



PV|303

PV
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the interchange of business

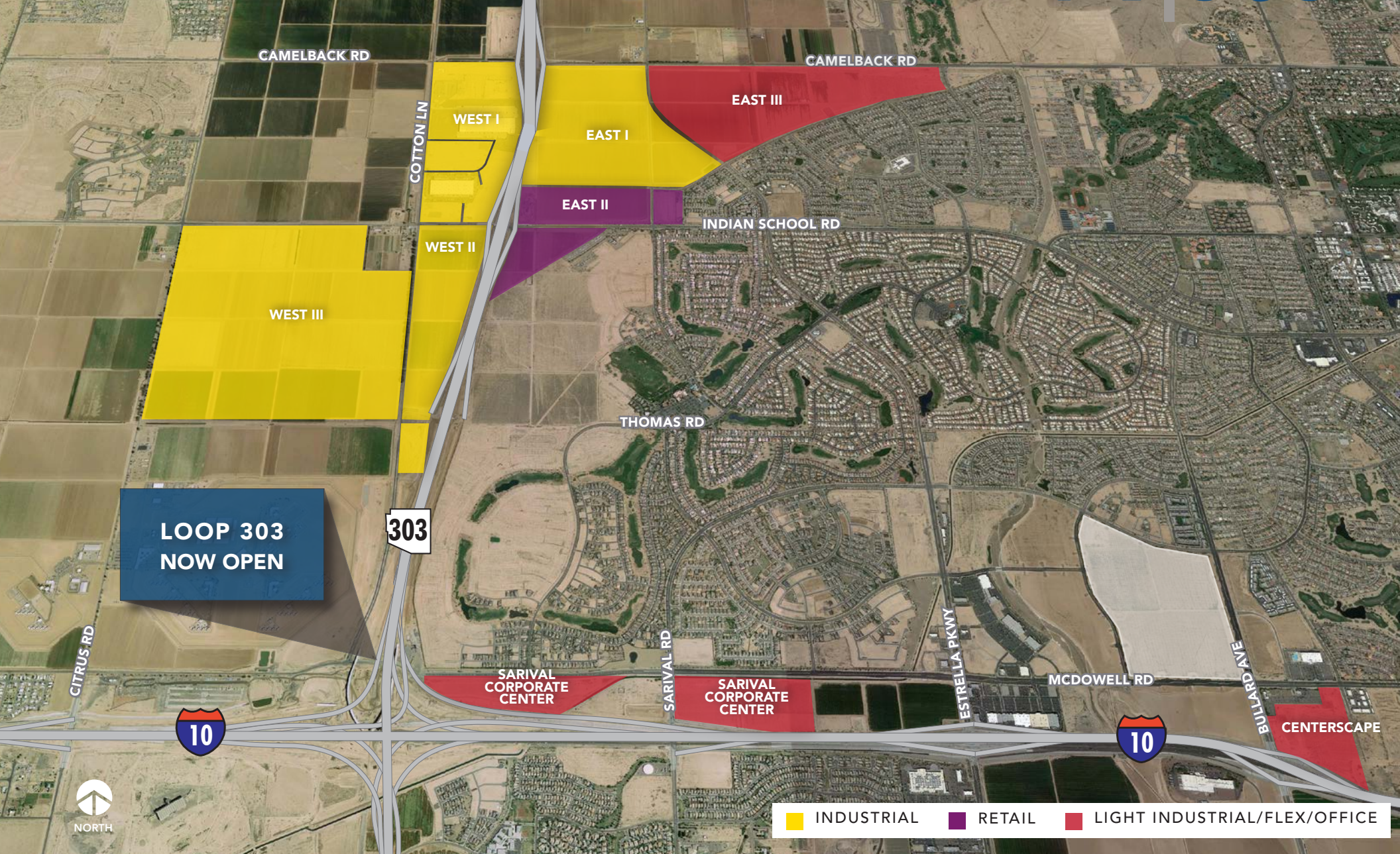
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project overview

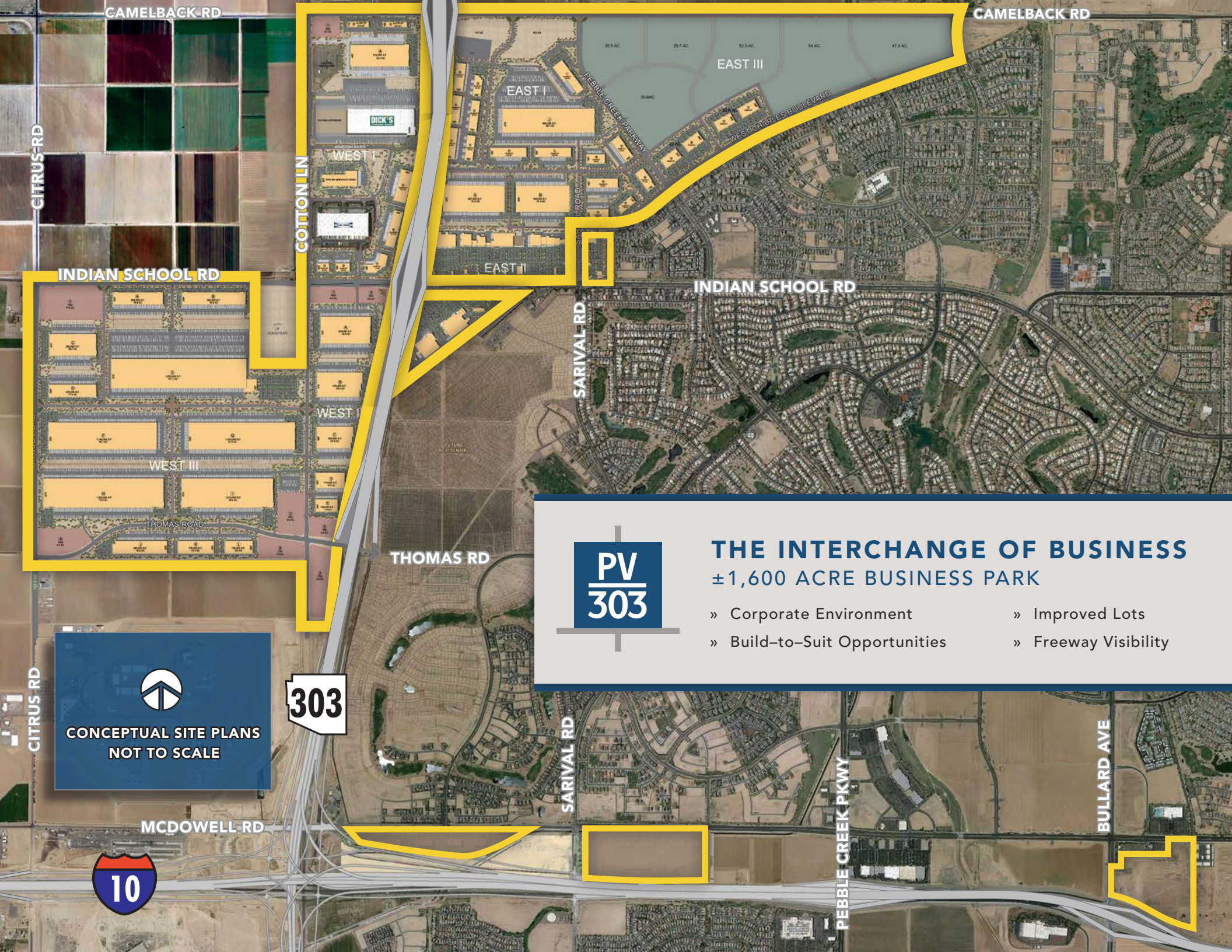
PV303 is a master planned business park designed to meet the growing demand for commercial and industrial opportunities in the greater Phoenix area. Located at the confluence of Interstate 10 and Loop 303 in Goodyear, Arizona, PV303 offers a total of $\pm 1,600$ acres with ± 20 million square feet of office, retail, and industrial space. PV303 is ideally situated to serve Arizona and key markets in the western United States such as the Ports of Long Beach, Los Angeles and San Diego, California; El Paso, Texas and Las Vegas, Nevada.



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INDUSTRIAL RETAIL LIGHT INDUSTRIAL/FLEX/OFFICE



CITRUS RD

COTTON LN

CAMELBACK RD

INDIAN SCHOOL RD

EAST II

INDIAN SCHOOL RD

SARIVAL RD

THOMAS RD

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MCDOWELL RD

SARIVAL RD

PEBBLE CREEK PKWY

BULLARD AVE

CONCEPTUAL SITE PLANS
NOT TO SCALE



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THE INTERCHANGE OF BUSINESS ±1,600 ACRE BUSINESS PARK

- » Corporate Environment
- » Improved Lots
- » Build-to-Suit Opportunities
- » Freeway Visibility

FOREIGN TRADE ZONE DESIGNATED SITE #277

Foreign Trade Zones (FTZs) provide special customs procedures to U.S. plants engaged in international trade-related activities. Duty-free treatment is accorded items that are processed in FTZs and then reexported, and duty payment is deferred on items until they are brought out of the FTZ for sale in the U.S. market which helps offset customs advantages available to overseas producers who compete with domestic industry.

In Arizona, a Zone that is approved and activated may be re-classified down from 18% tax valuation to 5% valuation resulting in the tax benefit of a 72% reduction. This averages to \$0.85 to \$1.25 per foot per year in rent reduction!

Some of the advantages may include:

- » No time limit on goods stored in FTZ
- » Merchandise exempted from state and local taxes
- » Minimized costs while products wait for shipment
- » Quota restrictions waived for items entering FTZs

These (approved) activities can be conducted in a zone:

- » Assembling, packaging, destroying, storing cleaning
- » Exhibiting, re-packing, distributing, sorting, grading
- » Testing, labeling, repairing
- » Combining with foreign or domestic content
- » Certain types of processing



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project information

Driving Distances: PV303 to Key Western U.S. Markets



PROPERTY HIGHLIGHTS

- » Parcel size range from 4 acres to 500 acres
- » Building size range from 40,000 SF to 2,000,000 SF
- » Arizona Public Service power provider
- » Natural gas available
- » Fiber optic telecommunications available
- » Water service from EPCOR and Liberty Water
- » Flexible I-1 and C-2 Zoning
- » All new infrastructure
- » Full diamond interchanges at Indian School Road & Camelback Road
- » Half diamond interchange at Thomas Road
- » Corporate neighbors include Dick's Sporting Goods and Sub-Zero

KEY FEATURES AND AMENITIES

- » 20 million square feet: office/retail/industrial space
- » 2 miles of freeway frontage along Loop 303
- » 2 miles north of Interstate 10
- » 9 miles west of Loop 101
- » 5.5 hours from Long Beach, California
- » 4.7 hours from Las Vegas, Nevada
- » 6.5 hours from El Paso, Texas
- » 29 miles from Phoenix Sky Harbor Airport
- » 9 miles from Phoenix Goodyear Airport
- » Minutes from executive and employee housing

* All dimensions are approximate

At final buildout, the ±1,600 acre PV303 will be one of the largest business parks in the southwest. Proposed buildings range in size from ±40,000 to 2 million square feet. Numerous quality amenities contribute to the overall convenience of PV303's location including restaurants, retail operations, championship golf courses, hotels & resorts, local parks, award-winning schools, health care facilities and variety of housing for executives and employees.

SURROUNDING AMENITY MAP

RESTAURANTS

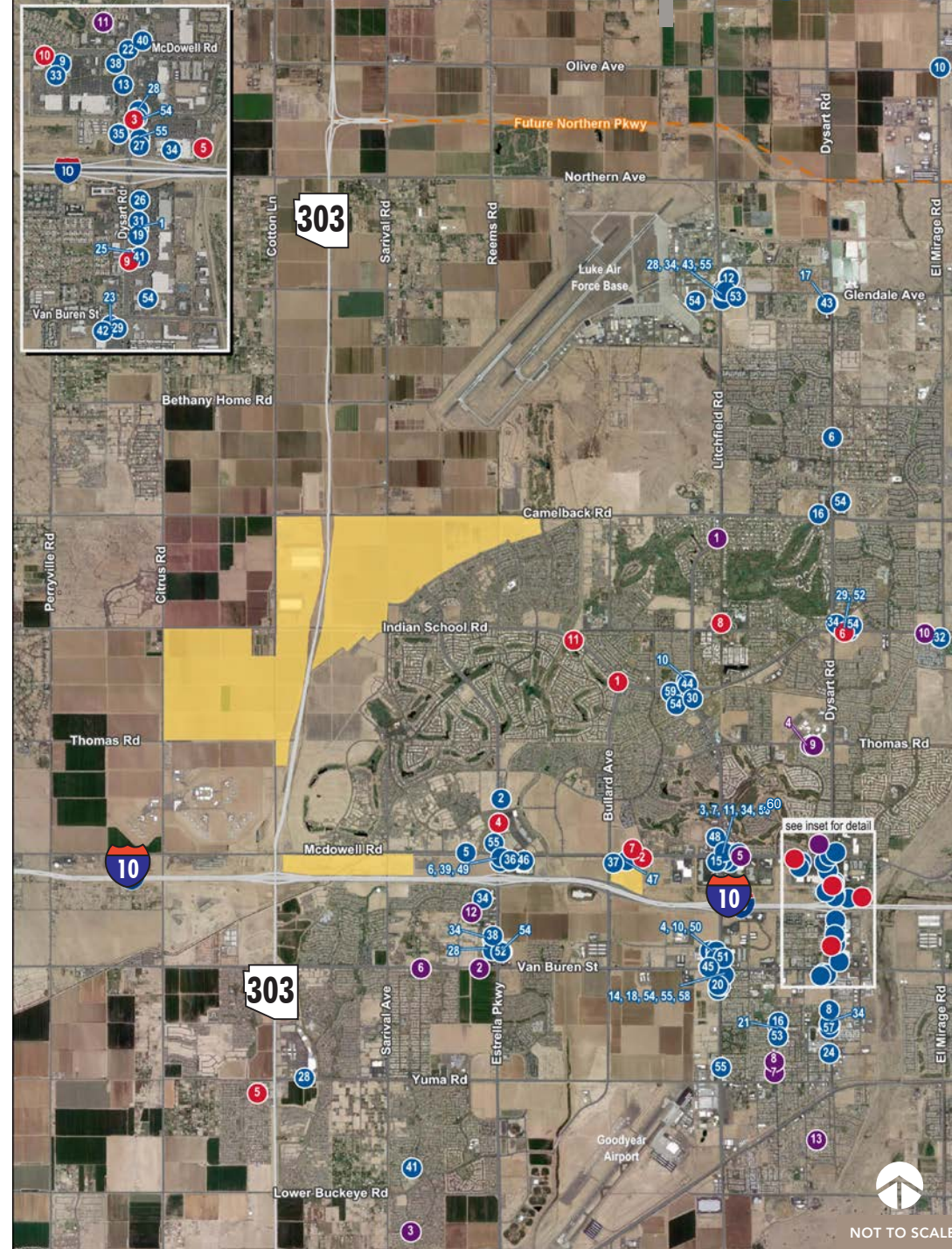
- 1 A&W ALL-AMERICAN FOOD
- 2 AKAIHANA SUSHI & GRILL
- 3 APPLEBEE'S NEIGHBORHOOD GRILL
- 4 ARBY'S ROAST BEEF
- 5 ARRIBA MEXICAN GRILLE
- 6 BARRO'S PIZZA
- 7 BLACK ANGUS RESTAURANT
- 8 BLACK BEAR DINER
- 9 BUFFALO WILD WINGS GRILL & BAR
- 10 BURGER KING
- 11 CARL'S JR RESTAURANT
- 12 CHARLEY'S GRILLED SUBS
- 13 CHICK-FIL-A
- 14 CHILI'S GRILL & BAR
- 15 CHIPOTLE MEXICAN GRILL
- 16 CHURCH'S FRIED CHICKEN
- 17 COUSINS SUBS
- 18 CRACKER BARREL OLD COUNTRY
- 19 DEL TACO RESTAURANT
- 20 DENNY'S RESTAURANT
- 21 DON PANCHO MEXICAN FOOD
- 22 EINSTEIN BROS BAGELS
- 23 FILIBERTO'S MEXICAN FOOD
- 24 GOLDEN CORRAL
- 25 GREEK EURO EXPRESS
- 26 IHOP
- 27 IN-N-OUT BURGER
- 28 JACK IN THE BOX
- 29 KFC
- 30 LA LOMA MEXICAN GRILLE
- 31 LONG JOHN SILVER'S SEAFOOD
- 32 MANNY'S MEXICAN & AMERICAN
- 33 MANUEL'S MEXICAN FOOD
- 34 MC DONALD'S HAMBURGERS
- 35 MIMI'S CAFE
- 36 OLIVE GARDEN ITALIAN RESTAURANT
- 37 P F CHANG'S CHINA BISTRO
- 38 PANDA EXPRESS
- 39 PARADISE BAKERY & CAFE
- 40 PEI WEI ASIAN DINER
- 41 PETER PIPER PIZZA
- 42 PIZZA PATRON
- 43 POPEYE'S FRIED CHICKEN
- 44 QUIZNOS
- 45 RAMIRO'S MEXICAN FOODS
- 46 RED LOBSTER RESTAURANT
- 47 RED ROBIN GOURMET BURGERS
- 48 ROMANO'S MACARONI GRILL
- 49 RUBIO'S FRESH MEXICAN GRILL
- 50 SALA THAI RESTAURANT
- 51 SCHLOTZSKY'S DELI
- 52 SENOR TACO
- 53 SONIC DRIVE IN RESTAURANT
- 54 SUBWAY SANDWICH SHOP
- 55 TACO BELL
- 56 TGI FRIDAY'S
- 57 WAFFLE HOUSE RESTAURANT
- 58 WENDY'S
- 59 WHATABURGER RESTAURANT
- 60 WILD FLOWER

CHILD CARE FACILITIES

- 1 ATHLETES CHILD LLC
- 2 ESTRELLA KINDERCARE
- 3 ESTRELLA MTN DILLIGENT LEARNING
- 4 GODDARD SCHOOL
- 5 GOODYEAR KINDERCARE
- 6 GREAT BEGINNINGS PRESCHOOL
- 7 LOVING CARE DAY CARE CTR
- 8 LOVING CARE DAY CARE CTR II
- 9 SUNRISE PRESCHOOLS INC
- 10 TEACH N FUN
- 11 TUTOR TIME
- 12 UYI DEVELOPMENT CTR
- 13 WESTSIDE EARLY HEADSTART

HEALTH & FITNESS

- 1 BLOSSOM DAY SPA
- 2 DEJA VU MED SPA
- 3 ELYSIUM SALON SPA
- 4 HAND & STONE MASSAGE & FACIAL
- 5 LA FITNESS
- 6 LAVENDER'S
- 7 LIFE TIME FITNESS
- 8 RED DOOR SPA
- 9 SPAMAN SPAS
- 10 UNIX NAILS & SPA
- 11 VIVIAN'S NAIL & SPA



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contact information

For Information Contact:

SUNBELT HOLDINGS

Sean Walters

Chief Operating Officer

swalters@sunbeltholdings.com

+1 480 905 0770

MERIT PARTNERS, INC.

Kevin Czerwinski

President

kevin@mpiaz.com

+1 480 483 0360

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www.PV303.com

www.sunbeltholdings.com

www.meritpartnersinc.com