



# AUTOMALL

Opportunity at

# HALO VISTA

SWC of Interstate 17 and Carefree Highway (SR74)

Phoenix, AZ 85086 | USA

[www.DeRito.com](http://www.DeRito.com)

Automall Aerial Sphere: [www.derito.com/automall/](http://www.derito.com/automall/)



# HALO VISTA

A community of global innovation,  
rooted in Phoenix, Arizona

Halo Vista is where innovation is materialized, a dynamic environment where breakthroughs are engineered and global impact is forged. This strategic hub is intentionally designed to accelerate innovation and foster critical partnerships for world-class talent and industries.

It is strategically positioned directly adjacent to the Taiwan Semiconductor Manufacturing Corporation (TSMC) campus, a \$165 billion investment that is fundamentally transforming the global semiconductor industry. This is a singular opportunity to co-locate with a world leader, placing your operations at the heart of cutting-edge technology and manufacturing.

## Disclaimer

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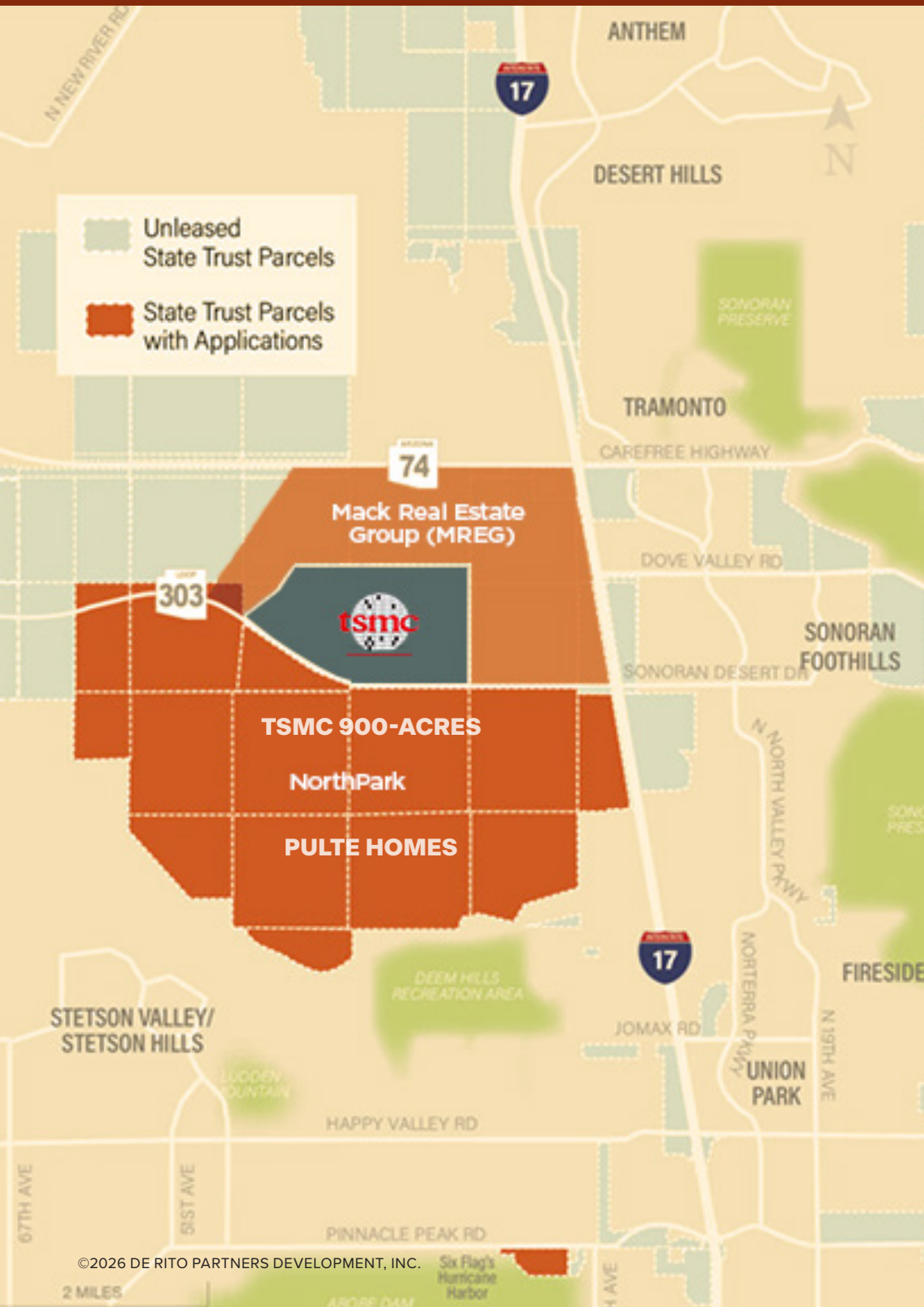
# Automall Challenges and Solution

## Automall Common Problems

- Limited visibility, architecture and signage
- Limited trade area: 10 miles
- Limited demand for auto sales
- Limited customer access

## De Rito Solution

- **Who We Are:** Optimal visibility, beautiful architecture, and our goal of increased sales for dealers.
- **Significant Demand:** Halo Vista Science & Technology Park (TSMC & MREG) estimated to bring ±75,000 future employees. The 3,440-acre development is expected to create more than 40,000 construction jobs. NorthPark spans 6,355 acres in collaboration with TSMC and Pulte.
- **Massive Accessibility:** Surrounded by three freeways: Interstate 17, Loop 303 and Carefree Highway (SR-74).
- **Trade Area:** Phoenix, Prescott, Prescott Valley, Cottonwood, Sedona, and Flagstaff population.



## Significant Demand and Accessibility

All the elements to be the most productive Automall location in the State of Arizona.

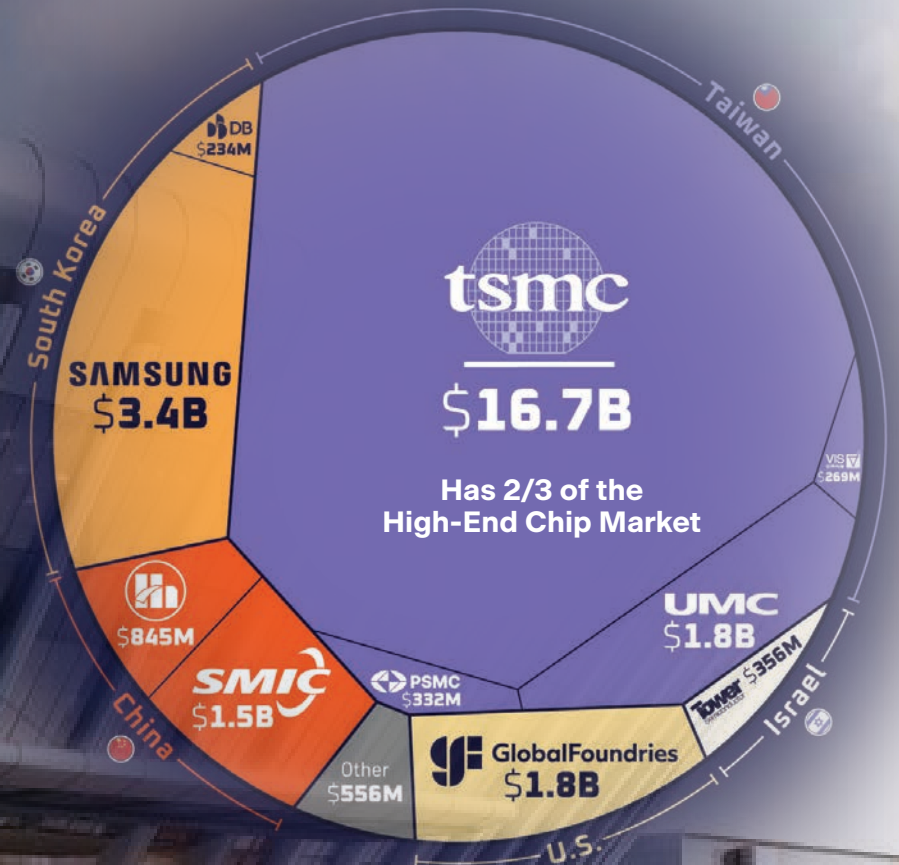
- **3,440 Acres** is projected to become Arizona's **largest employment** center, creating up to **±75,000 jobs** and **±8,960 multi-family units**.
- **Mack Real Estate Group (MREG) and McCourt Partners** ± **2,340 Acres** / Includes **130.21-Acre Automall**
- **Taiwan Semiconductor Manufacturing Company (TSMC)**
  - ± **1,100 Acres** / **3** current plants expanding to **6** each fab is planned to be ± **5.5 million sq ft**.
  - + Packaging and R&D expansion
  - TSMC won state land auction in **January 2026** for an **additional ±900 acres** at NorthPark.
- **NorthPark** **PulteGroup** to build master-planned communities ±**15,150 Lots** across **5,455 Acres** (auction Q4 2026).
- **Surrounded by three freeways:**
  - Interstate 17** (North/South) = **8 lanes**
  - Loop 303** (East/West) = **4 lanes**
  - Carefree Highway** (SR-74: East/West) = **2 lanes**.
- **159,576 vehicle visibility** per day and growing.
- **\$165,964 average household** income within **7-mile radius**.

## TSMC Intends to Expand Its Investment in the United States to US \$165 Billion to Power the Future of AI

Company plans to increase U.S. investment in advanced semiconductor manufacturing by **\$100 billion with three new fabs, two advanced packaging facilities and an R&D center added to U.S. plans.**

Facilities	PHASE I: 1-2-3	PHASE II: 4-5-6
Investment	\$65B	\$165B TOTAL
TSMC Jobs	6,000	>20,000 TOTAL
Construction Jobs	20,000	40,000 TOTAL

**TSMC's Q3 2025: results confirmed its structural strength, posting 40.8% YoY revenue growth and a 50.6% operating margin, driven by expanding AI and HPC demand amid global capacity diversification.**



TSMC joins effort to develop **6,355-acre NorthPark project** south of its Arizona facility.

**TSMC partners with PulteGroup** for NorthPark development in Phoenix.

**PulteGroup** to build master-planned communities **±15,150 Lots across 5,455 Acres.**

Project includes innovation corridor for **TSMC's 900-acre future expansion.**

SITE PLAN

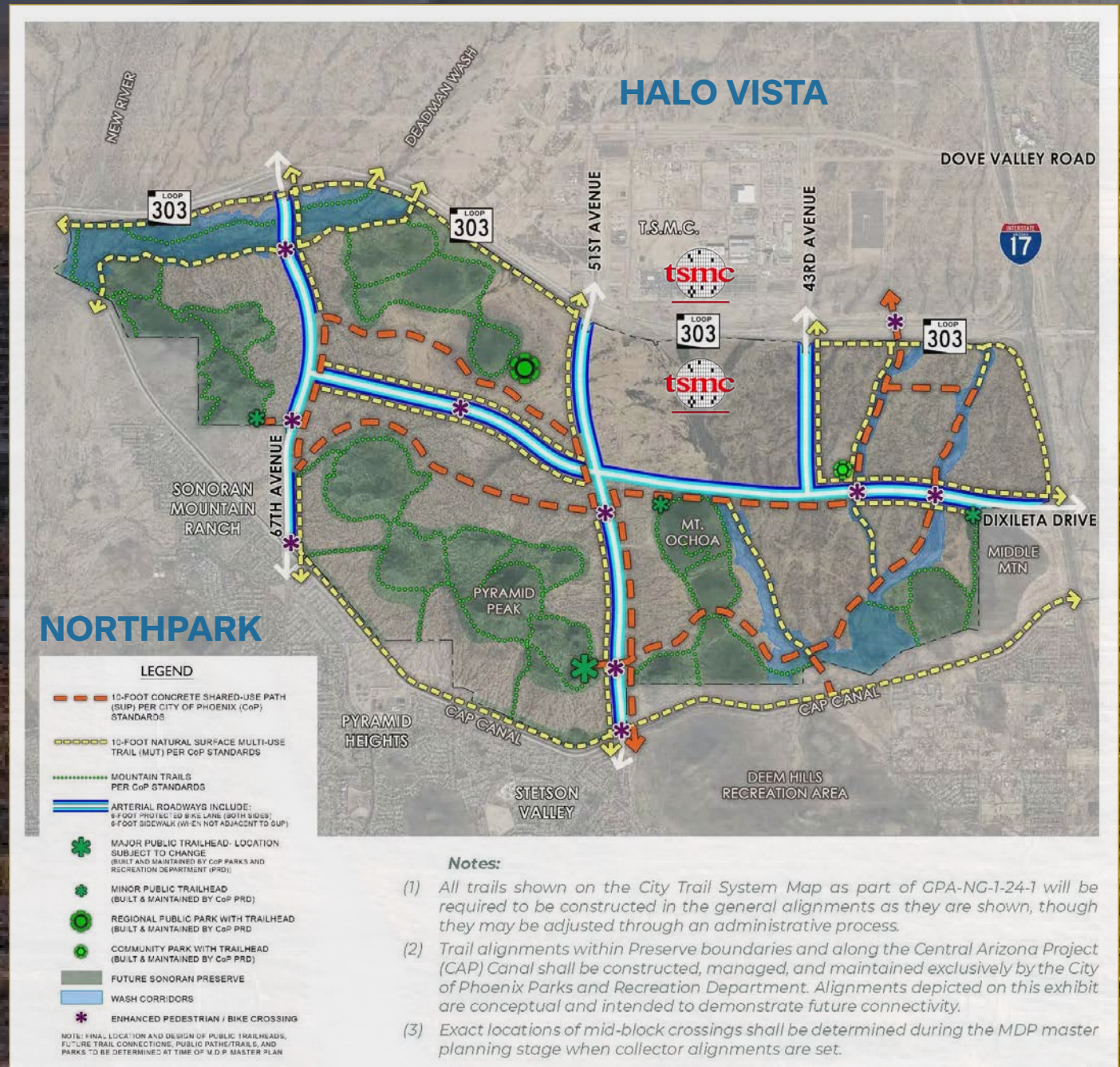


**Distinctive Master Planning:** Expands on North Black Canyon Corridor standards to create a cohesive community.

**Integrated Connectivity:** Features well-designed streetscapes and a diverse trail network.

**Enhanced Open Space:** Includes a master plan that exceeds City of Phoenix standards.

**Desert-Sensitive Landscaping:** Establishes consistent zones and plant palettes suited to the desert.

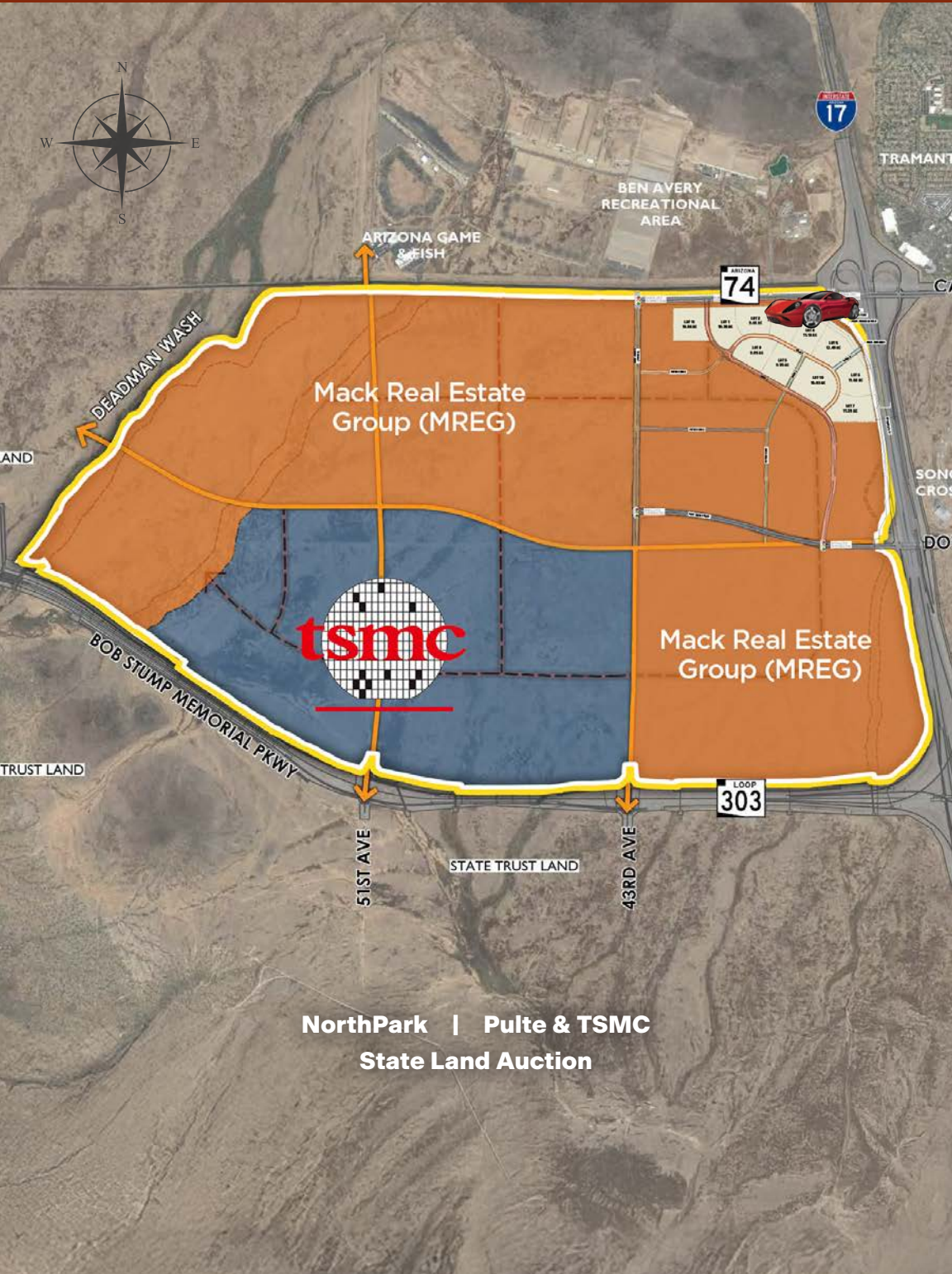


Projected \$172+ Billion Development | 3,440 Acres



NORTHPARK | 6355 TOTAL ACRES

PULTE HOMES= 5,455 ACRES | TSMC EXPANSION = 900 ACRES



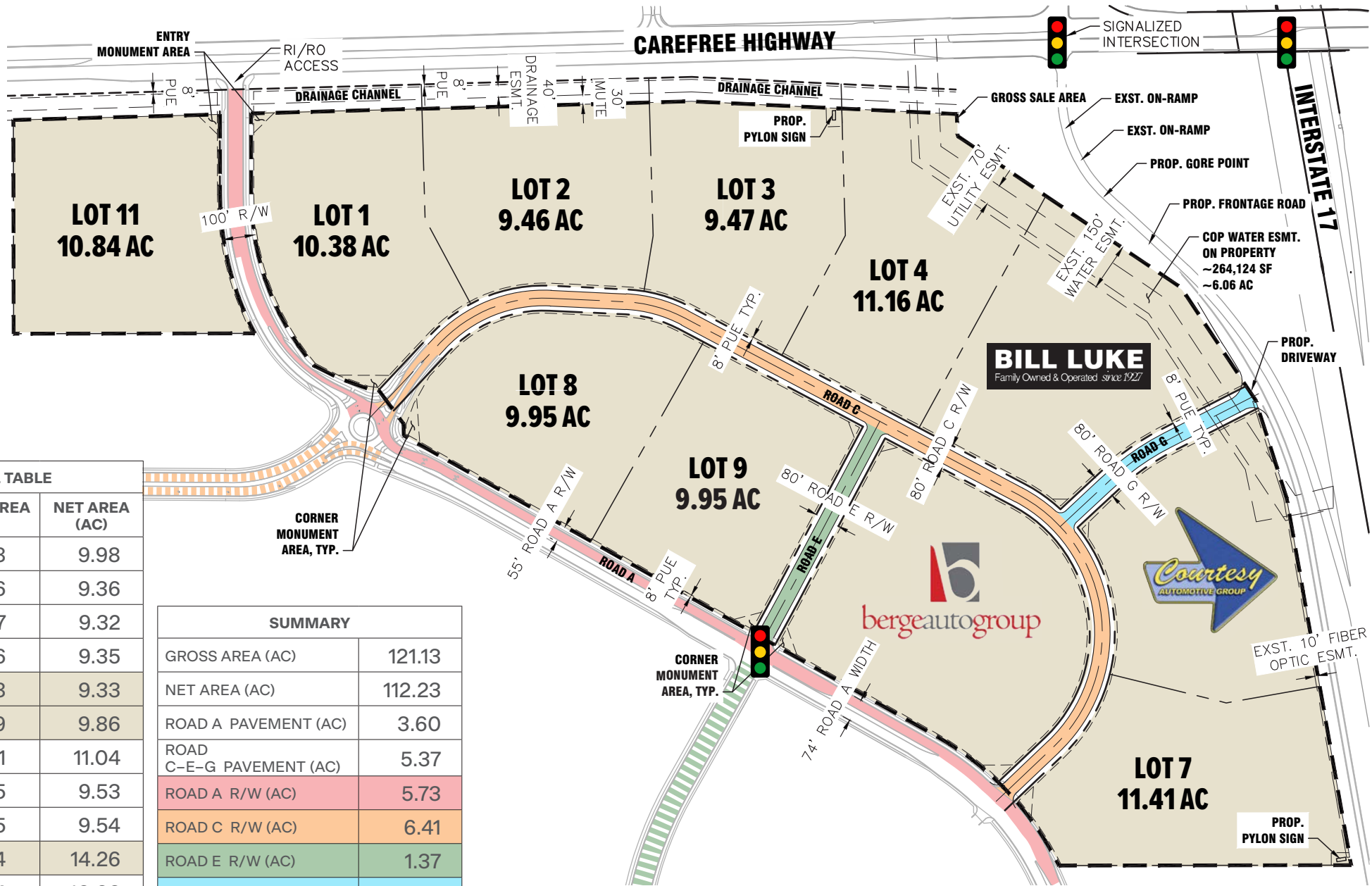
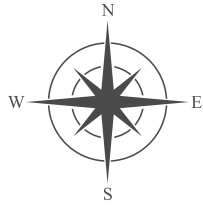
## Automall Site Details

- **130.21-Acre Automall**
- **11 Automall Parcels of Land with Fantastic Visibility, Beautiful Architecture and our goal of increased sales for dealers.**
- **Massive Accessibility from Three (3) Freeways:** access from Carefree Highway (SR-74), Dove Valley Road exit (I-17), and 43rd Avenue exit (Loop 303).
- **Zoning permits for Automall**, manufacturing, warehousing distribution, office, restaurants, retail, and **±8,960 multi-family units.**
- **Pylon and Monument Signage**
- **Significant Demand: 3,440-acre** employment hub anchored by **TSMC** and **MREG**, expected to create **±75,000 jobs.**

**Halo Vista Science & Technology Park = Projected TSMC \$65B (Phase I) + TSMC \$100B (Phase II) + MREG \$7B = \$172 Billion Development**

## TSMC Expansion

- TSMC won state land auction in January 2026 for an additional ±900 acres at NorthPark.
- **NorthPark:** adjacent and south of the Loop 303 Freeway; **PulteGroup** to build master-planned communities **±15,150 Lots across 5,455 Acres** (auction Q4 2026).



PARCEL TABLE		
LOT	GROSS AREA (AC)	NET AREA (AC)
1	10.38	9.98
2	9.46	9.36
3	9.47	9.32
4	11.16	9.35
5	12.48	9.33
6	11.09	9.86
7	11.41	11.04
8	9.95	9.53
9	9.95	9.54
10	14.94	14.26
11	10.84	10.66
<b>TOTAL</b>	<b>121.13</b>	<b>112.23</b>

SUMMARY	
GROSS AREA (AC)	121.13
NET AREA (AC)	112.23
ROAD A PAVEMENT (AC)	3.60
ROAD C-E-G PAVEMENT (AC)	5.37
ROAD A R/W (AC)	5.73
ROAD C R/W (AC)	6.41
ROAD E R/W (AC)	1.37
ROAD G R/W (AC)	1.30
<b>TOTAL SALE AREA (AC)</b>	<b>130.21</b>

# Company Overview

## Commercial Development

- Land acquisition for Automall began in 2017, **9 years ago.**
- Developed **24 first-class** retail projects including the **Chandler 202 Automall; ±5.3 million square feet.**
- Redeveloped, stabilized and sold **46 retail properties throughout the Greater Phoenix area.**
- Build to Suit: 7-Eleven

## 42 Years of Experience

- **70+** Assets Developed or Redeveloped

## Vertical Integration

- Development
- **Property Acquisition**
- Property Management & Maintenance
- **Leasing**

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