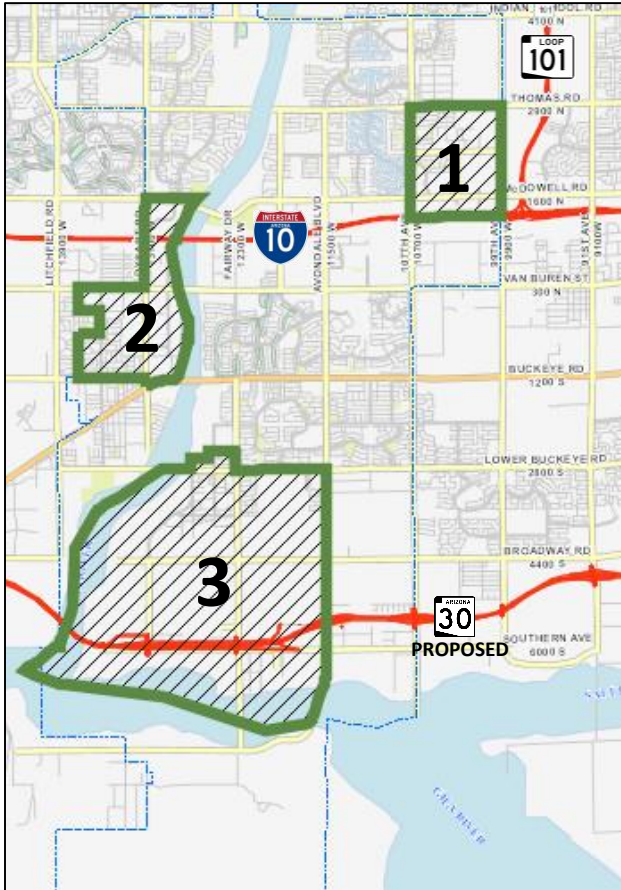


Avondale's Opportunity Zones



Avondale Quick Statistics

Population: 83,644 Median Age: 30
Avg HHI: \$69,423 Rooftops: 24,426

1. Gateway 99th Zone

In the heart of Avondale's burgeoning Health-Tech Corridor and just 12 miles west of central Phoenix, this area of robust traffic counts is quickly becoming one of the West Valley's premier destinations for healthcare, shopping and entertainment. New hotels are adding to the retail mix anchored by Costco.

2. Historic Avondale Zone

This diverse area is home to the unique Historic Avondale area as well as the Dysart Road retail corridor with traffic counts exceeding 45,000 VPD. Eliseo C. Felix Drive is a prime area for new industrial development.

3. Tres Rios Zone

Historically known as the Lakin Ranch, these hay fields and cattle farms will be transformed with the addition of SR 30, with construction planned for 2024. Nearly 8,000 homes are planned for this area north of the ISM Raceway, priming it for explosive growth.

Why Avondale?

Avondale opportunity zones offer a diversified portfolio for every type of investor: from venture capital to infill, redevelopment or greenfield real estate development. Avondale has enjoyed some of the lowest vacancy rates in the last decade, driving demand for new and speculative commercial and industrial space. Growing at a smart and steady rate, plans are approved for thousands of new homes, and scores of new businesses open each year. A young and educated workforce is anxious to work close to home, and our economic opportunities fund may be used for public benefit to help close a deal.

How Does the Opportunity Zones Program Work?

An investor sells an asset and generates a capital gain. The capital gains from that investment must be reinvested within 180 days into a designated Opportunity Zone (OZ). Avondale has three such zones. If the investment is held, the capital gains liability on the original investment will be reduced by 10% after five years and by 15% after seven years. After 10 years, the new capital gains taxes generated from the opportunity fund investment are reduced to zero.

For Questions Please Contact:

Office of Economic Development
P: 623-333-1400 | ecdev@avondaleaz.gov

Virtua 99

- Office, Retail, Hospitality and Multifamily
- Visible from I-10 and Loop 101
- 60 Acres PAD Zoning
- 16" Water Line

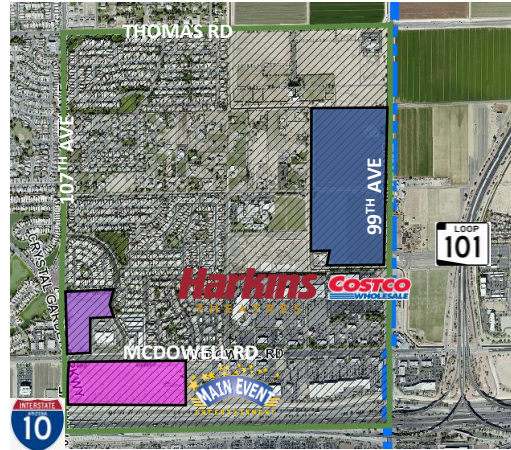
107th & McDowell

- Medical/Professional Office and Retail
- Health-Tech Corridor and Copper Springs
- 12 Acres Local Commercial Zoning (C2)
- 12" Water and 18" Sewer Lines

Park 10

- Office, Retail, Entertainment and Hospitality
- Phase 1: Main Event, Starbucks, others
- 30 acres PAD Zoning in Health-Tech Corridor
- 12" Water and 18" Sewer Lines

99th Gateway Zone



Historic Avondale Zone



Central & Western Avenues

- Close to Schools, Office and Dense Residential
 - Potential for New Garden Office and Retail
 - Historic Core Redevelopment Projects
- Central Ave: 8" Water and 10" Sewer Lines
- Western Ave: 12" Water and 8" Sewer Lines

Dysart 27

- Retail Power Center on Dysart Road
 - Adjacent to Food City Center
- 27 Acres Local Commercial Zoning (C2)
 - 12" Water and 8" Sewer Lines

Eliseo Felix Industrial Park

- Prime Industrial Land
- Manufacturing, Auto Shops and More
- Up to 15 Contiguous Acres Industrial Zoning (A1)
 - 8" Water and 10" Sewer Lines

Hermosa Ranch

- 1,000 Planned Single Family Homes
- Rexco Investments
- 12" Water and 18" Sewer Lines
- ★ 17 Acres Local Commercial Zoning (C2)

Alamar

- 3,695 Planned Single Family Homes
- Brookfield Residential Properties
- 16" Water and 30" Sewer Lines
- ★ 20 Acres Local Commercial Zoning (C2)

Tres Rios Zone

