

±19 Acres

# INTERSTATE 17 FREEWAY FRONTAGE

SSEC I-17 &amp; PINNACLE PEAK ROAD • PHOENIX, ARIZONA



## SITE FEATURES

- ▶ ±19 net acres
- ▶ Zoned RE-43, City of Phoenix
- ▶ ±550 feet south of Pinnacle Peak Road Interchange
- ▶ All utilities available including fiber optics in immediate area

## AREA FEATURES

- ▶ 1 mile south of Vestar's Happy Valley Towne Center, an 800,000 SF retail center, which features Super Walmart, Lowes, Sports Authority, Circuit City, Staples and several restaurants
- ▶ Approximately 1 mile south of USAA's ultimate 6.5 million SF campus
- ▶ Exceptional residential growth with nearly 20% of all Valley homes permitted in the immediate area
- ▶ Deer Valley airport located only minutes away
- ▶ 50,000 diverse, well-educated employees within a 30 minute commute
- ▶ Excellent connectivity to Scottsdale, only 11 miles east.

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