



DE RITO PARTNERS DEVELOPMENT, INC

AUTOMALL

Opportunity at HALO VISTA

SWC OF INTERSTATE 17 AND CAREFREE HIGHWAY (SR74)

PHOENIX AZ 85086 | USA | APRIL 2026

www.DeRito.com



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A community of global innovation rooted in Phoenix, AZ.

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.



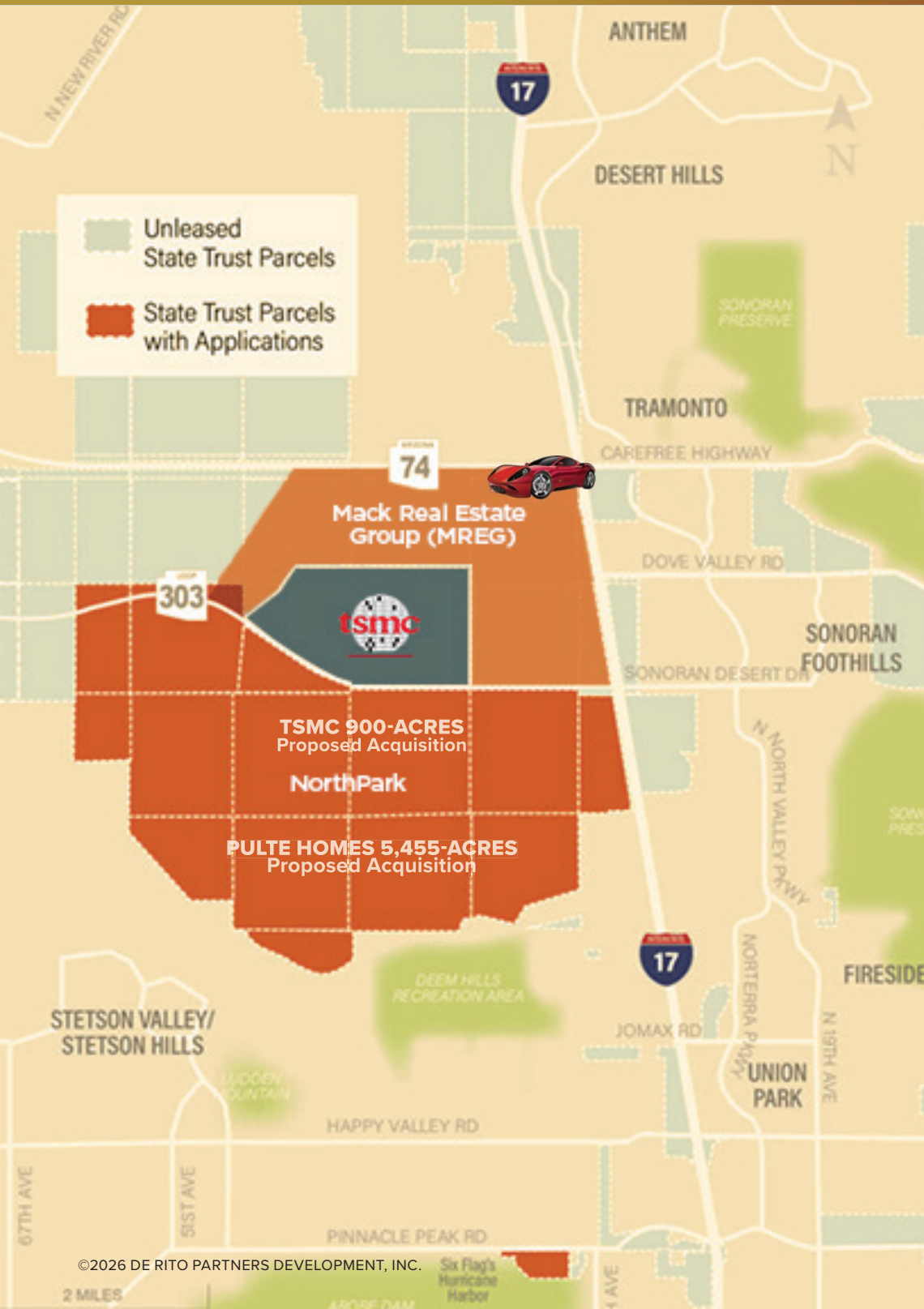
Automall Challenges and Solution

• 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 in 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 **130.47-Acre Automall**
 - **Taiwan Semiconductor Manufacturing Company (TSMC)**
± 1,100 Acres | **6 fab plants** projected to become **10**.
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** and
Carefree Highway (SR-74: east/west) = **2 lanes**,
43rd Ave (proposed) = **6 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\$250 Billion to Power the Future of AI *(Financial Times 2026)*

Company plans to increase U.S. investment in advanced semiconductor manufacturing by **\$100 Billion with three new fabs (Phase II),*** and projected **\$85 Billion for 4 additional facilities (Phase III / Financial Times 2026).**

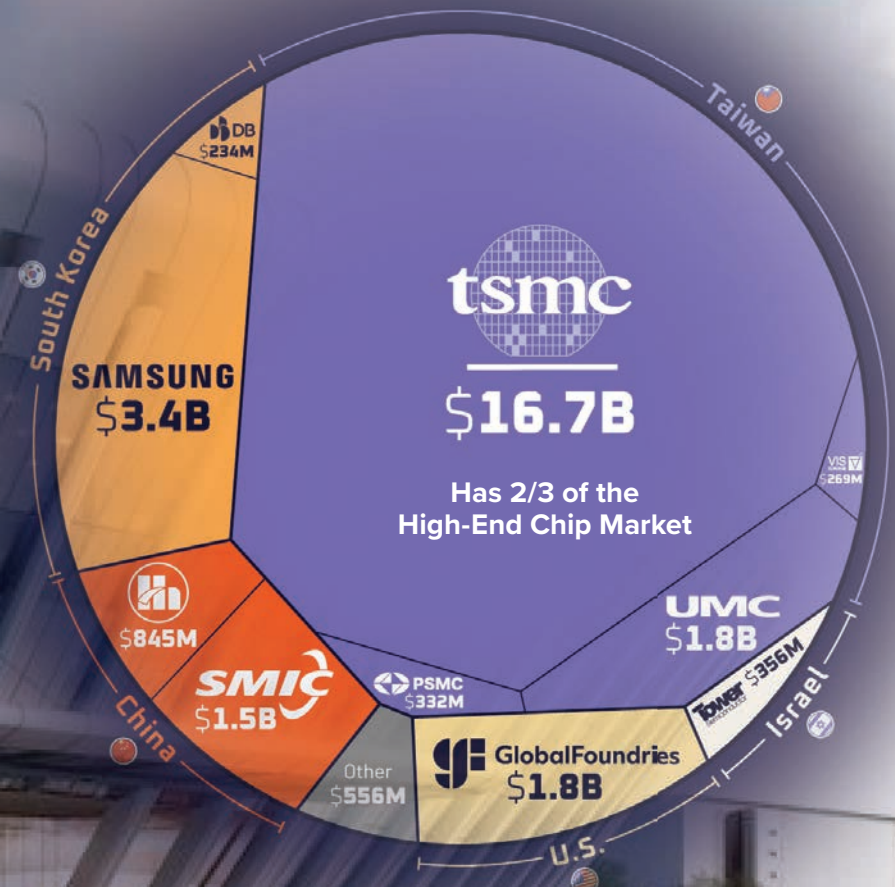
Facilities	PHASE I: 1–2–3	PHASE II: 4–5–6	PHASE III: 7–8–9–10
Investment	\$65B	*\$165B TOTAL	\$250B TOTAL
TSMC Jobs	6,000	>20,000 TOTAL	
Construction Jobs	20,000	40,000 TOTAL	

TSMC 2026 Revenue Report:

Revenue for January and February 2026 totaled NT\$718.91 billion (≈ US\$22–23 billion)—a 29.9% increase year-over-year.

Financial Times FEBRUARY 2026:

Projections indicate TSMC investment of \$250B to include development of 10 facilities.

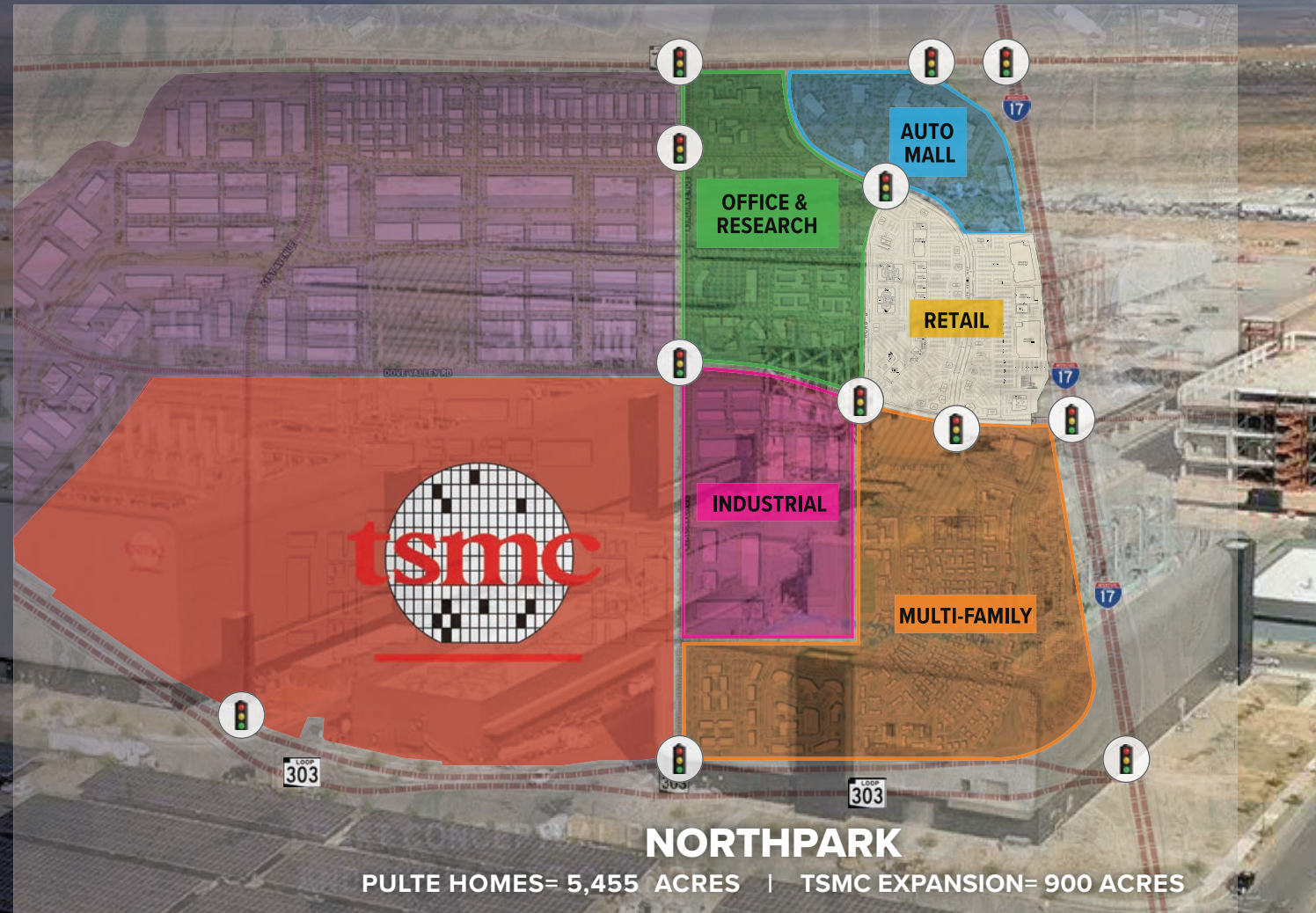


±500,000 SF

of retail development supporting a curated mix of dining, fitness, and entertainment amenities.

Costco scheduled to break ground **August 2026** and open late 2027.

Courtyard by Marriott, Residence Inn, and 4 Fox Restaurants (foxre.com) projected to break ground the end of 2026.

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.



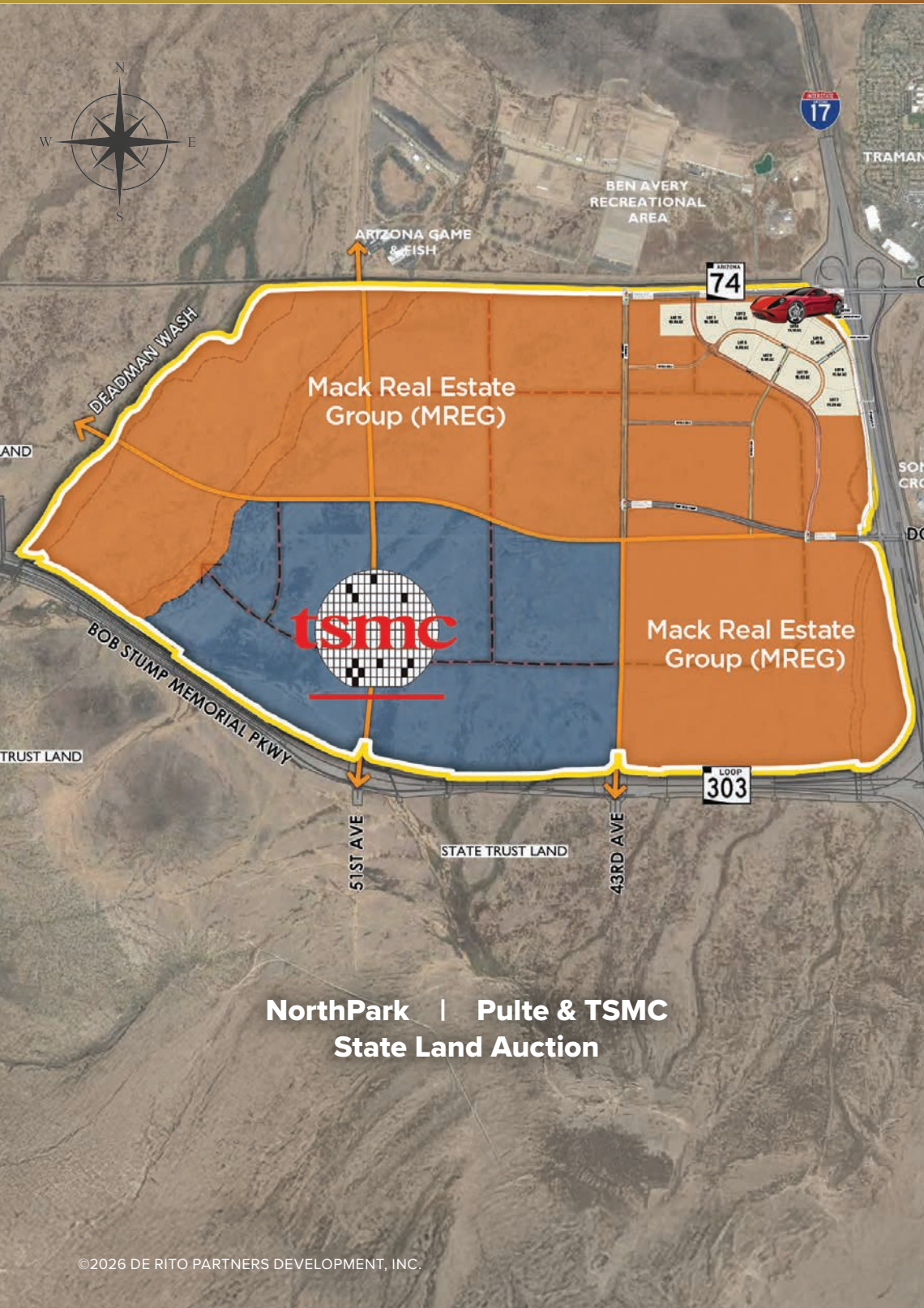
Projected \$257 Billion Development | 3,440 Acres



NORTHPARK | 6355 TOTAL ACRES

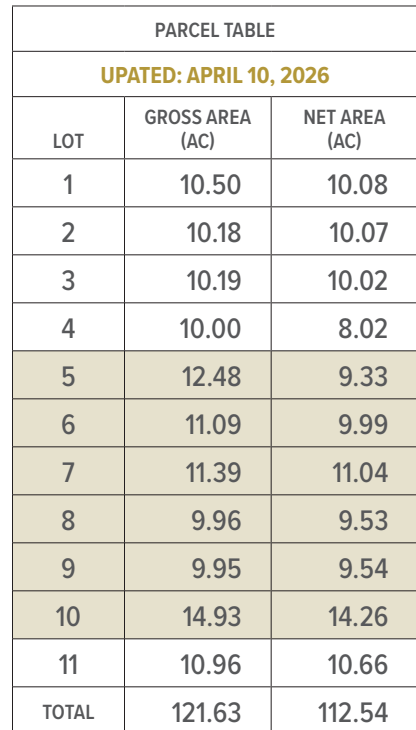
PULTE HOMES=5,455 ACRES (AUCTION Q4 2026)

TSMC EXPANSION=900 ACRES (Q1 2026)



Automall Site Details

- **130.47-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 (Interstate 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 =**
TSMC \$65B (PHASE I) + TSMC \$100B (PHASE II)
+ TSMC \$85B (PHASE III / FINANCIAL TIMES 2026)
+ MREG \$7B = PROJECTED \$257 Billion Development
- **TSMC Expansion**
TSMC won state land auction in **January 2026** for an **additional ±900 acres** at NorthPark.
*Employment is projected to increase with the 900-acre TSMC expansion.
- **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).**



Company Overview

- **Commercial Development**

- Land acquisition for Automall began in 2017, **9 years ago**.
- Developed **25 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**

- **71** Assets Developed or Redeveloped

- **Vertical Integration**

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

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