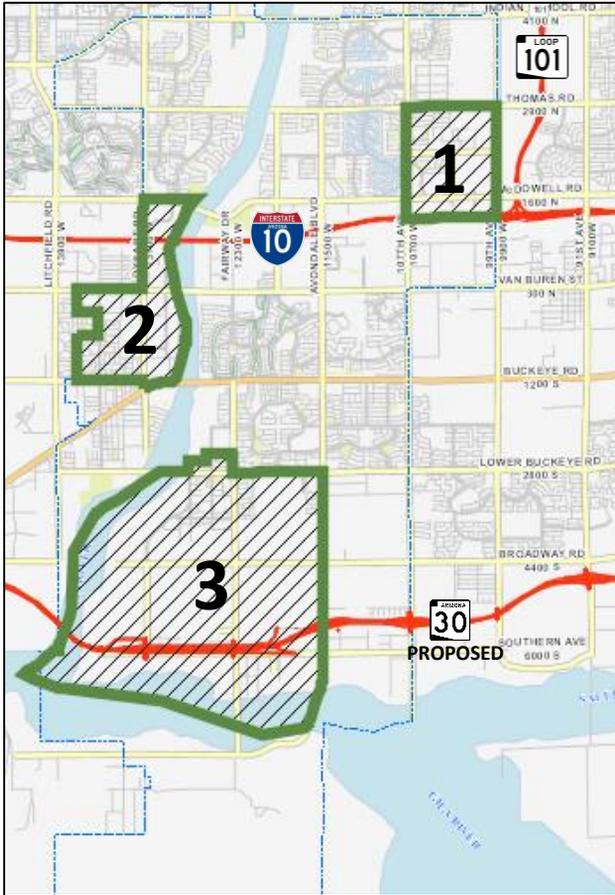


Avondale's Opportunity Zones



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. 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.

Opportunity Zones Investing

The recently passed Tax Reform Act included a potential tax break for investors. An investor may defer capital gains taxes on the sale of any opportunity zones asset. These taxes can potentially be deferred until December 31, 2026, or the date of a sale (whichever is earlier). This original capital gains tax is reduced over time, and if held long enough, new appreciation on the investment can be realized tax free. Overlay with existing incentive areas for maximum return on investment.

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:

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99th Gateway Zone

Virtua 99

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

107th & McDowell

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

Park 10

- Office, Retail, Entertainment and Hospitality
- Phase 1: Main Event, Starbucks, others
- 30 acres PAD Zoning in Health-Tech Corridor



Historic Avondale Zone



Central & Western Avenues

- Close to Schools, Office and Dense Residential
- Potential for New Garden Office and Retail
- Historic Core Redevelopment Projects

Dysart 27

- Retail Power Center on Dysart Road
- Adjacent to Food City Center
- 27 Acres Local Commercial Zoning (C2)

Eliseo Felix Industrial Park

- Prime Industrial Land
- Manufacturing, Auto Shops and More
- Up to 15 Contiguous Acres Industrial Zoning (A1)

Hermosa Ranch

- 1,000 Planned Single Family Homes
- Rexco Investments
- ★ 17 Acres Local Commercial Zoning (C2)

Alamar

- 3,695 Planned Single Family Homes
- Brookfield Residential Properties
- ★ 20 Acres Local Commercial Zoning (C2)

Tres Rios Zone

