



HALO VISTA

I-17 & DOVE VALLEY ROAD
PHOENIX, AZ

MACK REAL ESTATE GROUP

McCOURT PARTNERS

Retail Presented by:



HALO VISTA

A community of global innovation, rooted in Arizona

ABOUT THE LOCATION

Welcome to **Halo Vista**—a once-in-a-generation opportunity at the crossroads of global innovation and natural beauty. Rising from the Sonoran Desert and adjacent to the world-class TSMC semiconductor campus, Halo Vista is more than a development; it's a city within a city. Spanning 2,300 strategically located acres, this landmark site is positioned to become a premier destination for innovation, industry, and integrated living.

ABOUT THE OPPORTUNITY

Envisioned as a master-planned hub of progress, Halo Vista will encompass nearly **30 million square feet** of industrial, multifamily, retail, office, education, research, and healthcare space. Years of vision and meticulous planning have shaped this project, with robust infrastructure investment laying the groundwork for sustained domestic and international growth.

This is your chance to be part of an ambitious blueprint for the future. According to city projections, Halo Vista could become **Arizona's third-largest employment center**, supporting up to **100,000 new jobs**. A bold, integrated community—Halo Vista offers more than investment potential; it offers the rare opportunity to shape a region's future.

Master-planned integration

Public-private alignment

Built-in lifestyle appeal

Infrastructure-ready

Current Demographics

TRADE AREA



±157,615
2024 POPULATION



\$166,586
AVG HOUSEHOLD INCOME



117,221
DAYTIME POPULATION



56,522
2024 HOUSEHOLD UNITS



\$580,817
MEDIAN HOME VALUE



Why?

Business Opportunities



Halo Vista is a purpose-built environment engineered for enduring growth, economic resilience, and sustainable returns.

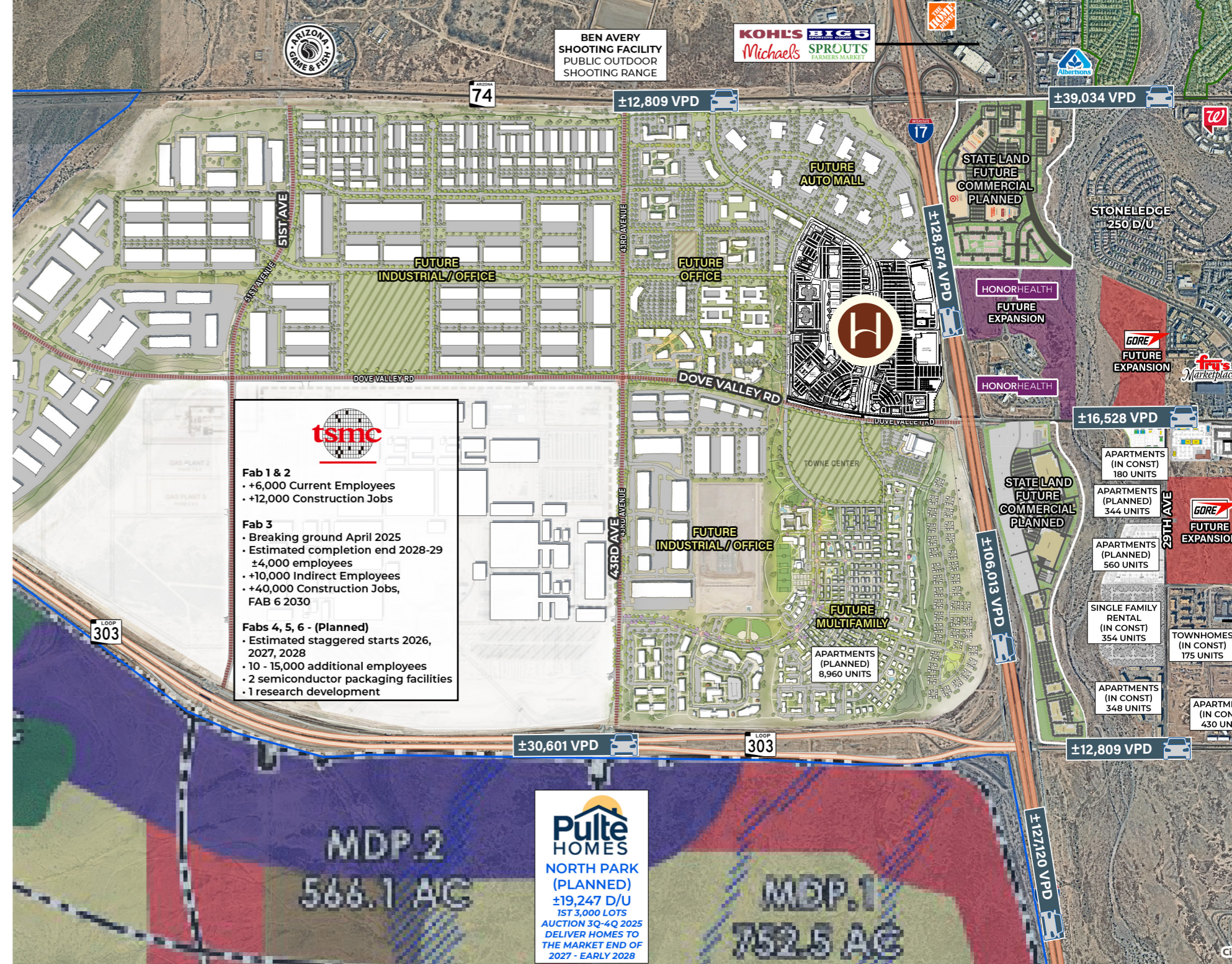
Halo Vista is more than a business park—it's a **purpose-built ecosystem for enterprise**. Anchored by the adjacent TSMC megasite, this development will house **30 million square feet of industrial, office, education, research, and healthcare space**—creating a magnet for the world's most innovative companies.

City estimates forecast up to **100,000 jobs**, making Halo Vista the future **third-largest employment center in Arizona**. At its core, TSMC controls 1,100 acres with a \$165 billion multi-phase semiconductor campus set to employ ±25,000-30,000 people upon completion.

Businesses here will benefit from:

- ▶ 44% lower operational costs than California
- ▶ Access to a diverse, highly skilled workforce
- ▶ Immediate proximity to employers like HonorHealth and WL Gore
- ▶ An international airport and comprehensive transit access

Surrounding the commercial core, over **50,000 new homes** are planned—fueling a vibrant, 24/7 live-work-play environment. Backed by developers MREG and McCourt Partners, with global expertise and local insight, Halo Vista offers **unmatched business potential in the American Southwest**.



HALO VISTA

Unparalleled Amenities

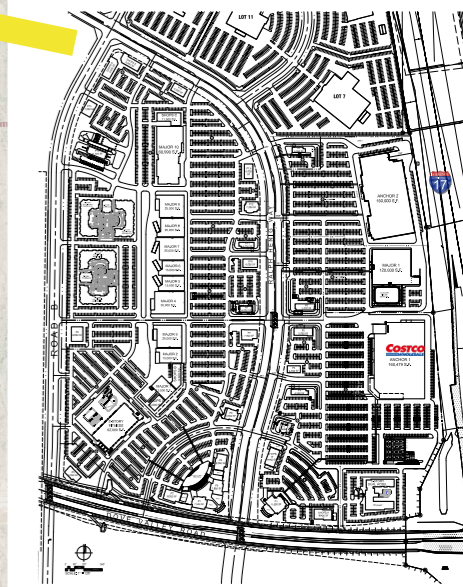
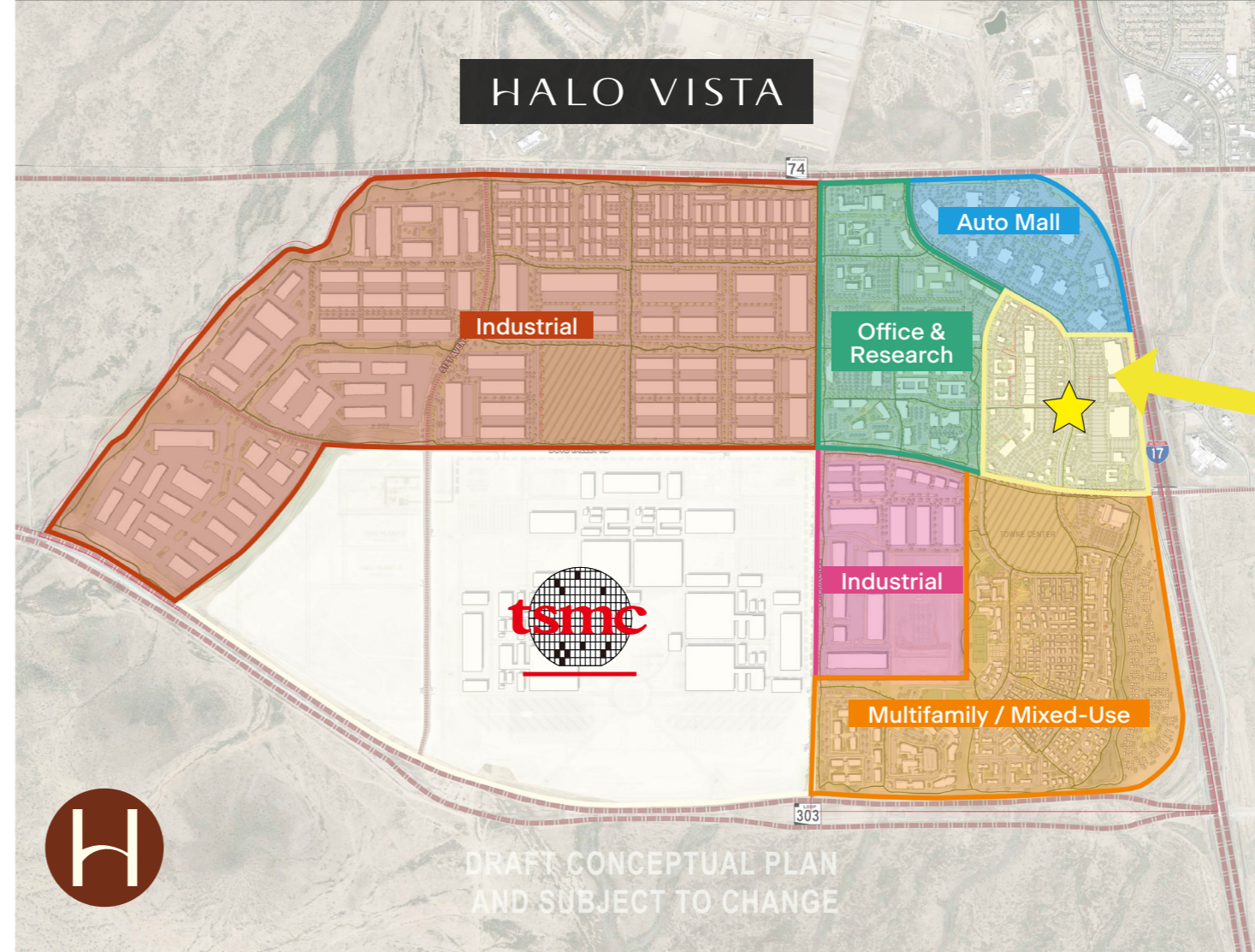
Life at Halo Vista transcends the ordinary. Here, innovation and imagination take root in a setting inspired by Arizona's natural beauty. Designed as a seamless, synergistic community, Halo Vista fuses industrial, residential, commercial, medical, and educational spaces into a thriving ecosystem.

This isn't just smart development—it's **a complete lifestyle**. Every element is intentional, creating connections between people, ideas, and environments.

- ▶ **100+ year secured water supply**
- ▶ **Reliable on-site power infrastructure**
- ▶ Thoughtfully integrated indoor-outdoor environments
- ▶ Dedicated pedestrian and recreational corridors

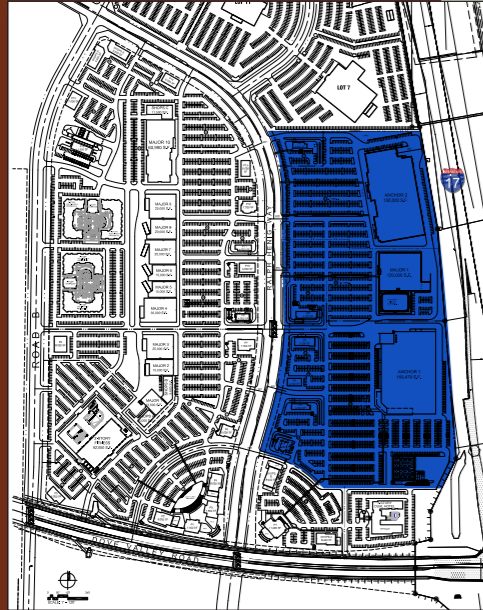
Surrounded by **300 days of sunshine**, residents enjoy access to outdoor adventure—from golf courses within 15 minutes to Lake Pleasant just 10 minutes away, and quick weekend getaways to Sedona, Flagstaff, or the Grand Canyon via the expanded I-17.

Halo Vista redefines community. It is a **future-forward lifestyle village** where innovation thrives alongside recreation, wellness, and human connection—anchored in the timeless beauty of the Sonoran Desert.



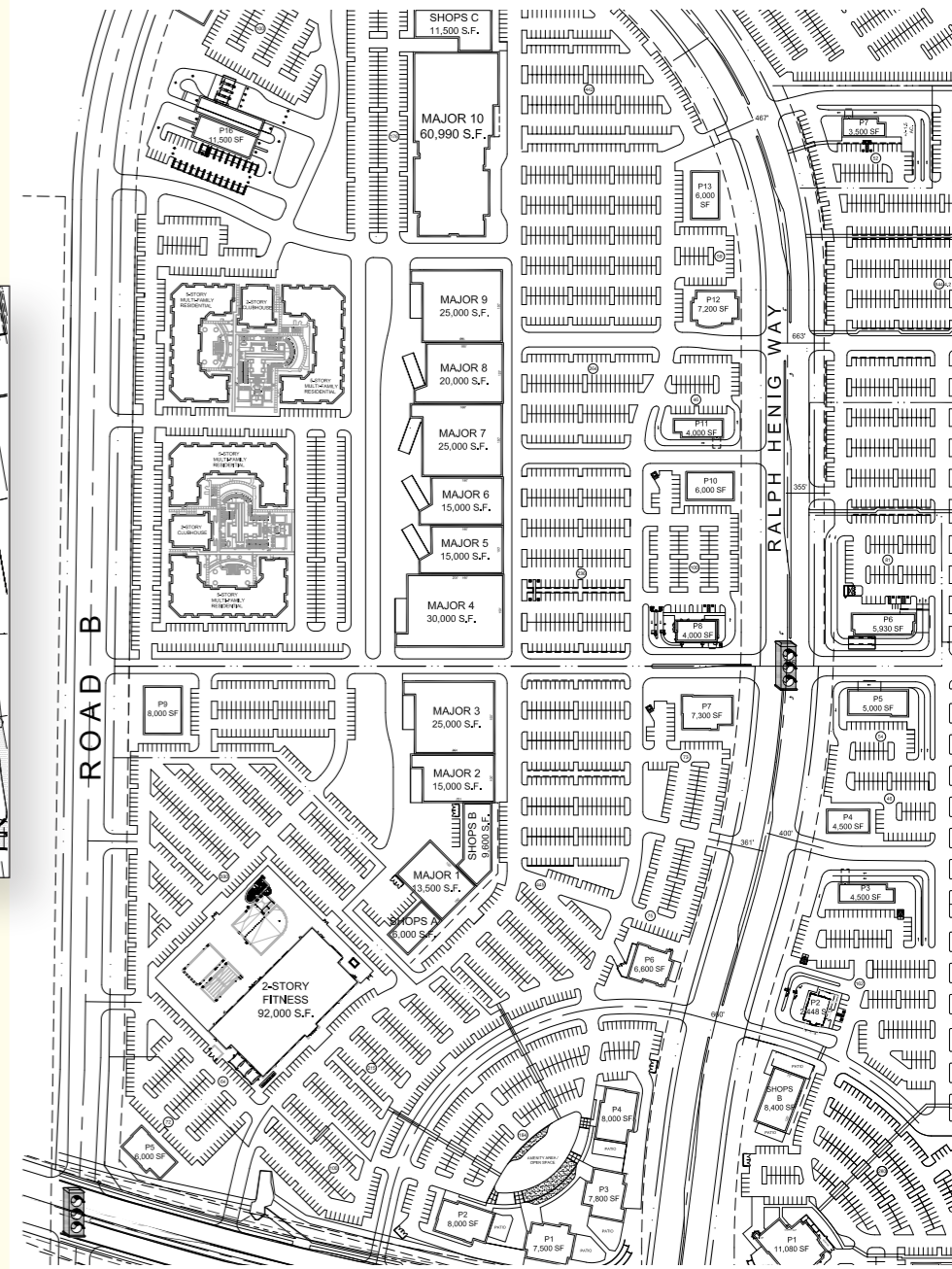
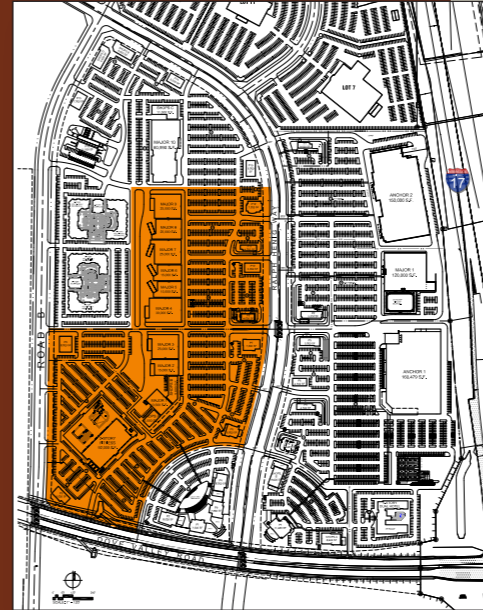
SITE PLAN

East



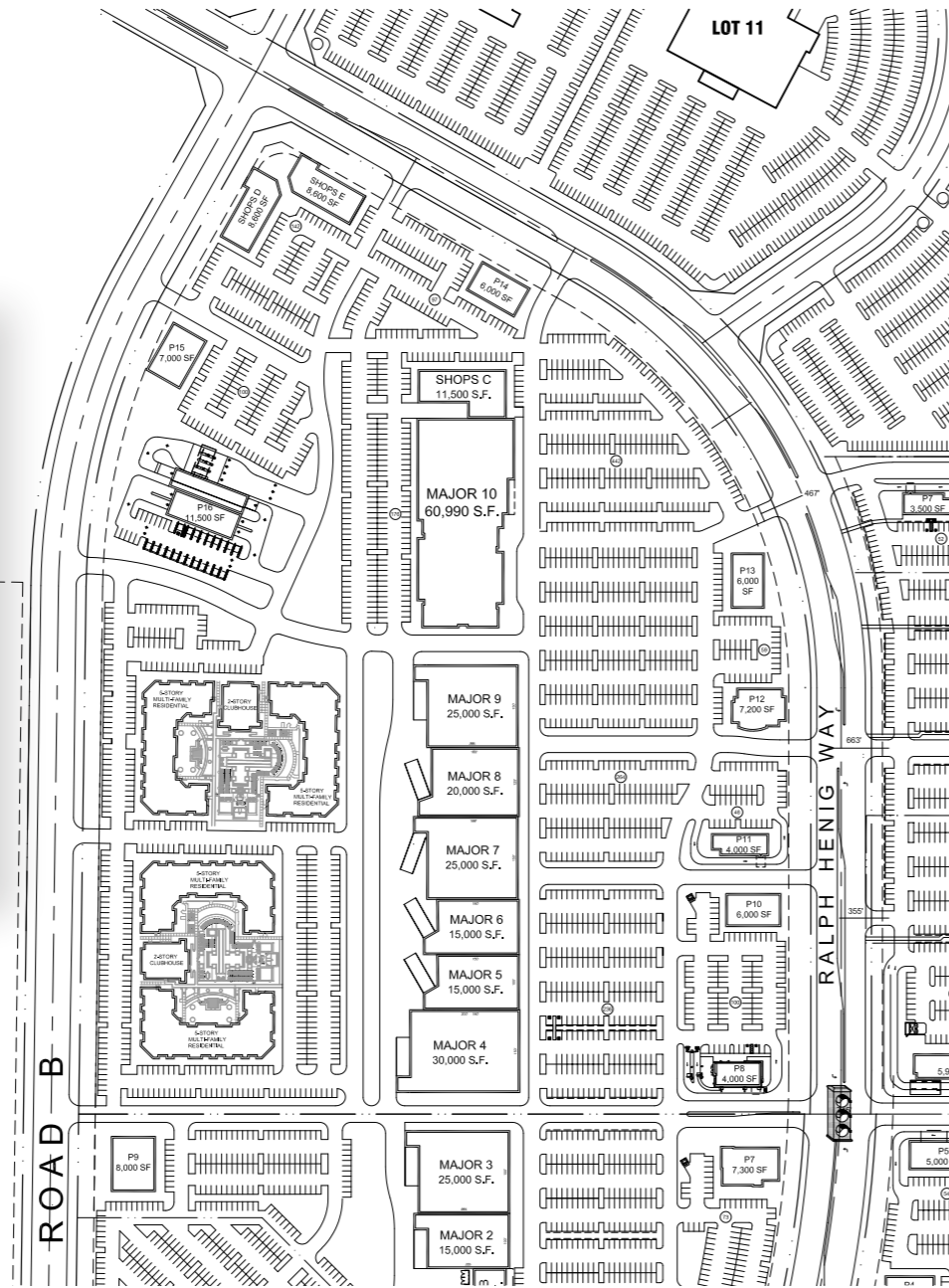
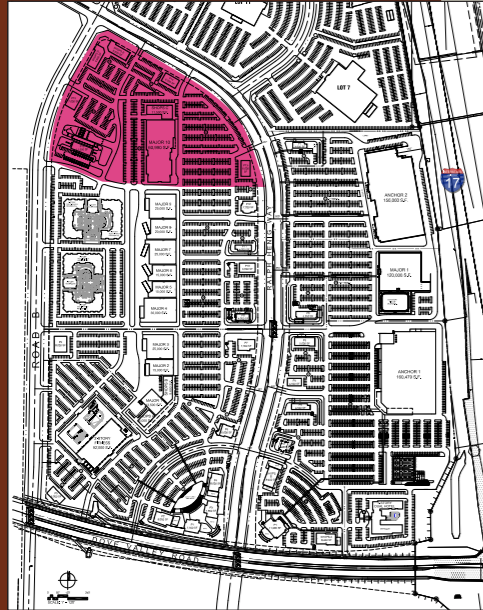
SITE PLAN

West



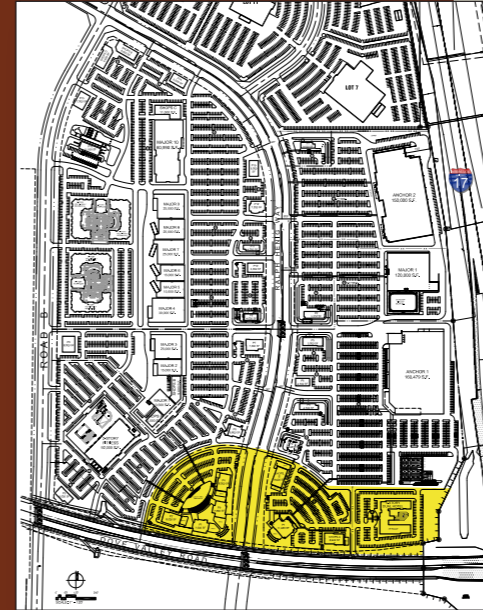
SITE PLAN

North



SITE PLAN

South



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Trade Area Advantage

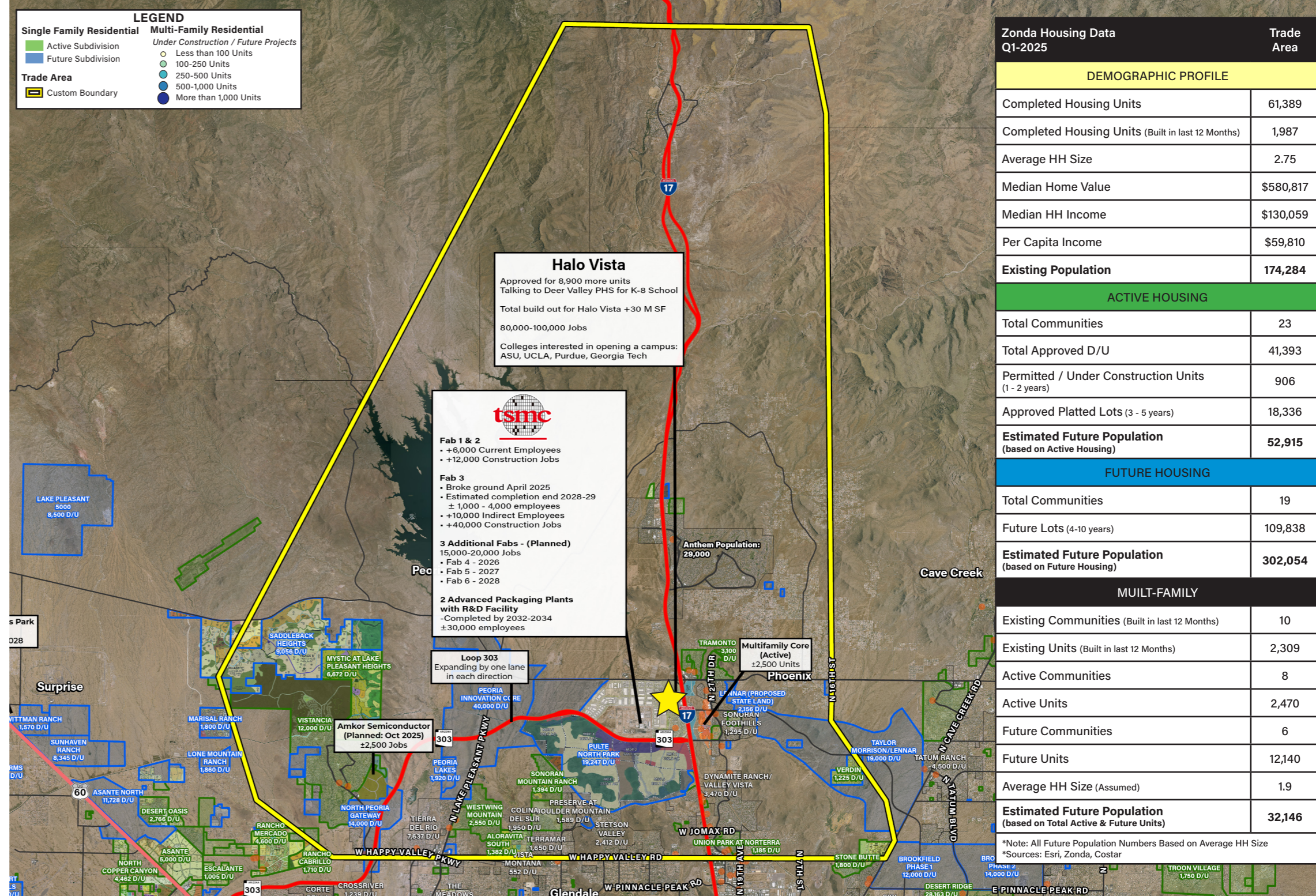
Halo Vista's location isn't just strategic—it's transformative. Situated at the crossroads of Phoenix's primary transportation corridors, this master-planned development is **poised at the heart of a trade area experiencing rapid demographic and economic growth.**

What makes this area so attractive for investors?

- ▶ 5-mile, 7-mile, and custom trade areas show population growth exceeding metro averages
- ▶ Accelerated **household formation** driven by a booming job market
- ▶ Over **50,000 new homes planned** within immediate reach
- ▶ Rising **household incomes and consumer spending potential**

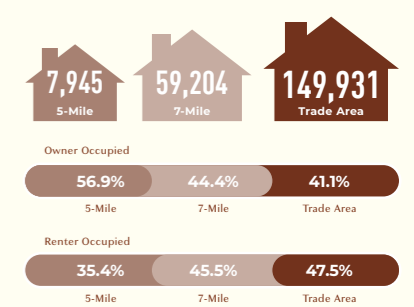
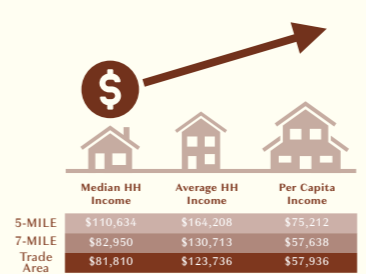
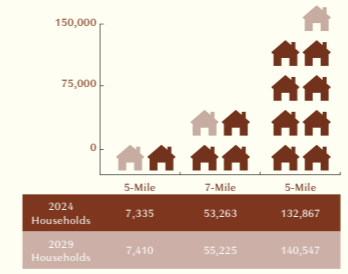
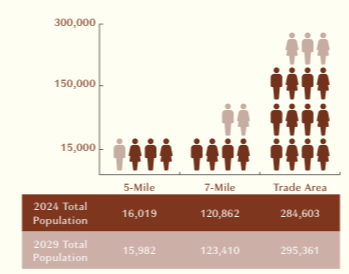
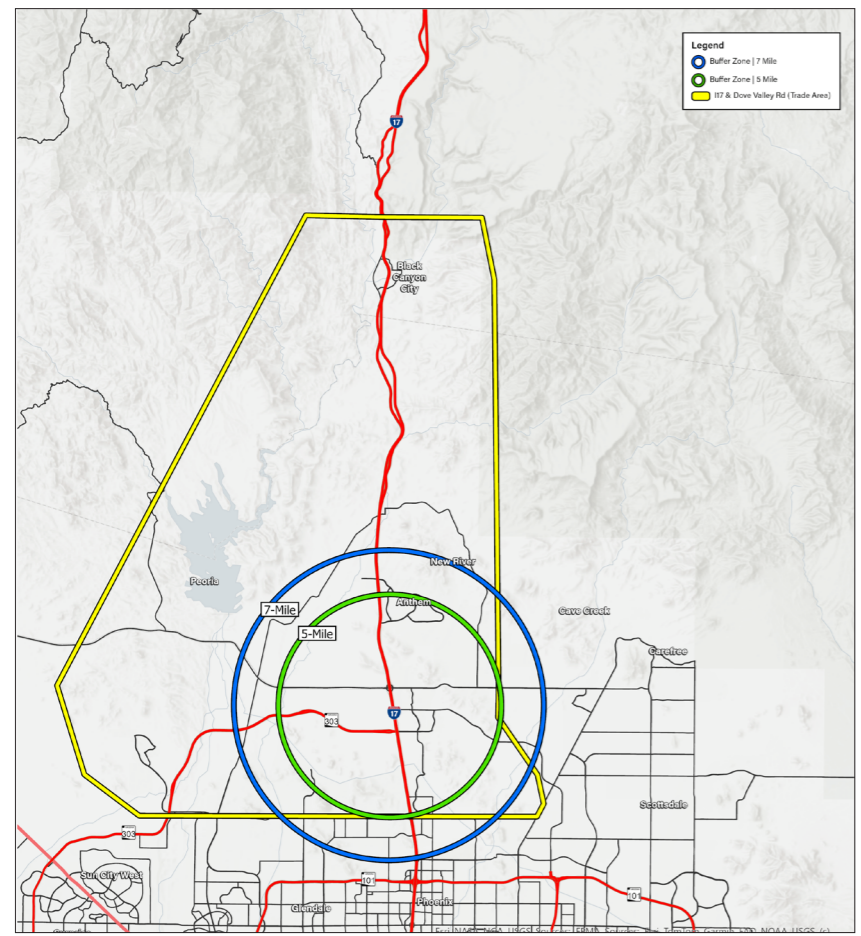
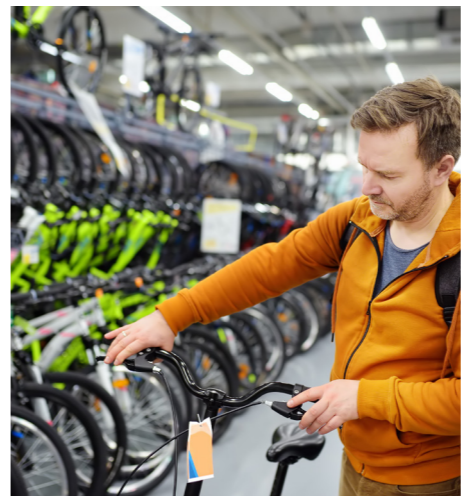
These metrics aren't projections—they're **indicators of long-term market strength.** Every new neighborhood adds to the demand for quality retail, services, and lifestyle amenities—ensuring sustained value for early investors.

In a region already known for its business-friendly policies and infrastructure, Halo Vista stands out as the **next evolution in Arizona's growth story.** For investors, the trade area isn't just strong—it's surging.



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Demographics



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DiscoverHaloVista.com



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