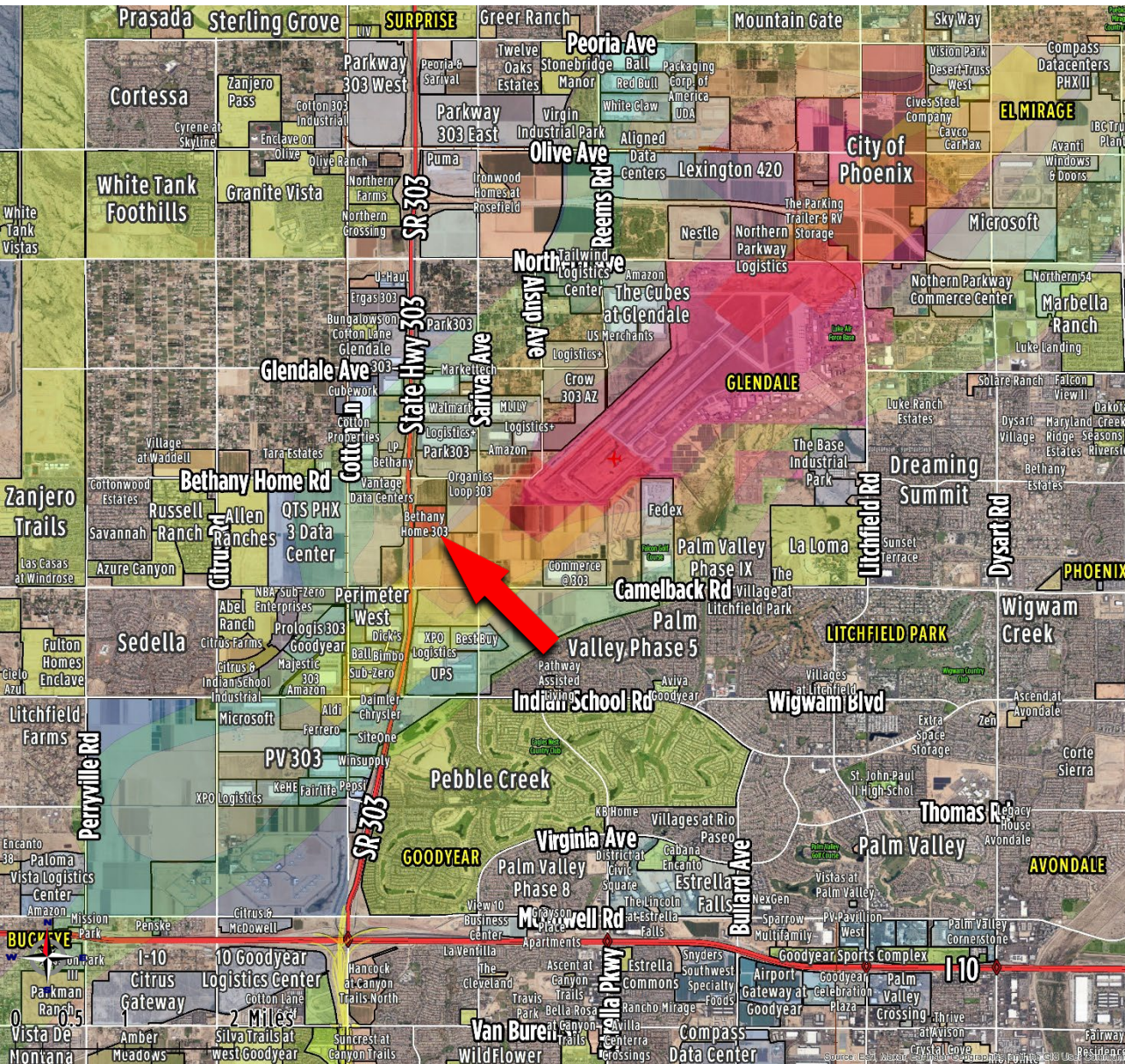


Bethany Home 303 | Glendale, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



Location: S/SEC of Bethany Home Rd & Loop 303, Glendale, AZ

Purchase Price: \$24,940,278 or \$15/SF

Description: 38.17 Net Acres
APN 501-02-007J
Zoned PAD

Utilities: Sewer - EPCOR
Water - Adaman Water District

Comments: PAD allows for high-tech industrial & commercial development with multiple midsize warehouse buildings with a height up to 60' & FAR up to 50%. Conceptual site plan is for two mid-sized warehouse buildings totaling approx. 700K sf. Access to the property will be along its eastern boundary to Bethany Home Rd & southern boundary to Sarival Ave.

Links: [Bethany Home 303 - Project Narrative](#)
[Bethany Home 303 - Staff Report](#)



James Hotis
Jim Tipton

(480) 628-7518
(480) 206-8630

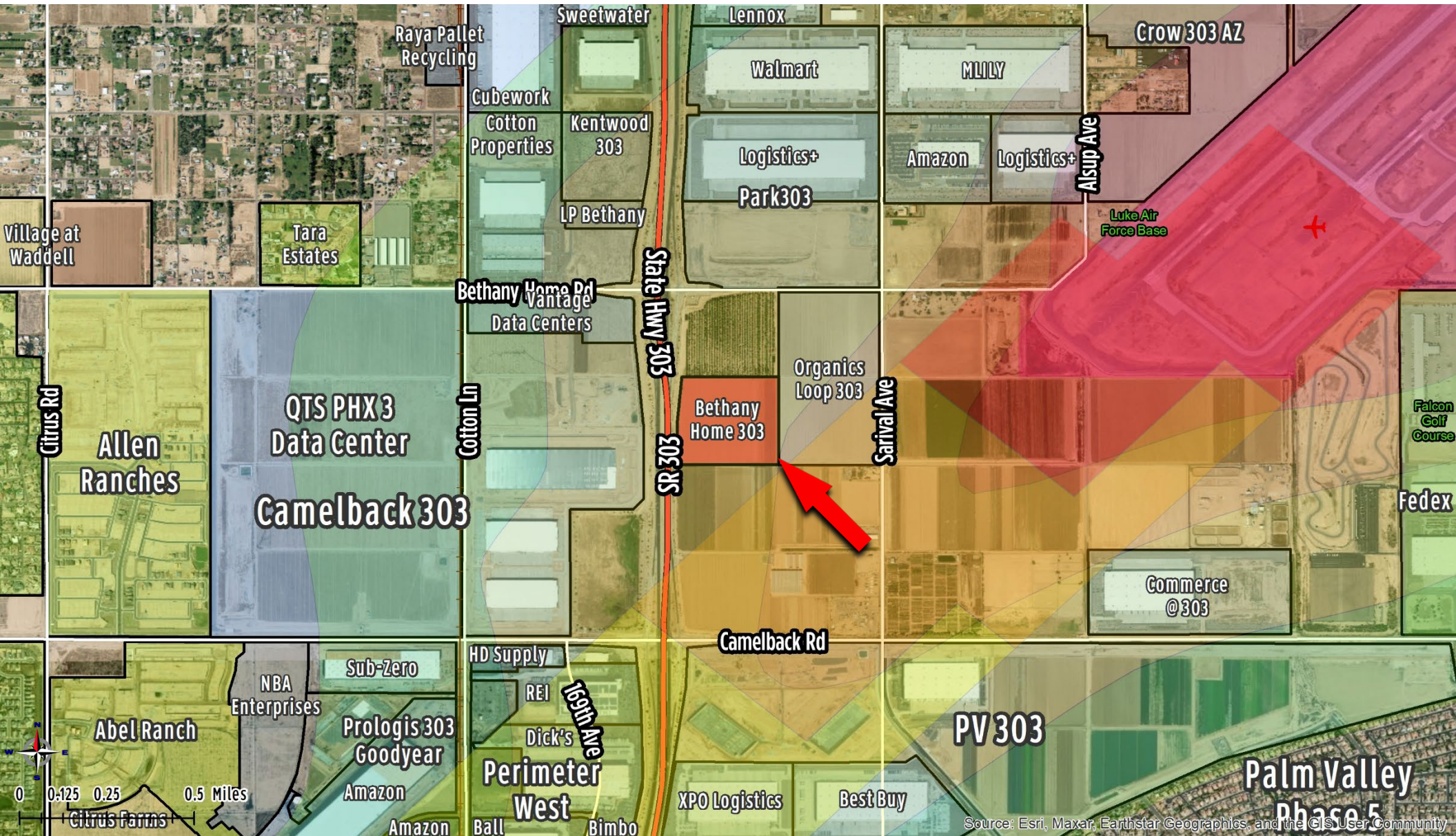
jhotis@hogangroupaz.com
jtipton@hogangroupaz.com

EXCLUSIVELY LISTED

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

Bethany Home 303 | Glendale, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



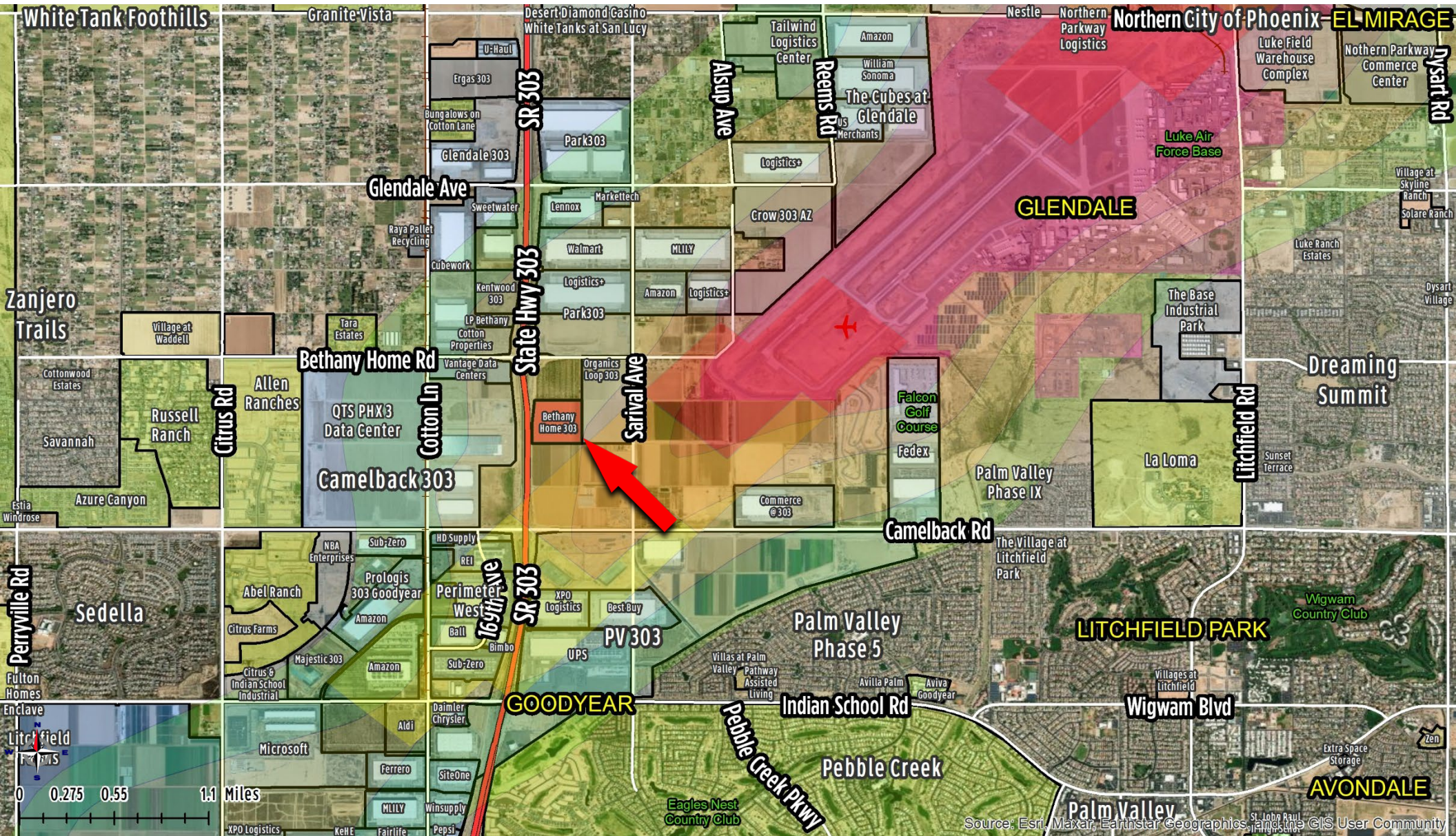
James Hotis (480) 628-7518 jhotis@hogangroupaz.com
Jim Tipton (480) 206-8630 jtipton@hogangroupaz.com

EXCLUSIVELY LISTED

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

Bethany Home 303 | Glendale, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



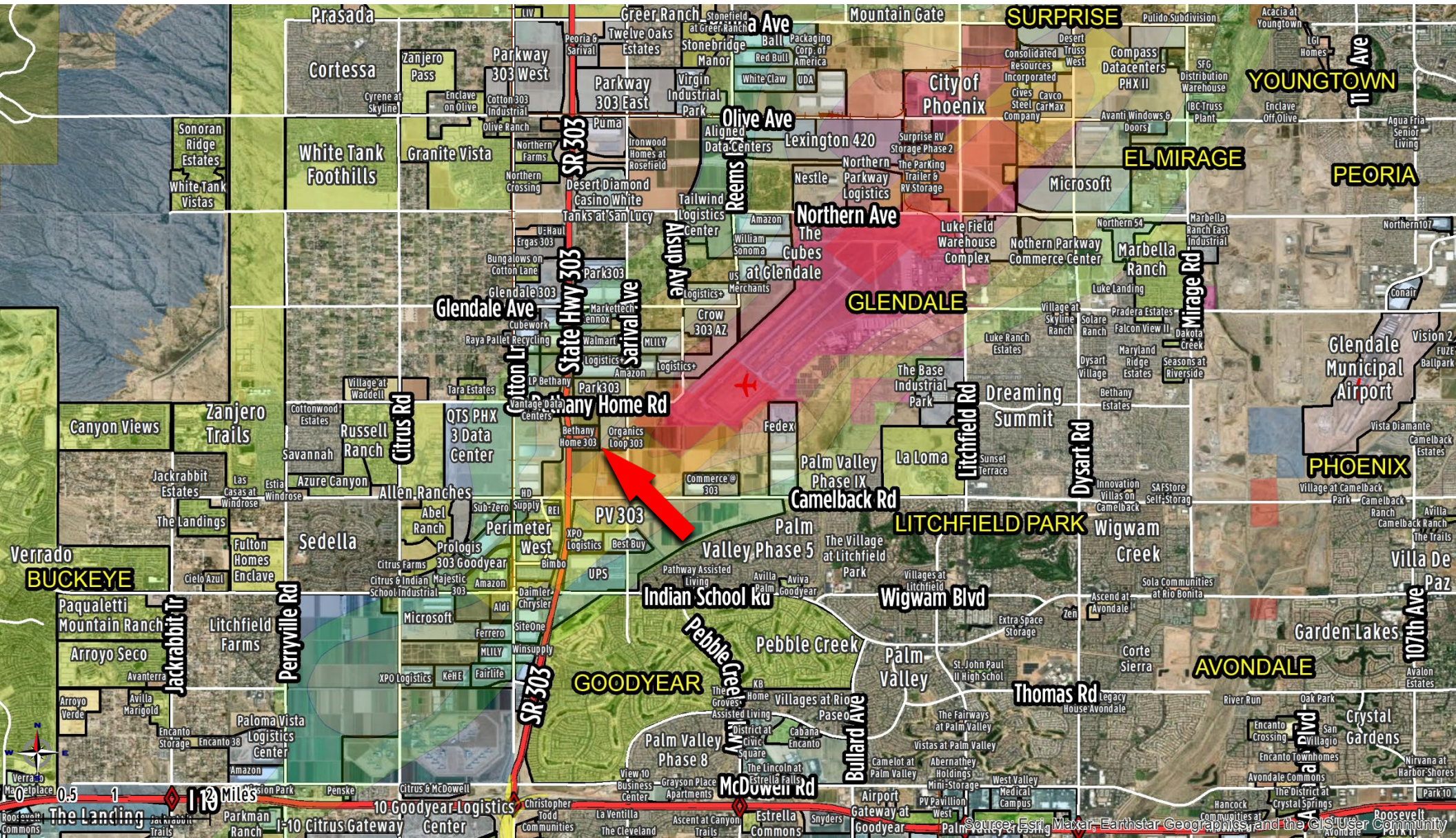
James Hotis (480) 628-7518 jhotis@hogangroupaz.com
Jim Tipton (480) 206-8630 jtipton@hogangroupaz.com

EXCLUSIVELY LISTED

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

Bethany Home 303 | Glendale, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



James Hotis
Jim Tipton

(480) 628-7518
(480) 206-8630

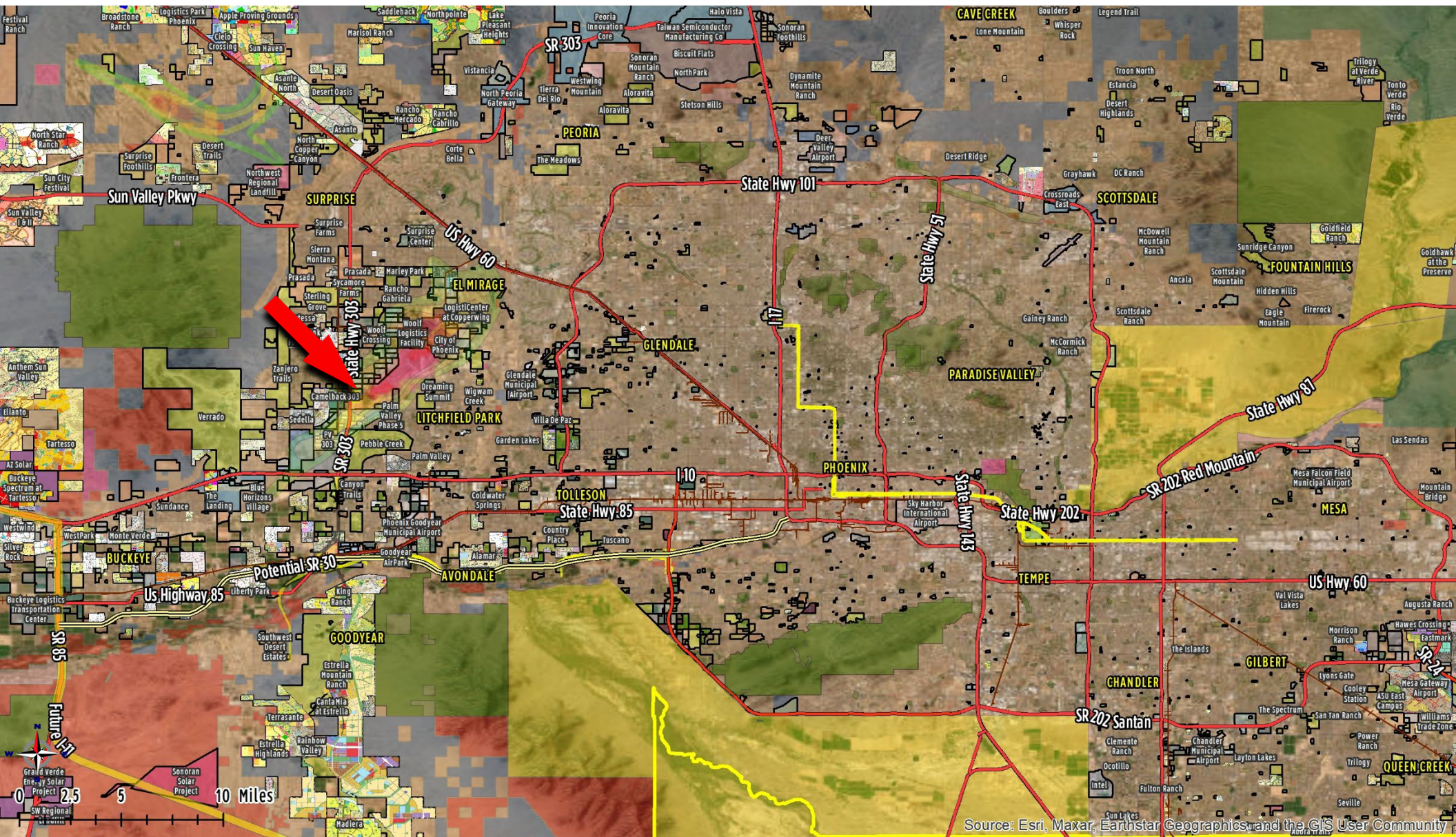
jhotis@hogangroupaz.com
jtipton@hogangroupaz.com

EXCLUSIVELY LISTED

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

Bethany Home 303 | Glendale, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



James Hotis
Jim Tipton

(480) 628-7518
(480) 206-8630

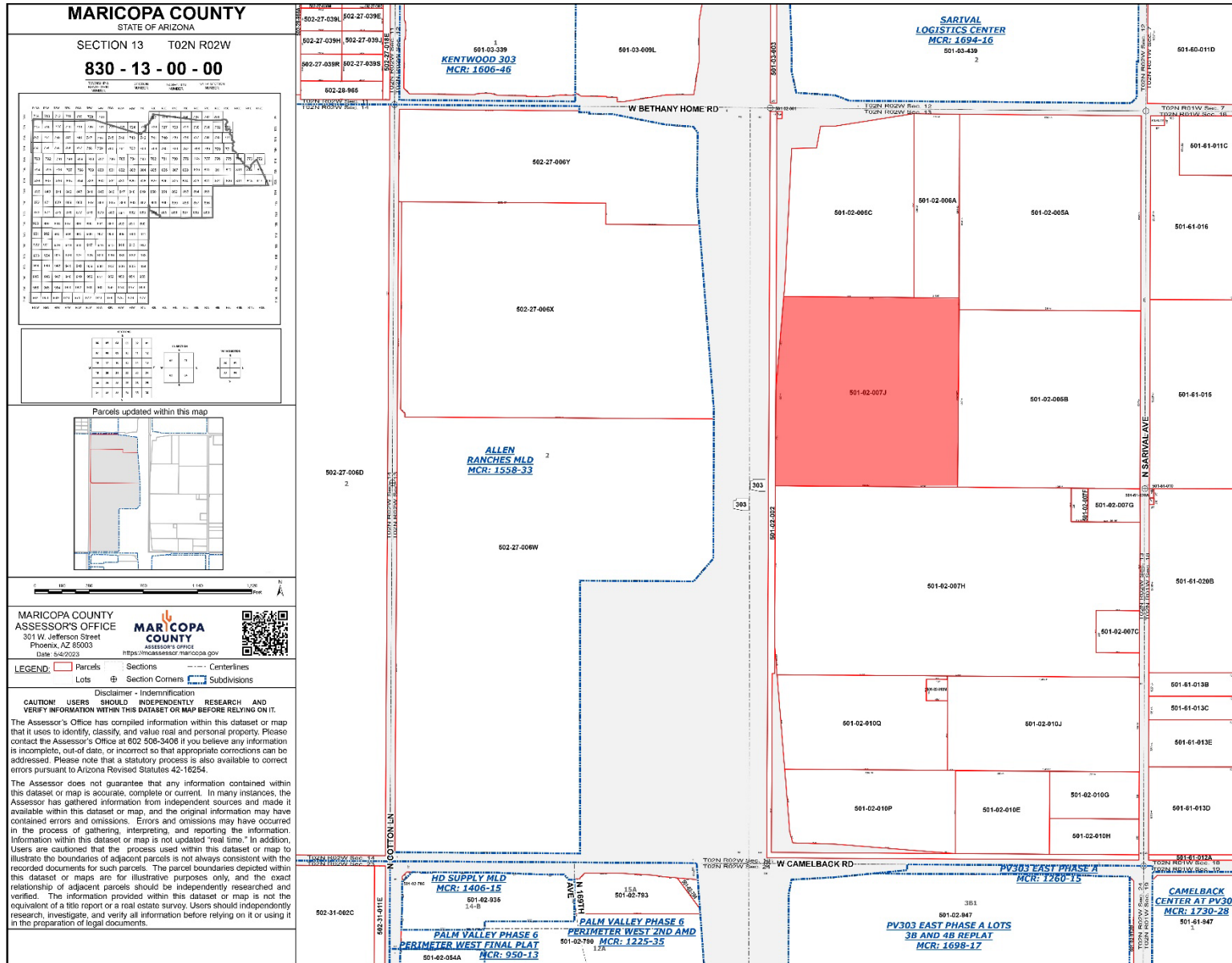
jhotis@hogangroupaz.com
jtipton@hogangroupaz.com

EXCLUSIVELY LISTED

DISCLAIMER : The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

Bethany Home 303 | Glendale, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



James Hotis (480) 628-7518 jhotis@hogangroupaz.com
Jim Tipton (480) 206-8630 jtipton@hogangroupaz.com

EXCLUSIVELY LISTED

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



BETHANY HOME
ROAD & HWY 303
GLENDALE, AZ



jhotis@hogangroupaz.com
jtipton@hogangroupaz.com

DISCLAIMER : The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

Bethany Home 303 | Glendale, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



NOTE: MINIMUM OF 5% OF SITE BUILDABLE AREA IS REQUIRED TO BE LANDSCAPED.

BETHANY HOME 303 PAD
EXHIBIT 5 - LANDSCAPE PLAN

SR 22-0381



James Hotis
Jim Tipton

(480) 628-7518
(480) 206-8630

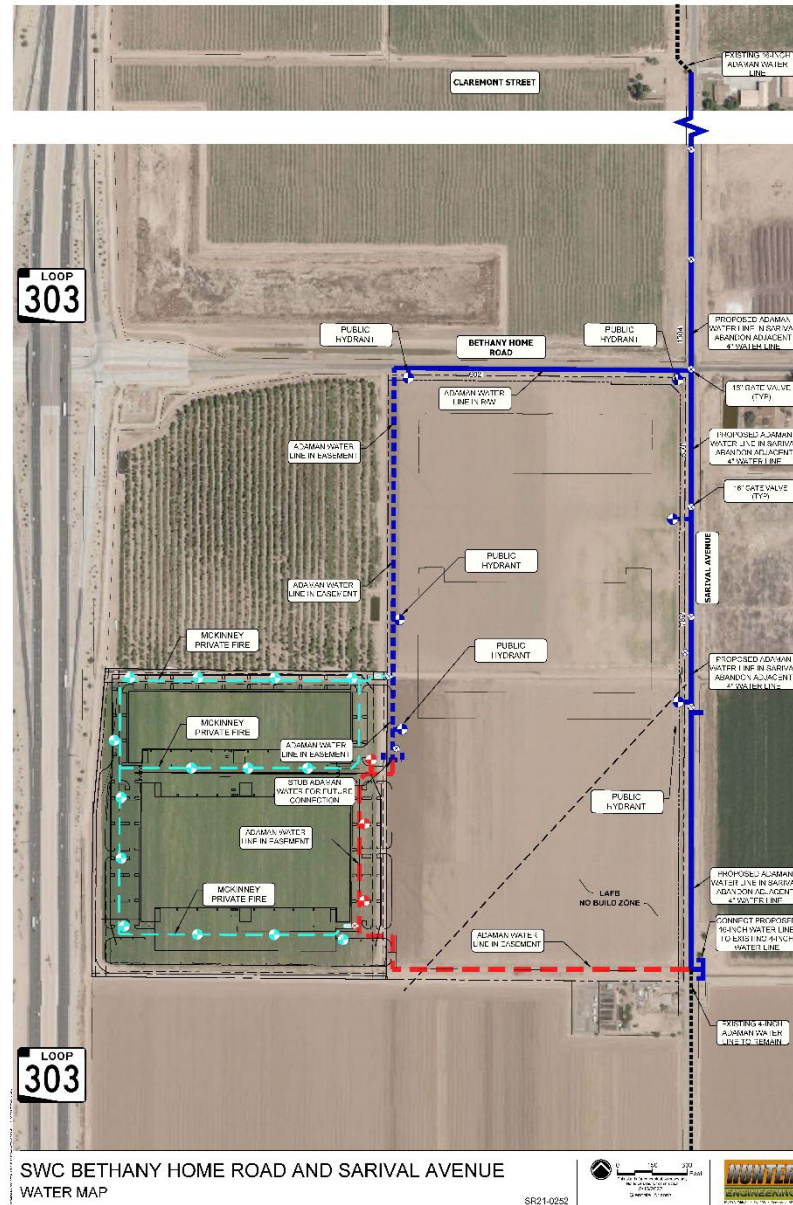
jhotis@hogangroupaz.com
jtipton@hogangroupaz.com

EXCLUSIVELY LISTED

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

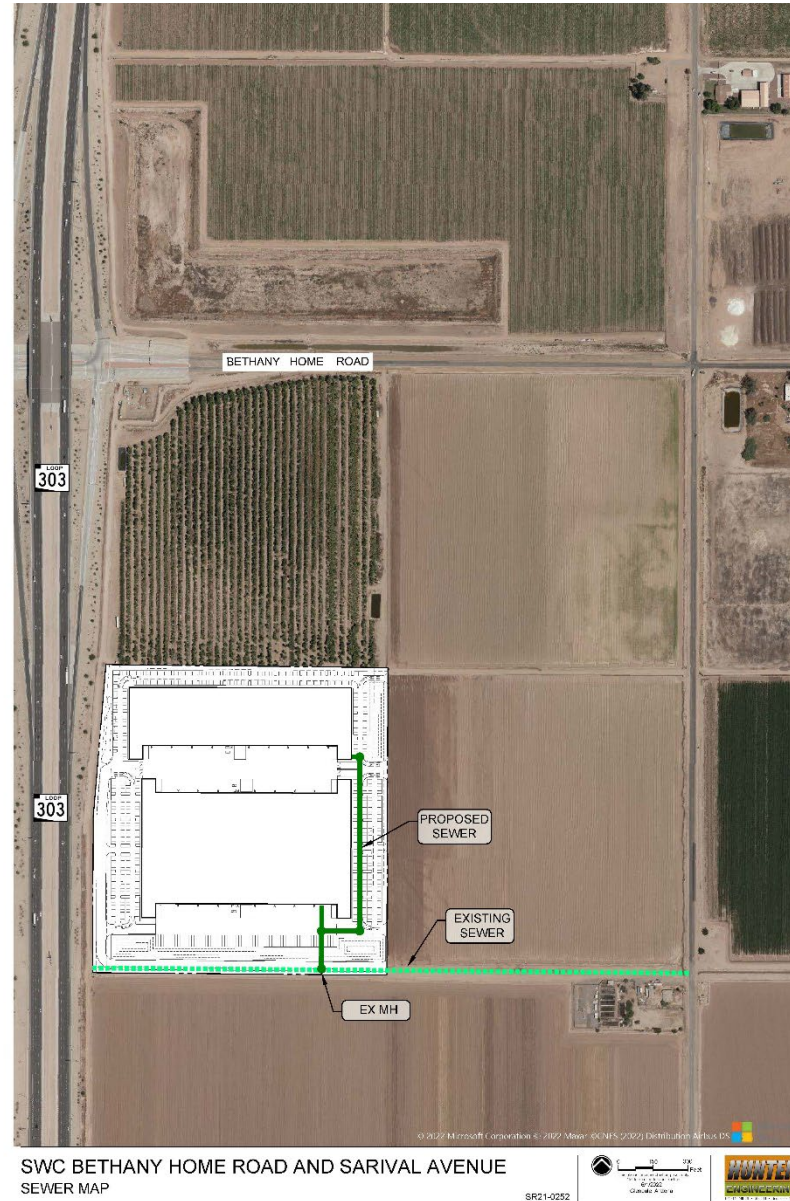
Bethany Home 303 | Glendale, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



Bethany Home 303 | Glendale, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117



James Hotis (480) 628-7518 jhotis@hogangroupaz.com
Jim Tipton (480) 206-8630 jtipton@hogangroupaz.com

EXCLUSIVELY LISTED

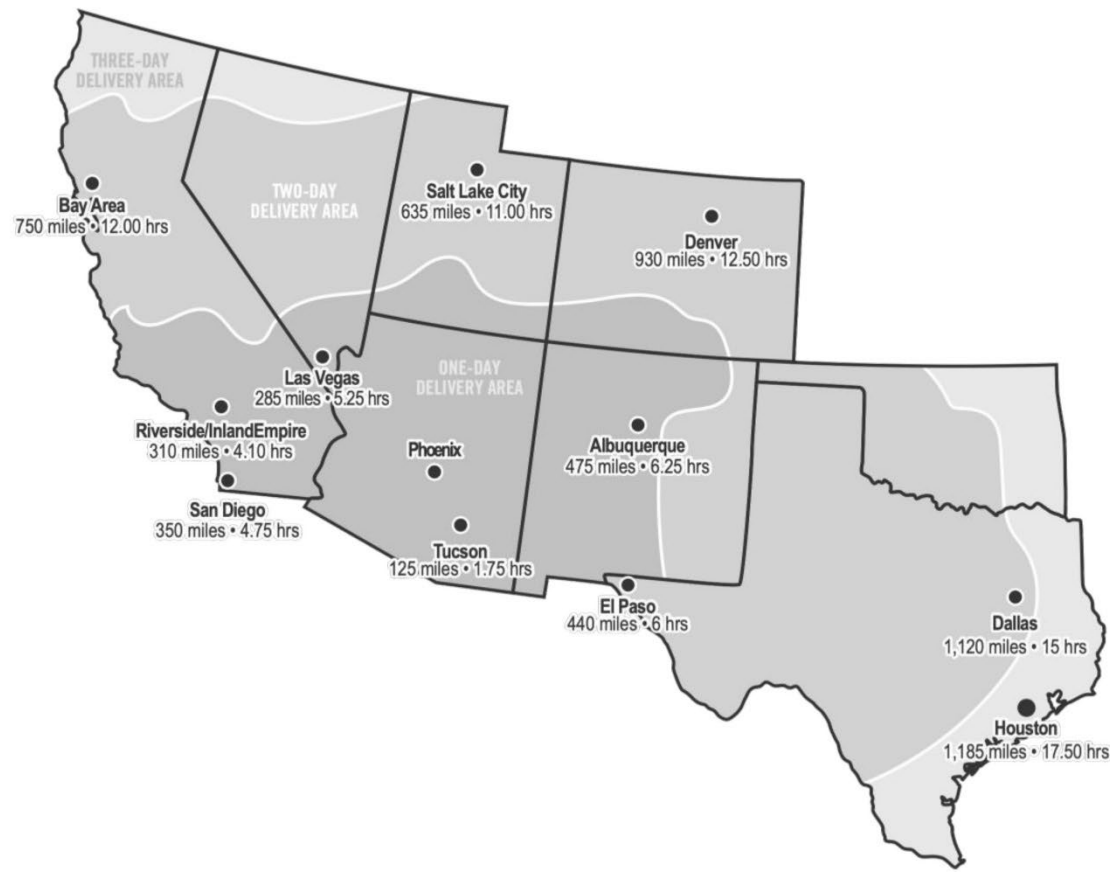
DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

Bethany Home 303 | Glendale, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117

Greater Phoenix Market Access

Greater Phoenix has access to more than 33 million people in seven states within a one-day truck haul, including major seaports in Los Angeles and Long Beach. Firms have access to nearly the entire Southwest within a two-day haul. Hauling is made easy thanks to easy access to Interstates 8, 10, 17 and 40.



James Hotis (480) 628-7518 jhotis@hogangroupaz.com
Jim Tipton (480) 206-8630 jtipton@hogangroupaz.com

EXCLUSIVELY LISTED

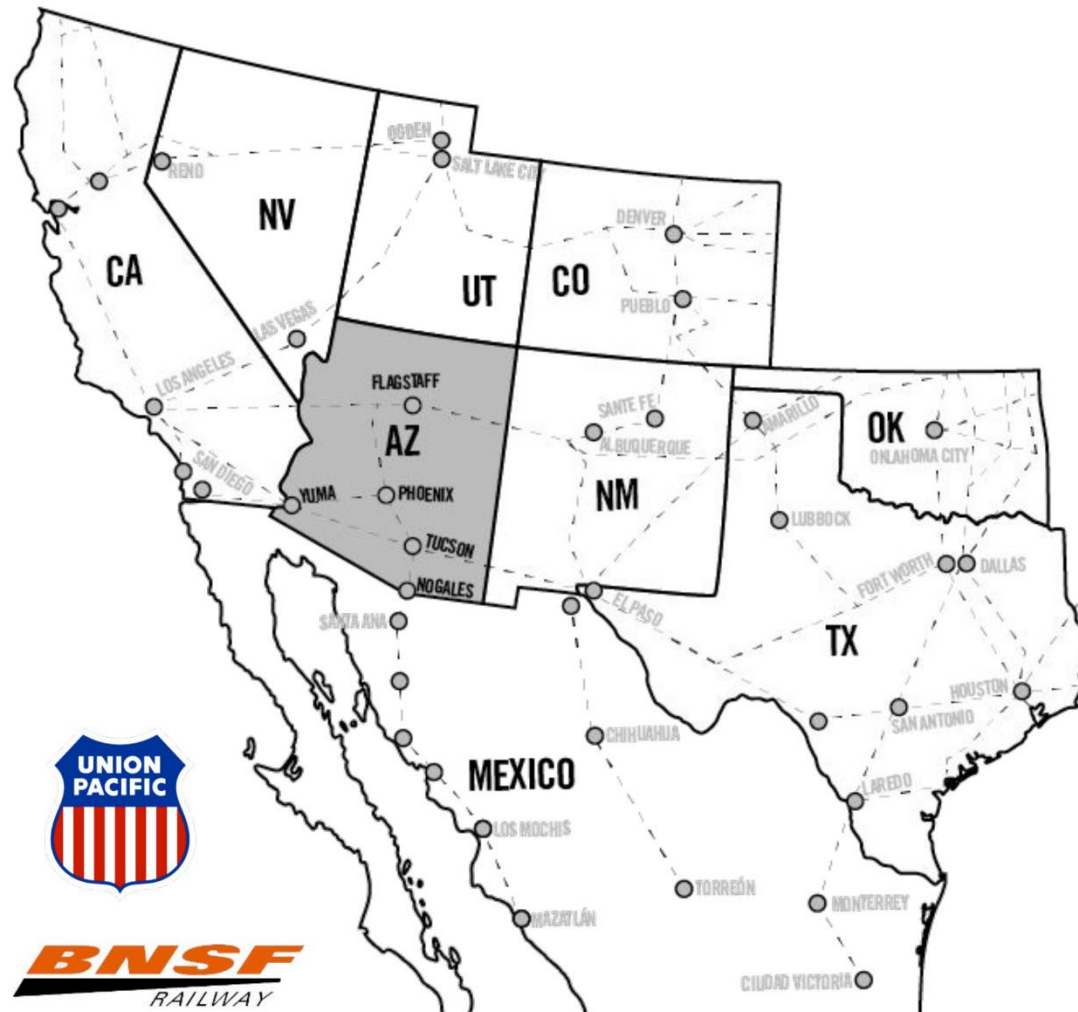
DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

Bethany Home 303 | Glendale, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117

Regional Rail Access

Greater Phoenix is served by two major railroads, Union Pacific and BNSF. The map below displays all major rail lines throughout the Southwest.



James Hotis (480) 628-7518 jhotis@hogangroupaz.com
Jim Tipton (480) 206-8630 jtipton@hogangroupaz.com

EXCLUSIVELY LISTED

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

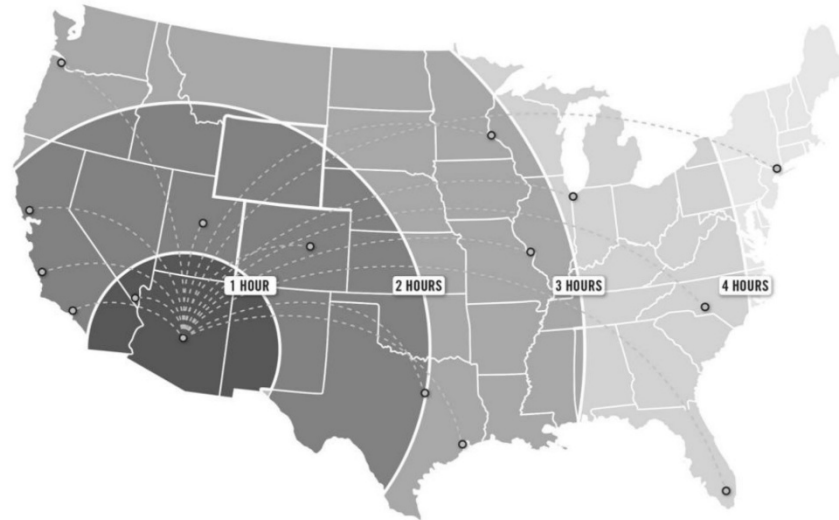
Bethany Home 303 | Glendale, AZ

The Hogan Group
7114 E Stetson Drive
Suite 400
Scottsdale, AZ 85251
(602) 553-4117

Greater Phoenix Airport Access

Skybridge at Phoenix-Mesa Gateway Airport:

- The air logistics hub to ship high-value goods directly to consumers through a bonded facility incorporating Mexican and U.S. customs will be the first of its kind in the interior U.S. for air freight activities.
- Ideally situated within the Southwestern U.S. to not only meet growing e-commerce and airport logistics demands in the Phoenix metropolitan area but also to serve as a direct carrier to and from consumers in Mexico and across the nation.
- The proximity to Arizona State University's Polytechnic Campus creates opportunities for partnerships to attract and retain workforce talent within the airport.



Phoenix Sky Harbor International Airport (PHX):

- 39 million passengers in 2021
- 408,285 landings and takeoffs in 2021
- Over 1,000 tons of cargo handled daily

Cargo Community at PHX:

- ABX
- American Airlines
- DHL
- FedEx
- South Air Cargo
- Southwest Airlines
- Swissport Cargo
- UPS
- West Air Cargo
- Worldwide Flight Services (WFS)



James Hotis (480) 628-7518 jhotis@hogangroupaz.com
Jim Tipton (480) 206-8630 jtipton@hogangroupaz.com

EXCLUSIVELY LISTED

DISCLAIMER: The information contained herein has either been given to us by the owner or obtained from sources that we deem reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change or price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.