



FOR SALE 4.5 ACRES

SW 19TH AVE & WHISPERING WIND – LOT 26 – FULLY IMPROVED

PROPERTY HIGHLIGHTS

- Close Proximity to TSMC Chip Plant
- 4.5 Acres
- APN: 210-05-047A
- SW 19th Ave. & Whispering Wind
- Adjacent to 6.5 million SF USAA campus, The Shops at Norterra, and Happy Valley Towne Center
- Immediate access to I-17 and Loop 101- Full Diamond Interchange at I-17 and Happy Valley Road

* Disclaimer: Bob Lundstedt is a partner in this property and a licensed real estate salesperson in the state of Arizona.

FOR MORE INFORMATION PLEASE CONTACT:

BOB LUNDSTEDT

First Vice President

O: 602.575.2311 | C: 602.363.7238

E: RLundstedt@daumcre.com

CHASE HEINEMANN

Vice President

O: 602.575.2333 | C: 602.689.4071

E: CHeinemann@daumcre.com

SKIP CORLEY

Executive Vice President

O: 602.575.2303 | C: 602.469.5340

E: SCorley@daumcre.com

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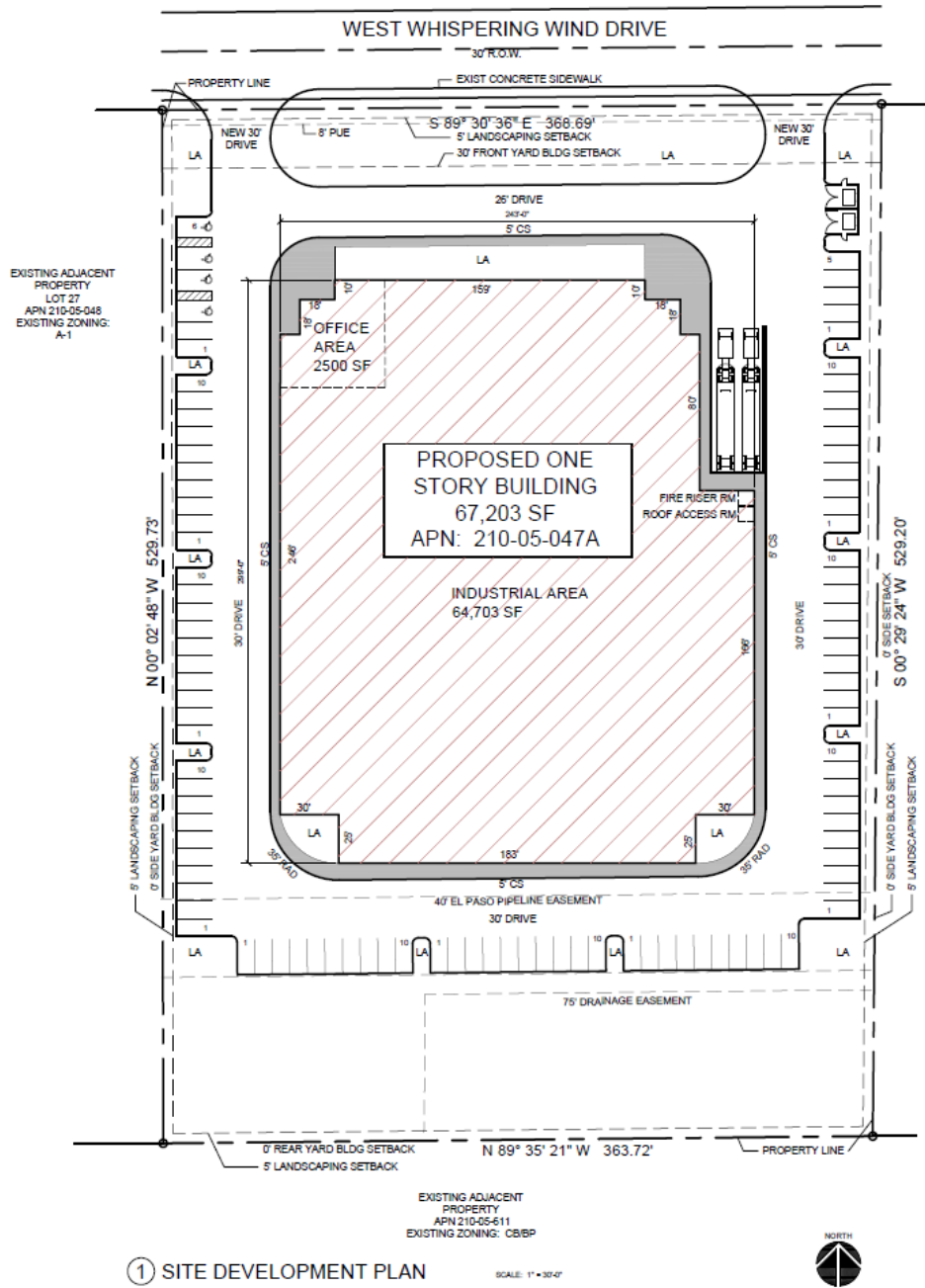
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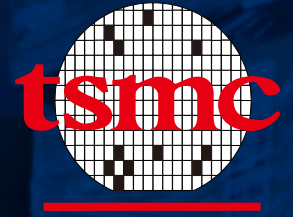
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INSIDE TSMC, THE TAIWANESE CHIPMAKING GIANT THAT'S BUILDING A NEW PLANT IN PHOENIX



Taiwan Semiconductor Manufacturing Co. (TSMC) is building the massive chip-making facility on a large 1129 acres of land, with an even larger \$12 billion investment. TSMC's new facility is near Interstate 17 and Loop 303, which the Taiwanese giant purchased back in December 2020.

The new facility in Arizona should be operational by 2024. "Structural construction of the fabrication facility, called the fab, is nearing completion, and the office building has about half of its glasswork completed., there are currently 38 cranes working on the massive site".

TSMC is training around 500 employees from Arizona, over in Taiwan right now where TSMC has its feet firmly planted. But in 2023, TSMC is expected to have over 2000 people working in the Arizona plant.

Another positive for the US is that the existing semiconductor industry in Arizona has pulled the attention of other semiconductor industry companies to focus on Arizona, ever since TSMC announced its plans for the plant in Arizona.



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