First phase available now. More than just a plan on paper.

300+ acres of land available today for 7M square feet of commercial and industrial uses inside a master plan approved for 62M, with the flexibility to plan and shape it around your requirements.

More than **$248.2M invested already in infrastructure and first phase** onsite development: arterial roads, power substation, cell towers and fiber, on-site water campus and wastewater treatment plant. Seven builders selling homes today and a 23-acre amenity complex opening 1Q2027.



PHASE 1, Q3 2026

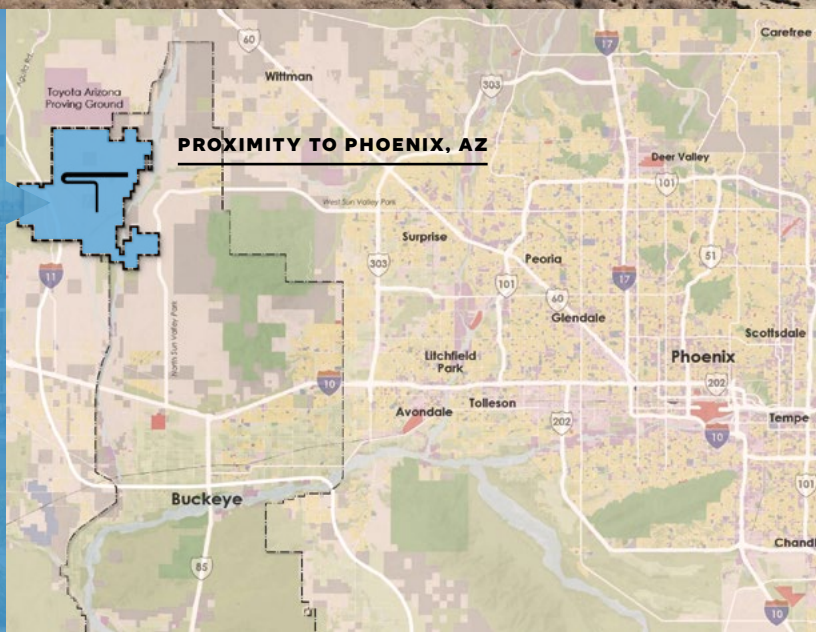
Single ownership. One decision-maker.
Howard Hughes Communities has built cities before, multiple times, around integrated ecosystems that compound over many generations.

FULLY ENTITLED

37,000 ACRES

62M SF OF ZONED COMMERCIAL

340,000 RESIDENTS



The Semiconductor Ecosystem is Already in Greater Phoenix. $340 Billion of It.

Phoenix is home to the largest semiconductor build-out in the United States. The supply chain, trades and contractors are here now, living and working.

- **TSMC** – approximately $265 billion. Six logic fabs, two advanced packaging facilities, an R&D center.
- **Intel** – approximately $66 billion. Two new Chandler fabs plus modernization of existing capacity.
- **Amkor** – approximately $12 billion. The country's largest outsourced assembly and test facility, in Peoria.
- **LG Energy Solution** – approximately $5.5 billion. Battery manufacturing complex, Queen Creek.
- 25+ Taiwanese suppliers established U.S. operations following TSMC; Korean materials suppliers followed LG Energy Solution.
- Specialty chemicals, cleanroom construction and fit-out, precision tool installation and calibration, abatement systems and heavy rigging — staffed and operating in Phoenix today.

THE NUMBERS BEHIND A FULLY ENTITLED MASTER PLAN

37,000 acres

—

62 million square feet of zoned commercial, with planned industrial and business parks

—

An entitled **university campus** and research park

—

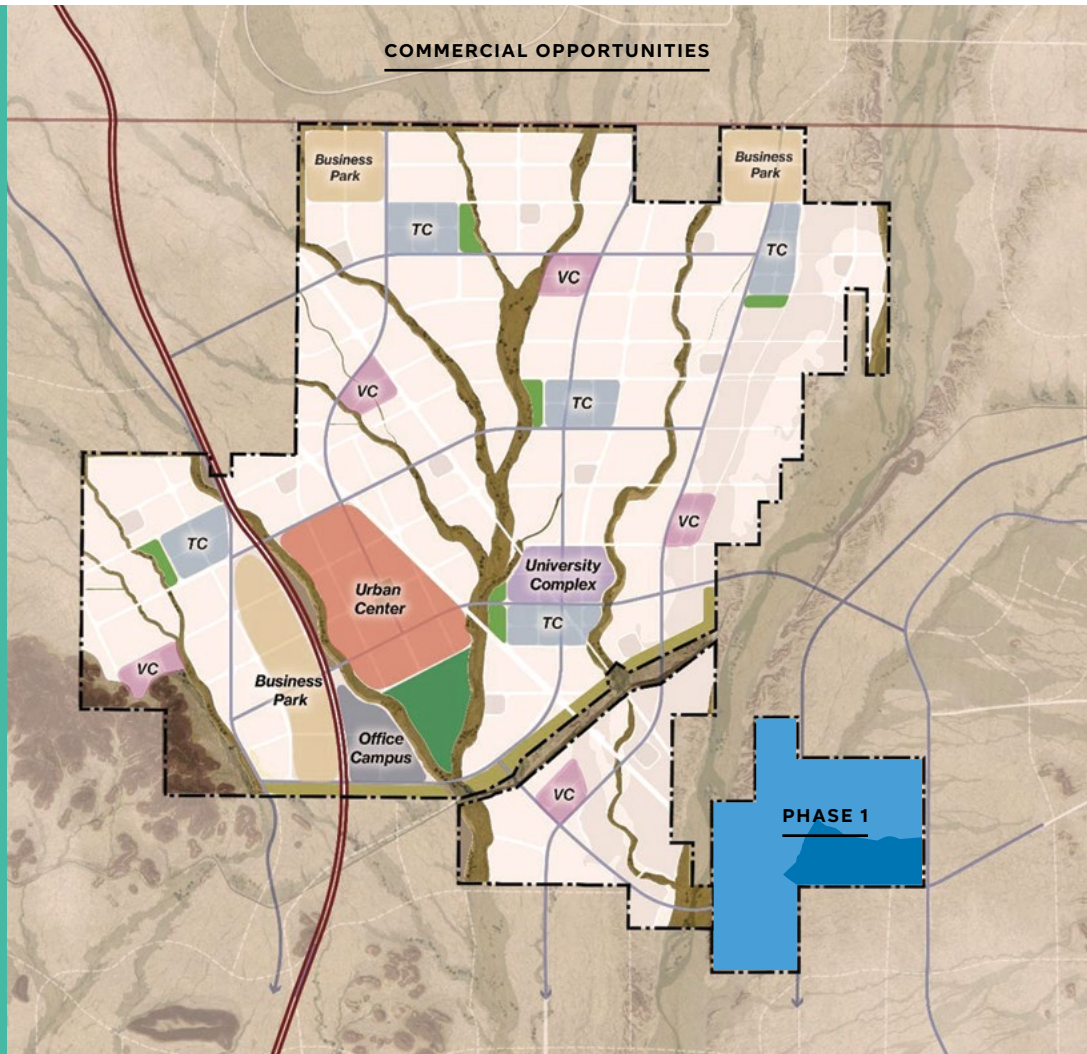
113,000 homes

—

An **urban center** and six **mixed-use** town centers, plus 7,000 acres of permanent **open space** in metropolitan Phoenix.

—

Served by **I-10**, **State Route 85** and **Loop 303** today, with 1,100 acres on the future I-11 industrial corridor.





FUTURE I-11 INDUSTRIAL CORRIDOR

Arizona is Open for Business.

Lowest income tax in the nation (2.5% flat), no franchise, estate or gross receipts tax.

Foreign Trade Zone opportunity, tax and R&D credit availability.

Arizona State University – the largest Engineering school in the nation (32,000 students, 7,000 graduates a year), and West Valley campus with Engineering and workforce development program specializations.

Phoenix is the 4th largest growing metro region in the nation, growing at 2x the national rate.

Mayo Clinic and ASU's **Discovery Oasis** biomedical corridor – a $1.9B expansion alongside ASU's 150,000 square foot **Health Futures Center** anchoring Arizona's bioscience industry.



The Woodlands, TX
#3 Best Cities to Live in America 2026
—Niche



Bridgeland, TX
Master Planned Community of the Year
—National Association Home Builders



Summerlin, NV
#10 Best-Selling MPC in the U.S.
—RCLCO Top-Selling MPCs 2025



Ward Village, HI
Best Planned Community in the U.S.
—Architectural Digest

Howard Hughes COMMUNITIES®

WE DON'T DEVELOP PROJECTS.
WE BUILD CITIES THAT COMPOUND VALUE OVER DECADES.

How We Transact.

Land sale · Joint venture · Build-to-suit · Ground lease
Phased option with rights over adjacent acreage.

Ninety days from first site visit to a term sheet: walk the land and meet the City of Buckeye (days 1–14), utility and water confirmation (15–45), incentive modeling with GPEC and the Arizona Commerce Authority (30–60), term sheet (60–90).

Public company with permanent capital and long-term investment horizon	Self-sustaining capital cycle where recurring NOI and land sales fund new development	Ability to partner on large-scale infrastructure and vertical development	Structured to execute projects measured in decades, not years	HHH LISTED NYSE

The Capital Behind the Commitment.

Pershing Square Capital Management holds a 46.9% stake in Howard Hughes Holdings, and recently committed a further $900 million to the company building Teravalis. Its founder, Bill Ackman, serves as Executive Chairman of the Board.

TERAVALIS

Bring your site requirements.
We'll bring the land today,
and the room to grow tomorrow.

Send us your requirements and we will propose site options, a schedule, and show you room to grow.

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Maps not to scale. Building shapes are conceptual in nature and subject to change without notice.