

FOR SALE

CAREFREE HIGHWAY LAND AVAILABLE

Size: ±3.96 Acres (±172,498 SF)

APN: 211-74-003

Zoning: RU-43, Maricopa County

Potential to rezone for commercial purposes

Carefree Hwy is a major east/west arterial in North Phoenix

Located 3.5 miles east of Interstate 17 (Full Diamond Interchange)

Pricing: \$1,782,000 (\$10.33/SF)

BRIAN ROSELLA

602.513.5103 | brian.rosella@kidder.com

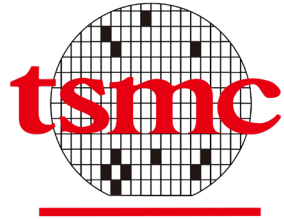
JOSEPH CALISTRI

602.513.5130 | joseph.calistri@kidder.com

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The \$265B TSMC project is accelerating growth in an already thriving area.

Taiwan Semiconductor Manufacturing Company (TSMC) is significantly expanding its presence in Phoenix, Arizona, with plans totaling over \$265 billion in investments. The company is constructing multiple semiconductor fabrication plants (fabs) in the region, aiming to produce advanced chips, including 4-nanometer and 3-nanometer technologies. The first fab opened for production in the first half of 2025, with subsequent fabs expected to follow in 2027 and 2028.

This expansion positions Phoenix as a critical hub for semiconductor manufacturing, with TSMC's investment being the largest foreign direct investment in U.S. history. The initiative is anticipated to create thousands of jobs, both directly within TSMC and through a network of suppliers and related businesses. Local suppliers, such as Amkor Technology, Sun Chemical, UIS and MIC are already establishing operations near TSMC's facilities, contributing to the region's economic development.



TSMC INVESTMENT	\$265B	TSMC CAMPUS SIZE	±2,000 AC
HIGH-WAGE JOBS CREATED	6,000+	ECONOMIC IMPACT	\$38B
CONSTRUCTION JOBS GENERATED	20,000+	HALO VISTA MIXED-USE DEVELOPMENT	\$7B

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2026 POPULATION	1,841	9,916	53,719
2031 PROJECTED POPULATION	1,927	10,299	54,006
2010-2020 ANNUAL GROWTH	1.5%	2.7%	2.5%
MEDIAN AGE	49.9	46.2	41.8

DAYTIME EMPLOYMENT & CONSUMER SPENDING

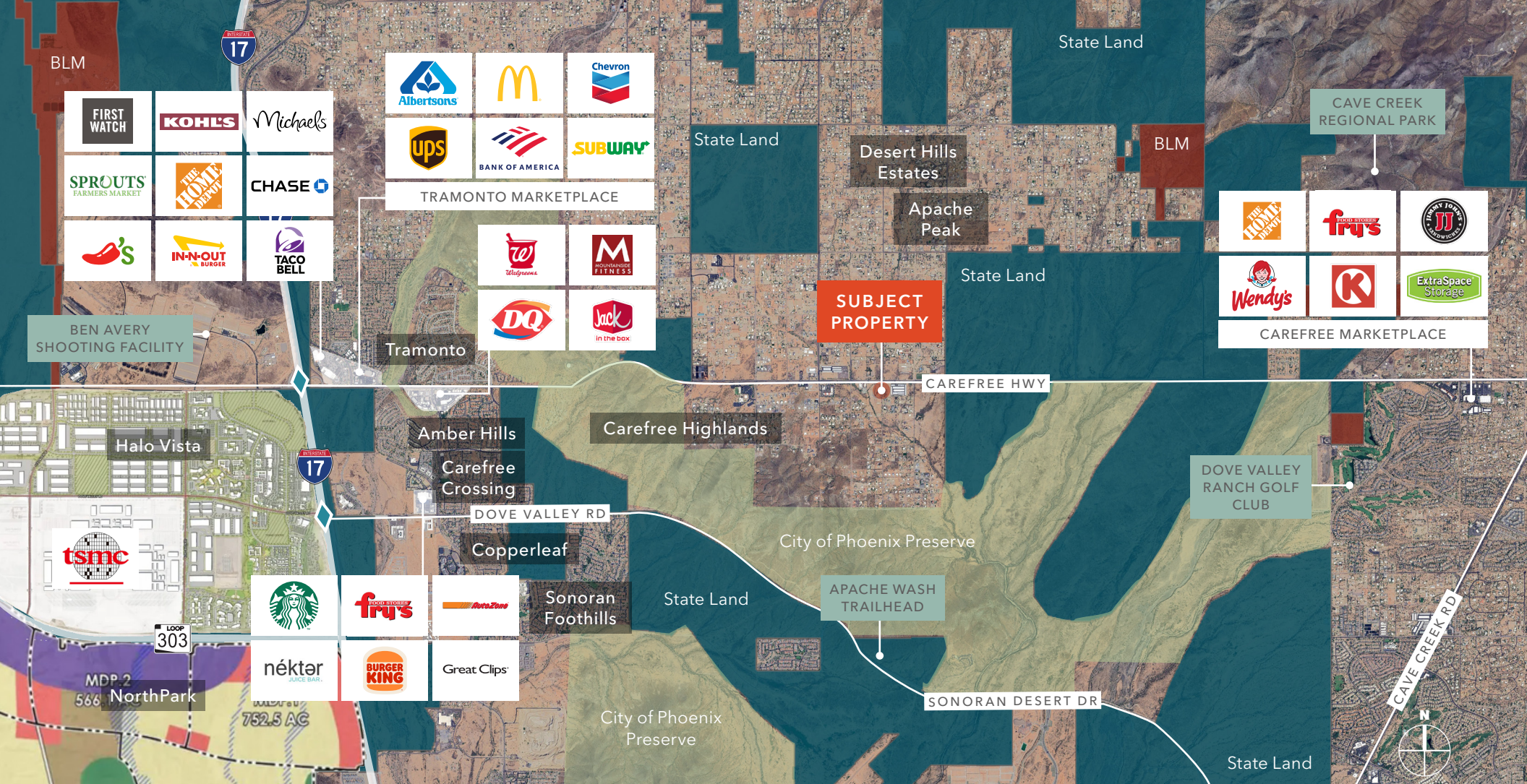
	1 Mile	3 Miles	5 Miles
TOTAL DAYTIME EMPLOYMENT	959	1,984	9,782
TOTAL HOUSEHOLD EXPENDITURE	\$89.33M	\$488M	\$2.51B

HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2026 HOUSEHOLDS	733	3,937	20,837
2031 PROJECTED HOUSEHOLDS	777	4,127	21,109
2026 AVERAGE HOUSEHOLD INCOME	\$196,075	\$196,659	\$179,166

Data Source: ©2026, Costar





12TH ST & CAREFREE HWY SEC

*For more information on
this property, please contact*

BRIAN ROSELLA
Senior Vice President
602.513.5103
brian.rosella@kidder.com

JOSEPH CALISTRI
Senior Associate
602.513.5130
joseph.calistri@kidder.com

KIDDER.COM

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