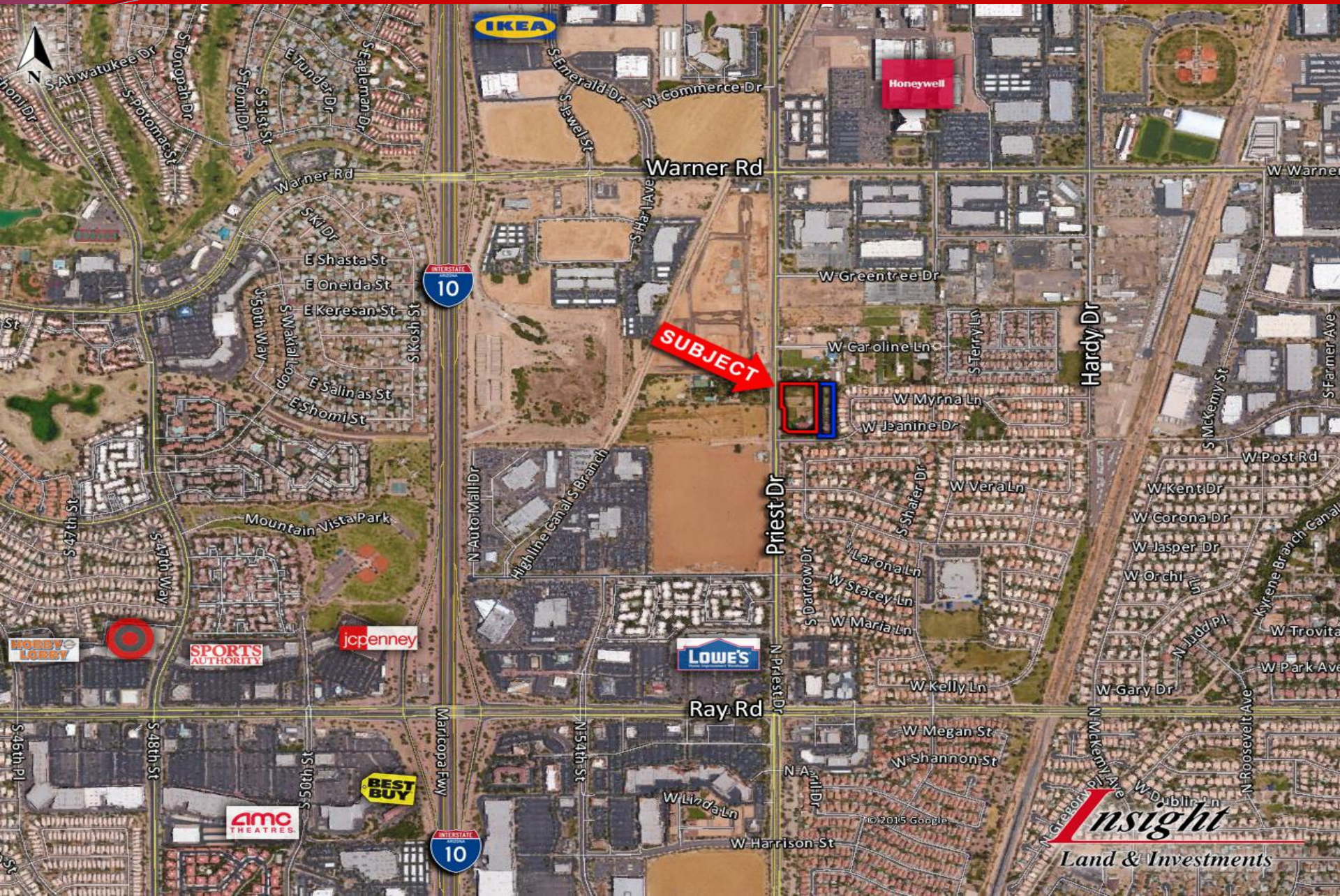
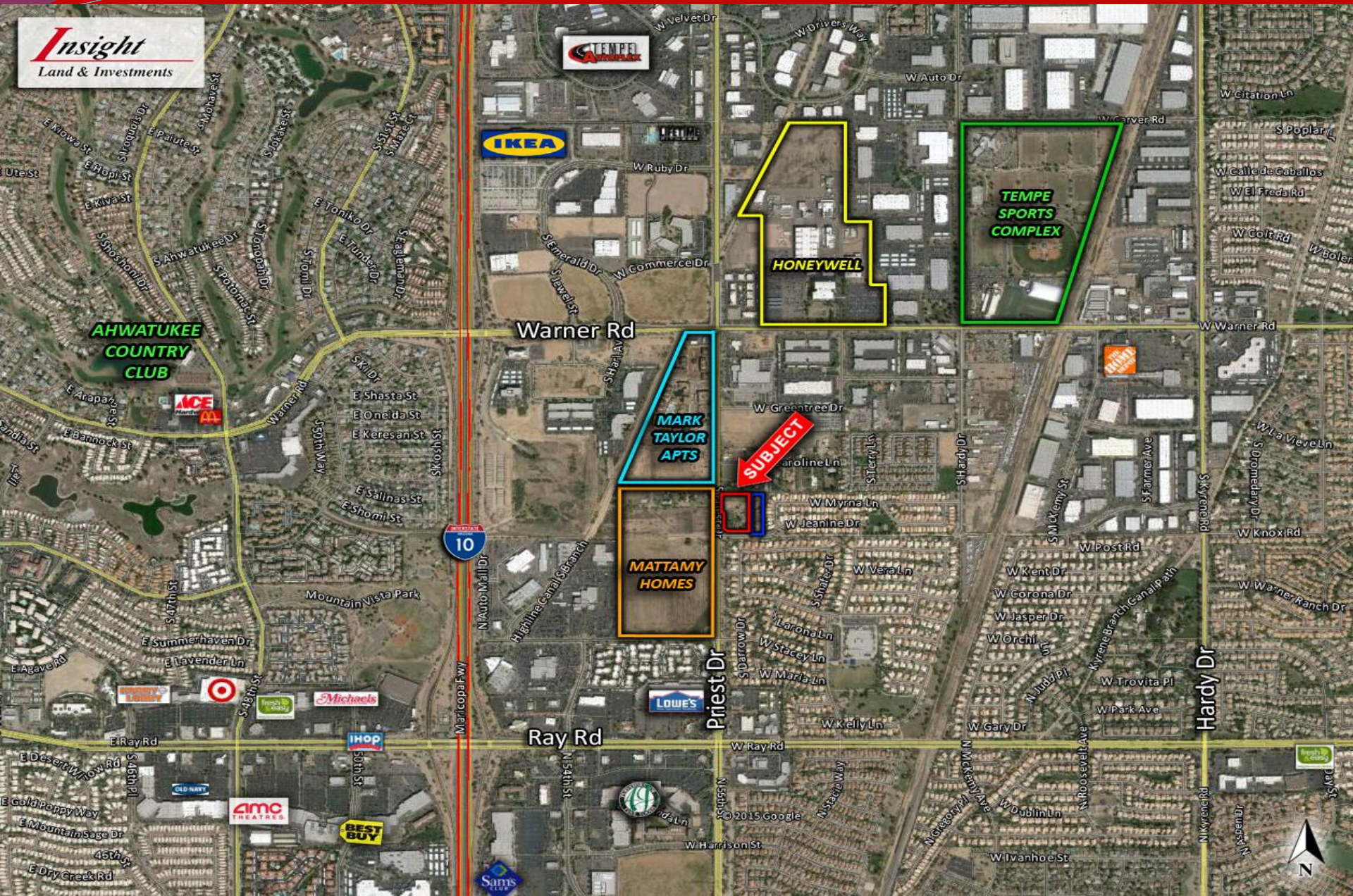


- ❑ **Location:** Northeast corner of Priest Rd and Knox Rd in Tempe, Arizona.
- ❑ **Size:** 3.5 Acres
- ❑ **Price:** \$2,000,000 - \$13.12 PSF or \$38k/unit based on the general plan allowable density
- ❑ **Comments:**
 - Tempe's General Plan calls for residential densities up to 15 units per acre.
 - Available subject to zoning
 - The adjoining 1.5 acres is available per a separate owner for approximately \$1.6 million and could be added to create a 5 acre site.
 - Between State Farm Insurance, Northern Trust Bank, ASU, Wells Fargo Bank, Drive Time, Shutterfly, and others there will be up to 19,000 new jobs created in Tempe in the next 5 years-see attached articles.
 - Tempe with a population of 161,000 is 98% built out and the majority of the few remaining parcels are zoned for business park, commercial or mid rise condo.
 - Per MLS as of 12-15 there are 19 new homes available in the 3 active subdivisions in Tempe.



PRIEST RD & KNOX RD | TEMPE, AZ







State Farm exec: Transit helped Tempe get \$600M hub
The Republic 2/20/15

The Tempe complex, called Marina Heights, is planned as one of four main State Farm office hubs across the U.S. The company will lease 1.9 million of 2 million square feet within the development, with some space reserved for retail tenants.

The insurance company has a total of about 65,000 employees, including about 4,500 already in metro Phoenix. **With the new Tempe office complex, State Farm plans to expand its Valley workforce to about 8,000 employees, Tipsord said.**

The 2-million-square-foot, 20-acre complex broke ground in 2013. The first of five buildings is expected to be finished by October. The complex has space to attract other employers as well, and Tipsord said another regional hub has done just that.

"What we're observing already in the Dallas area, where it's more advanced, are the other businesses attracted to the location where we are focusing our operations," Tipsord said. "So it's working."

The company held another job fair in January, with **plans to hire 600 more** workers during the first half of 2015.

Shutterfly opens new office, production facility in Tempe.
The Republic 8/25/2015

The Tempe center is a testament to Shutterfly's commitment to U.S.-based manufacturing, Black said. Its **400 employees** will manufacture photo books, cards, canvas prints, stationery and commercial printing services.

ASU could hire 10,000 people in next six years, Michael Crow says
Phoenix Business Journal 2/12/13

Arizona State University President Michael Crow, will need to **hire up to 10,000 people** within the next six years to support his ambitious research goals.

Crow plans to increase university research expenditures to \$700 million within the next six or seven years, up from an existing \$386 million. The majority of that funding comes from federal research grants, but Crow wants to look at growing other funding opportunities, including business partnerships both in Arizona and beyond.

However, the fact that this expected growth comes with such huge job gains is a big story in and of itself. Most of these new jobs would be of the high-paying variety that local economic developers covet.

In addition, the salaries for these jobs would be supported financially by the increased research funding that comes into the university from outside sources. They would not require state funding, Crow said.

Currently, ASU has nearly 20,000 people involved in the university's research enterprise, including students, faculty and scientists. To get to Crow's goal of \$700 million in research funding, he said he will need more than 40,000 people involved in the school's research activity.

Northern Trust bank bringing 1,000 jobs to Tempe
TheRepublicazcentral.com 2/26/15

Northern Trust, a global private bank, is opening a \$95 million complex in Tempe. The company will **generate 1,000 jobs**.

Silicon Valley Bank hiring 250 in Tempe, plans to lend \$100 million to local tech and life science companies
Phoenix Business Journal 7/31/14

Silicon Valley Bank is expanding in the Phoenix area with plans to **hire 250 people** in the next three years and lend at least \$100 million to technology and life science companies based in Arizona over the next five years.

The Santa Clara, California-based bank opened in Tempe in 2012, and since has hired and relocated 250 employees to the local office to support the company's growth. Silicon Valley Bank opened a Tempe office because it's close to the headquarters, the area has a great quality of life, talent pool and affordable living for employees, said Carrie Merritt, Silicon Valley Bank's public relations director. "Our long-term outlook was always to add more employees," Merritt said. "We want to hire a third by the end of this year."

Silicon Valley Bank has more than 150 positions open throughout the company now. For the bank's Tempe corporate operations center, which encompasses two floors at Hayden Ferry Lakeside 1 by Tempe Town Lake, the company will hire 250 people in the next three years. The positions include IT, finance and banking operations, with a salary average of \$75,000. The positions are posted on the bank's website.

Insight Enterprises hiring 120, posts increases in revenue and income
8/1/14

Last quarter, the company hired about 100 people, and now has **plans to hire 120** more in sales and technical jobs by the end of the year.

GoDaddy opens Global Technology Center in Tempe
The Republic 10/15/14

The \$27 million center opens with more than 1,100 employees, including engineers, developers, corporate staff and small business consultants, with plans to hire an **additional 250 people**.

Creditsafe opens office in Tempe; plans to hire 150
Phoenix Business Journal 11/18/14

Corporate credit reporting company, Creditsafe, is opening its first western regional sales office in Tempe, and **plans to hire 150** over the coming year.

The company has 30 employees in place and is recruiting sales people for the office at 1400 E. Southern Ave.

DriveTime adding 650 jobs, Tempe headquarters
The Republic 7/16/15

Phoenix-based car dealer DriveTime **plans to add up to 650 new jobs** in Arizona over the next year and is moving into an expanded headquarters near downtown Tempe. Formerly called Ugly Duckling, the company specializes in providing financing for customers with bad credit and operates 130 used-car dealerships in 25 states.

Many of the new jobs are corporate positions, including three dozen in marketing, analytics and accounting, according to DriveTime Automotive Group CEO Ray Fidel

Clear Energy Systems Breaks Ground On Tempe Location
AZ Business Magazine 7/13/12
Clear Energy Systems, an innovator in mobile and distributed power

generation systems, broke ground at its new location at Elliot Business Park in Tempe. The new facility is located at 7825 S. Hardy Drive. The 158,000 square foot building will feature 30 foot clear heights, a steel roof structure, energy efficient features and concrete paved truck areas.

In October, Clear Energy Systems announced it would expand its operations in Arizona, creating **225 quality new jobs**, increasing Arizona's exports globally and investing \$10 million in the local economy.

TriWest Opens a New Health Care Administrative Service Center in Tempe, Ariz. Brings 300 New Jobs to the Area to Administer the Veterans Choice Program
7/6/15

Phoenix-based TriWest Healthcare Alliance announced today a company-wide workforce expansion **will bring 300 new jobs** to Tempe, Ariz. this month. As a partner to the Department of Veterans Affairs (VA), TriWest administers the VA's Patient-Centered Community Care (PC3) program which also includes the Veterans Choice Program (VCP).

TriWest is looking for talented people to fill a variety of positions in clinical and non-clinical roles to include patient services representatives, licensed practical nurses, registered nurses, management and operations. The Tempe Health Care Administrative Service Center will help serve Veterans in 28 states. Key functions will include: processing health care authorizations approved by VA, inbound and outbound telephone correspondence with Veterans and health care providers, as well as scheduling appointments by phone.

Home Depot opening 800-worker online customer service center in Tempe.
Phoenix Business Journal 10/22/15

Home Depot is opening a 111,000-square-foot, **800-worker** customer service center in Tempe.

May 6, 2014

Angela Gonzales

Senior Reporter- Phoenix Business Journal

American Airlines extends lease at US Airways site in Tempe, plans to add jobs

American Airlines Group has extended several lease deals in Tempe.

It appears American Airlines Group will continue to have a large presence in the Valley — at least for the next five years.

When Ft. Worth, Texas-based American Airlines and Tempe-based US Airways merged last year in a \$17 billion deal, there was fear among the business community that American Airlines would pull up stakes and move a great deal of its operations to Texas.

But the company just renewed a 5-year lease for its 201,724-square-foot space at Tempe's Rio West Business Park, a few miles west of the former US Airways headquarters in downtown Tempe.

"As we have said, the new American Airlines will maintain a significant corporate presence in Arizona," said Matt Miller, spokesman for American Airlines. "Having access to real estate in the Phoenix area is tremendously important as we bring together our two airlines and work to centralize some of the key functions in the Valley of the Sun."

In March, the company announced plans to bring several accounting, information technology and customer service jobs to the Phoenix area. They will all be housed at the Rio West Business Park, he said.

Miller said that will mean hundreds of new jobs coming to Tempe.

"Arizona and the entire Phoenix area is tremendously important to American and we're excited to have extended the lease of these buildings," Miller said.

Aug 23, 2013

UnitedHealth Group to hire 500 to man new Phoenix call center

Angela Gonzales

Phoenix Business Journal

UnitedHealth Group plans to add 500 call center jobs over the next 60 days at its new Connexions center in Phoenix.

Connexions — which is part of United’s Optum health services business — helps insurance companies provide services to their members. The company needs at least 500 people immediately with plans to hire more next year.

Called “engagement specialists,” these new employees will help seniors and other beneficiaries better understand their Medicare and prescription drug benefits options.

The company will host a job fair in conjunction with the city of Phoenix at its new facility, 4809 E. Thistle Landing, Suite 110, (Chandler Blvd and I-10 area) on Aug. 27 from 10 a.m. to 3 p.m.

Orlando, Fla.-based Connexions has more than 8,000 employees in North Carolina, Indiana, Colorado, Rhode Island and Texas.

This new Phoenix facility is the company’s first in Arizona.