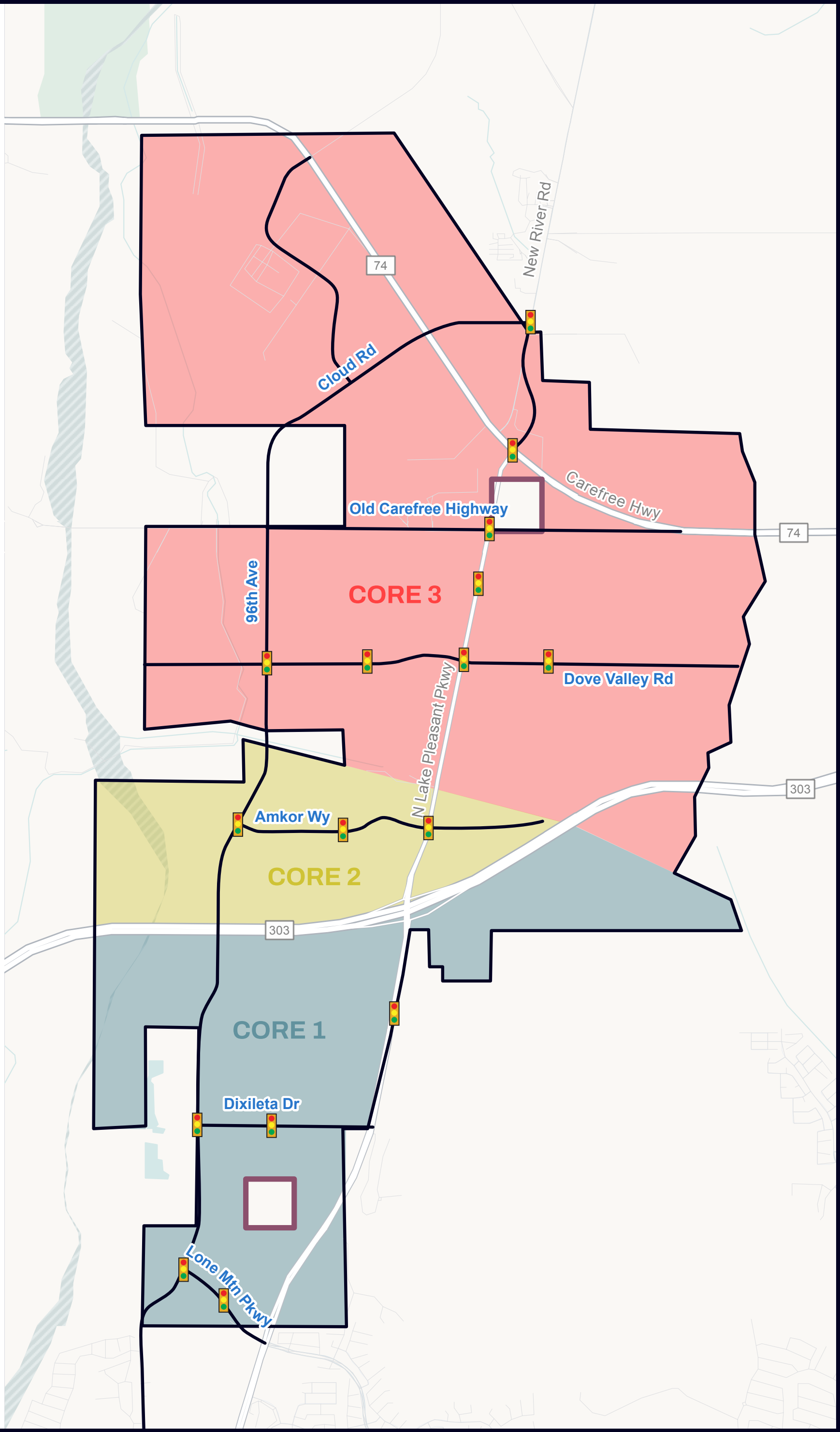
# Infrastructure

The Peoria Innovation Core represents one of the most ambitious and well-capitalized public infrastructure programs in the history of the Southwest. The City of Peoria has committed to delivering shovel-ready conditions across the PIC well ahead of private development, which fundamentally de-risks the acquisition of this site.

The City's Intergovernmental Agreement with the Arizona State Land Department allows Peoria to invest $500 million in infrastructure and be fully reimbursed through future land sales, driving development while protecting taxpayer dollars.

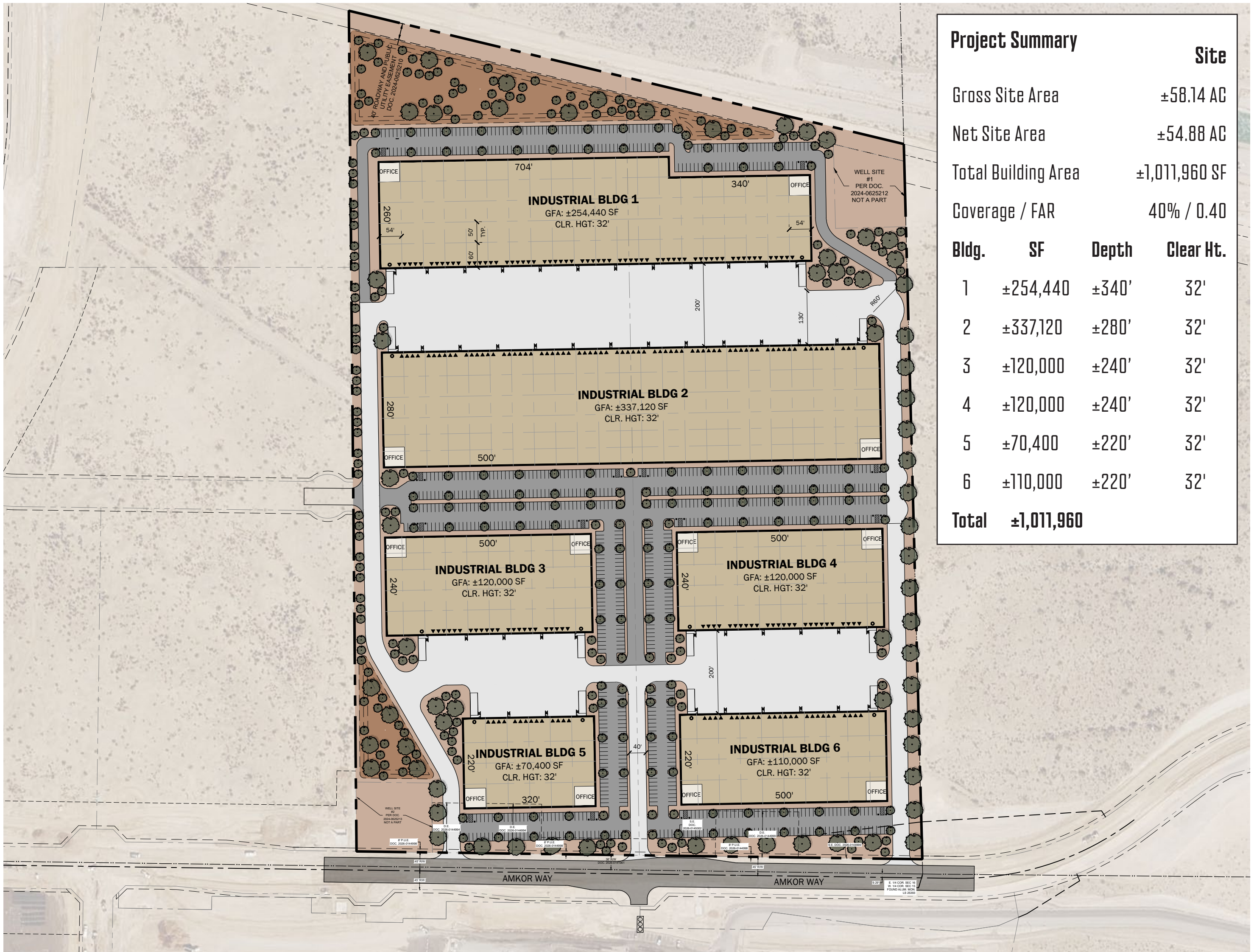
For the subject parcels, the City is constructing Amkor Way street improvements — curb, gutter, sidewalk, streetlights, and roadway (interim five-lane section, City Project No. EN00905) — along the Property's frontage, together with the sanitary sewer line along the frontage. Under the recorded Reimbursement Agreement with the City (Instrument No. 2026-0055051, M.C.R.), waterline, joint utility trench, and electrical conduit are delivered to the Property at the City's sole cost. The buyer's on-site scope is limited to driveway cuts, sewer laterals from the frontage main, and its own site improvements — the standard connections any developer self-performs. In addition, the City has accelerated its wastewater program, reallocating $14 million to fast-track approximately 14,500 feet of new sanitary sewer line along 96th Avenue and a regional wastewater lift station — infrastructure that directly serves the subject site.

The buyer's infrastructure reimbursement obligation is contractually capped at $3,784,340 under the recorded agreement: a maximum of $2,990,000 for the Amkor Way street and frontage sewer improvements and a maximum of $794,340 for the regional lift station and force mains. Nothing is owed until the improvements are complete and a building permit is issued; the obligation is prorated by acreage if the site is subdivided or phased; and it expires ten years after construction of each improvement under Peoria City Code §23-37. There are no assessment districts: the City acknowledges in the recorded agreement that prior land donations satisfy in full any special-benefit assessment under City Code §§23-32 through 23-39. These are recorded covenants that run with the land — not negotiating points. The obligation is capped, the timing is buyer-friendly, and the City's work is funded and underway. The buyer simply builds.



About Peoria Innovation Core

# Conceptual Site Plan By Ware Malcomb



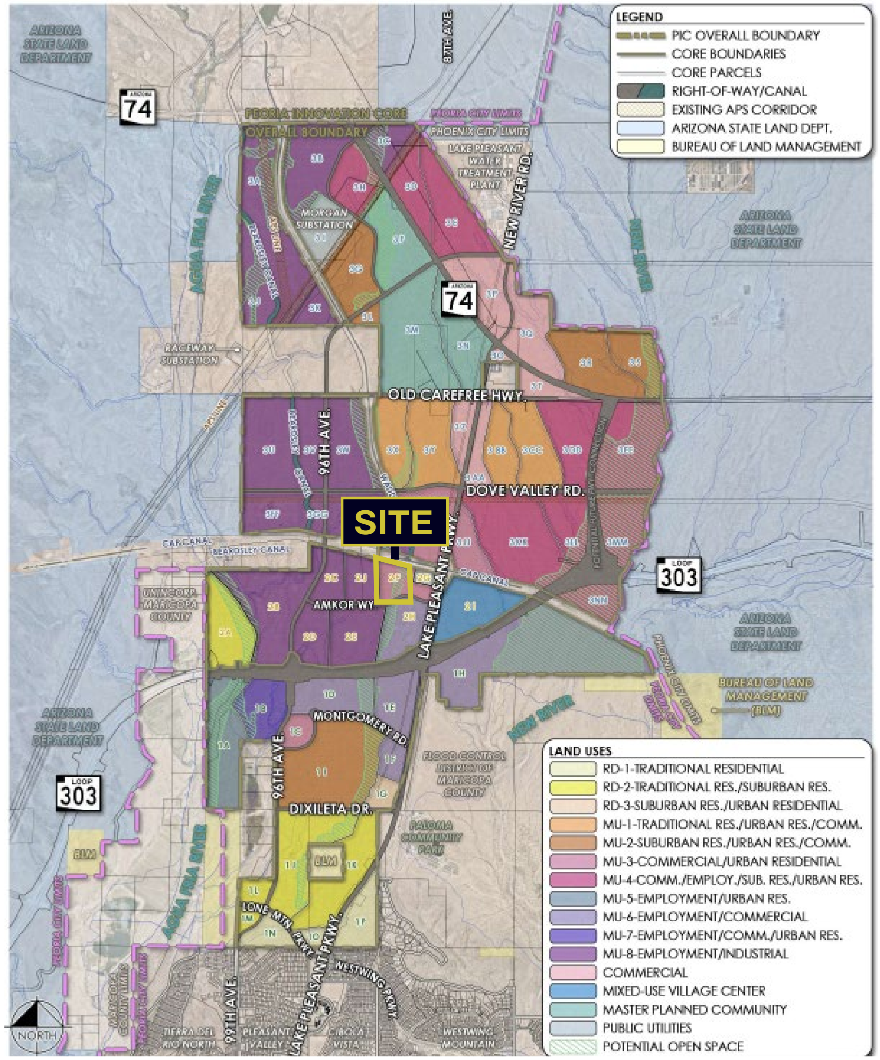

**Project Summary**

| | | | Site |
|---|---|---|---|
| Gross Site Area | | | ±58.14 AC |
| Net Site Area | | | ±54.88 AC |
| Total Building Area | | | ±1,011,960 SF |
| Coverage / FAR | | | 40% / 0.40 |
| **Bldg.** | **SF** | **Depth** | **Clear Ht.** |
| 1 | ±254,440 | ±340' | 32' |
| 2 | ±337,120 | ±280' | 32' |
| 3 | ±120,000 | ±240' | 32' |
| 4 | ±120,000 | ±240' | 32' |
| 5 | ±70,400 | ±220' | 32' |
| 6 | ±110,000 | ±220' | 32' |
| **Total** | **±1,011,960** | | |

±1,011,960 SF Across 6 Buildings

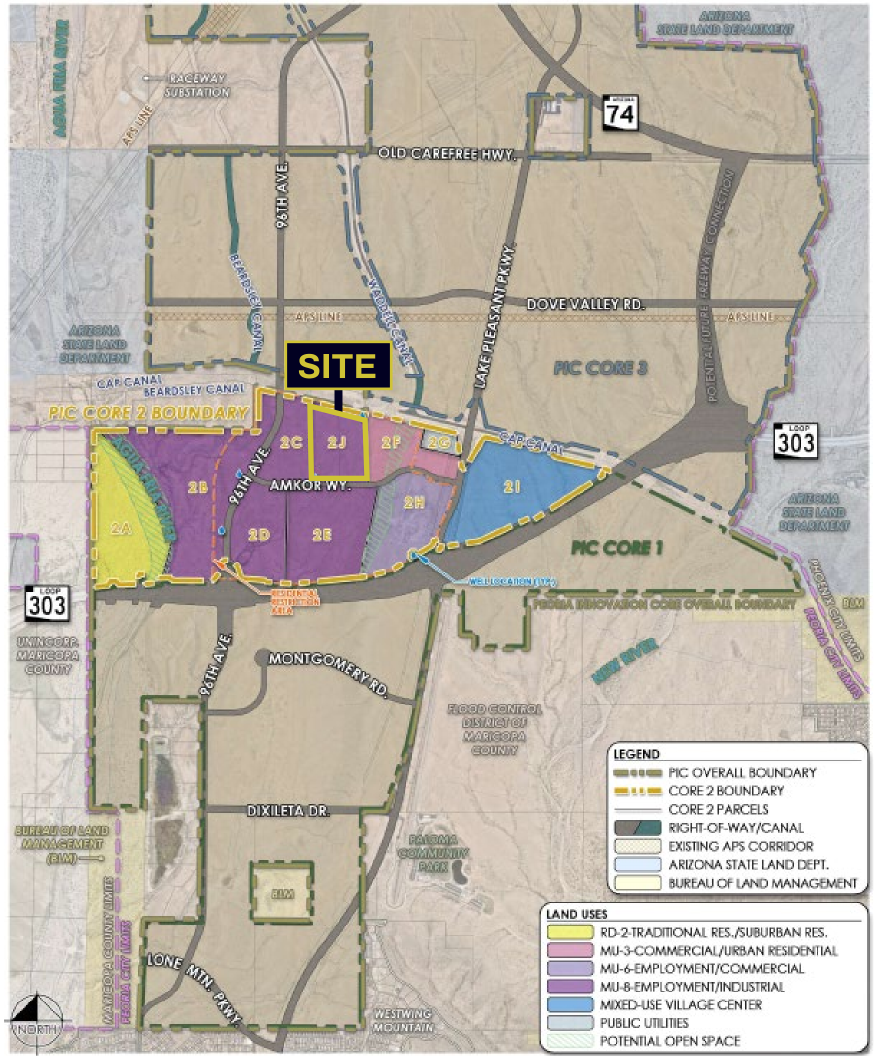
About Peoria Innovation Core

# Land Use Plan




*Source: Peoria Innovation Core (THE "PIC") - PCD Standards & Guidelines Report - (Case Z26-01) - City of Peoria - Kimley Horn

# Core 2 Land Use Plan

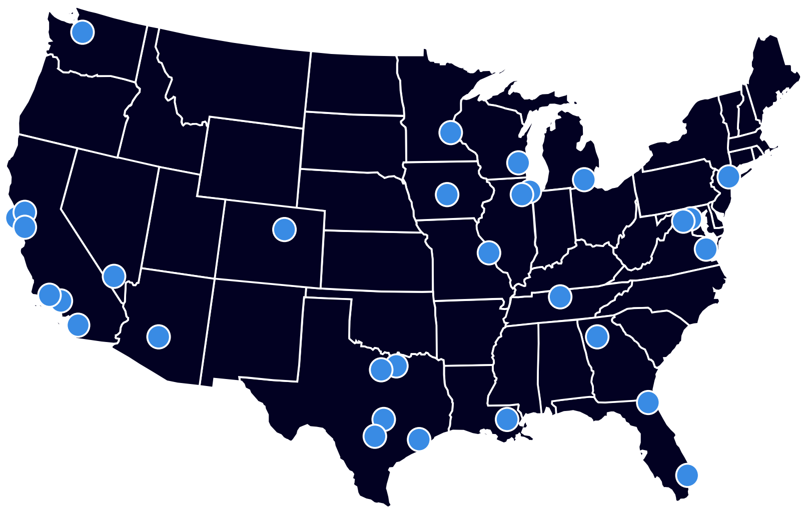


# About Transwestern

04

# We have you covered.

Transwestern is the privately held, people-powered firm driven by dedication and aligned to own the outcome for clients, investors and partners. Our 2,200+ team members offer integrated expertise across Investments, Development and Services, spanning markets and property types.



**33**
OFFICES ACROSS THE COUNTRY

TRANSACTION EXPERIENCE IN
**50**
STATES

INVESTMENTS

**$8.2B**
IN ASSETS MANAGED ITD

DEVELOPMENT

**$10.8B**
IN TOTAL DEV. VALUE

SERVICES

**324M**
SF LEASED AND MANAGED

## HOW WE OWN THE OUTCOME FOR OUR CLIENTS:

- Dedication
- Ingenuity
- Customization
- Agility
- Performance
- Integrity

About Transwestern

# Your Dedicated, Exclusive Advisors


## Paul Borgesen, SIOR, REFAI

Executive Vice President


Paul has advised on large-scale industrial, multifamily and mixed-use projects throughout the Southwest, completing thousands of acres in land transactions. His ability to align capital, strategy and execution has made him a trusted partner.


602.296.6377
Paul.Borgesen@transwestern.com



## Dylan Sproul, SIOR, REFAI

Senior Vice President


Dylan combines rigorous financial analysis with creative structuring to maximize outcomes. His developer-oriented approach and strategic insight allow clients to transform vision into execution with speed and precision.


602.296.6376
Dylan.Sproul@transwestern.com



## Royden Hudnall, CCIM, REFAI

Assistant Vice President


Royden has executed land and site selection transactions spanning thousands of acres nationwide, helping clients align power, zoning and infrastructure with long-term operational goals.


602.296.6384
Royden.Hudnall@transwestern.com

Transwestern

# Powered by Proximity


Dylan Sproul, SIOR, REFAI
Senior Vice President
602.296.6376
Dylan.Sproul@transwestern.com

Paul Borgesen, SIOR, REFAI
Executive Vice President
602.296.6377
Paul.Borgesen@transwestern.com

Royden Hudnall, CCIM, REFAI
Assistant Vice President
602.296.6384
Royden.Hudnall@transwestern.com


## Disclaimers

Transwestern (the "Agent") has been exclusively engaged as the sales representative for the offering of Valence Park, Amkor Way between 96th Ave & Lake Pleasant Pky, Peoria AZ (the "Property") on behalf of the Owner (the "Seller"). This Offering Memorandum is provided for information purposes only and does not represent that the operations or condition of the Property or Seller have remained unchanged since its preparation. It is the sole responsibility of prospective purchasers to independently verify and analyze all information contained herein.

Additional details and an opportunity to tour the Property will be made available to qualified and interested parties upon written request. Both the Seller and Agent expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and to terminate discussions with any party at any time, with or without notice. The Seller further reserves the right to modify the timing or procedures for this Offering at its sole discretion. No legal obligation shall arise on the part of the Seller or Agent unless and until a written purchase agreement has been fully negotiated, executed, and delivered by all required parties.

This Memorandum and its contents, except for information that is publicly available, are strictly confidential. By accepting this Memorandum, you agree to treat all information herein with the utmost confidentiality, refrain from reproducing or distributing it, and not disclose any of its contents to any other party except your advisors who need to review it for your potential interest in the Property—and who have agreed to maintain this same level of confidentiality. You further agree not to use this Memorandum or its contents in any manner that could be detrimental to the interests of the Seller or Agent, without prior written consent from either.


This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information.

Any reliance on this information is solely at your own risk. Transwestern and the Transwestern logo are service marks of Transwestern, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners.