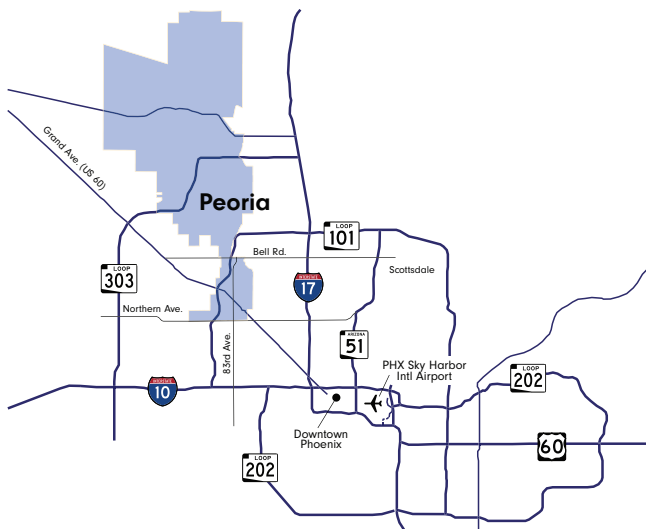




Available Hotel Sites



For additional information please contact:

Susana Trasente
Project Manager

623-773-7642

susana.trasente@peoriaaz.gov

City of Peoria Arizona
Economic Development Services
9875 N. 85th Ave. Peoria AZ 85345



Available Sites

Listed below are potential sites for hotel development in Peoria. Each location is nearby major transportation routes, an active population, high activity entertainment locations, and ready for development.

1. Quintero Golf Course

Sites for conference resort or hotel with access to world-class golf course and Lake Pleasant.

Contact: Richard Shapiro
Quintero Golf Course
rshapiro@aspirefinancialllc.com
480-310-1534

2. Scorpion Bay Marina

Available site next to Scorpion Bay Marina, site at water's edge creating a unique site with water views and access.

Contact: Jon Coulter
Desert Troon Companies
jpc@desert-troon.com
602-228-3219

3. Carefree Highway Site

Large land site off Carefree Highway, excellent visibility and traffic. Adjacent to Lake Pleasant with room for additional development like condominiums or timeshare.

Contact: Paul Blum
Blumroberts Realty
602-369-7575 (mobile)
paul@blumroberts.com

4. FIVE North at Vistancia - Lone Mountain Parkway and Loop 303

FIVE North at Vistancia is a major lifestyle employment center at the center of the award-winning Vistancia master-planned community. A town center concept is being developed at the north end of FIVE North and it was projected to include a hotel.

Contact: Mark Hammons
Land Resources
(623) 455-4971 (mobile)
mhammons@landresourcesinc.com

5. Paloma Park Site - Dixileta Dr and Lake Pleasant Parkway

This site is located just outside the entrance to one of Peoria's regional parks, Paloma Park. Numerous tournaments are held at Paloma throughout the year with teams traveling from out of the region and state.

Contact: Virtua Peoria Dixilets Owner LLC
17471 N Pacesetter Way
Scottsdale, AZ 85255

6. Westwing Blvd. - Westwing Blvd and Lake Pleasant Parkway

This is a privately owned site that is at the entrance to the Westwing master-planned community. There are two parcels that are available. The north parcel is approximately 4 acres and the south is approximately 8 acres in total.

Contact: Urban Endeavors
8711 E Pinnacle Peak Rd
Scottsdale AZ 85255-3555

7. Thunderbird Rd and Loop 101

This parcel is available on the southwest corner of Thunderbird Road and Loop 101. It is close to Sun City, Banner Boswell Hospital, and multiple medical and senior living facilities. It is also just south of Rio Vista Regional Park. Rio Vista hosts numerous events and tournaments throughout the year.

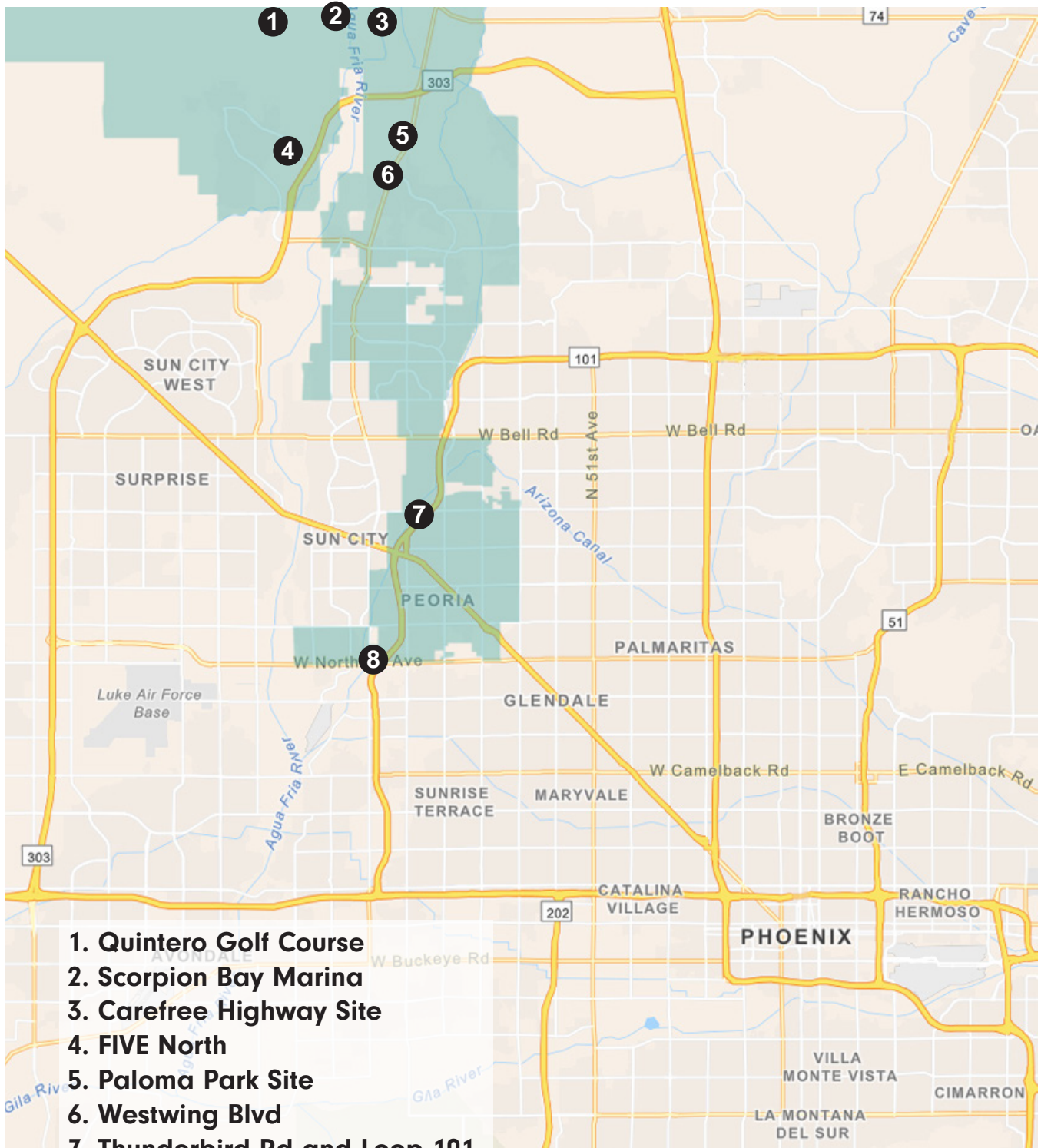
Contact: Sam Gill
(623) 400-9319 (office)

8. Park West - Northern Avenue and Loop 101

Park West is a premier entertainment and shopping destination. There are numerous high end retail shops and restaurants in addition to a Harkins Theatres movie complex. It is within one mile of the Arizona Cardinals home stadium and the Glendale Arena that hosts concerts and other events.

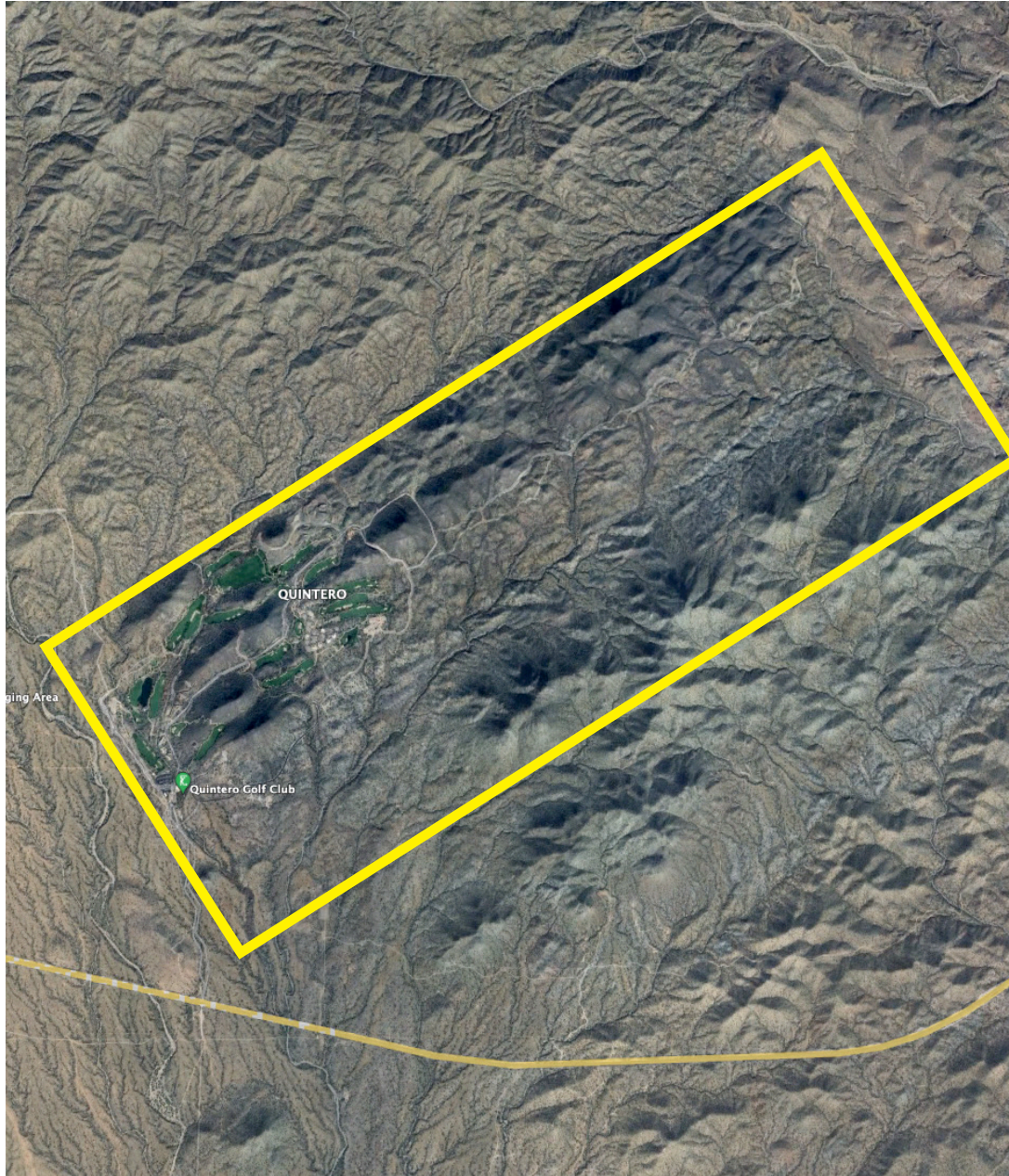
Contact: Kelly Price
Cire Equity
(619) 723-0538 (mobile)
kprice@cireequity.com

Sites within Peoria



- 1. Quintero Golf Course
- 2. Scorpion Bay Marina
- 3. Carefree Highway Site
- 4. FIVE North
- 5. Paloma Park Site
- 6. Westwing Blvd
- 7. Thunderbird Rd and Loop 101
- 8. Park West

1. Quintero



Quintero is a residential and golf course community. The golf course has been voted one of the best in the country and its views are striking. Any hotel or resort choosing Quintero gets a world-class course with no development cost. With Lake Pleasant only minutes away, this location is ideal for conference resorts that offer a unique getaway location.

1. Quintero - Views of the golf course

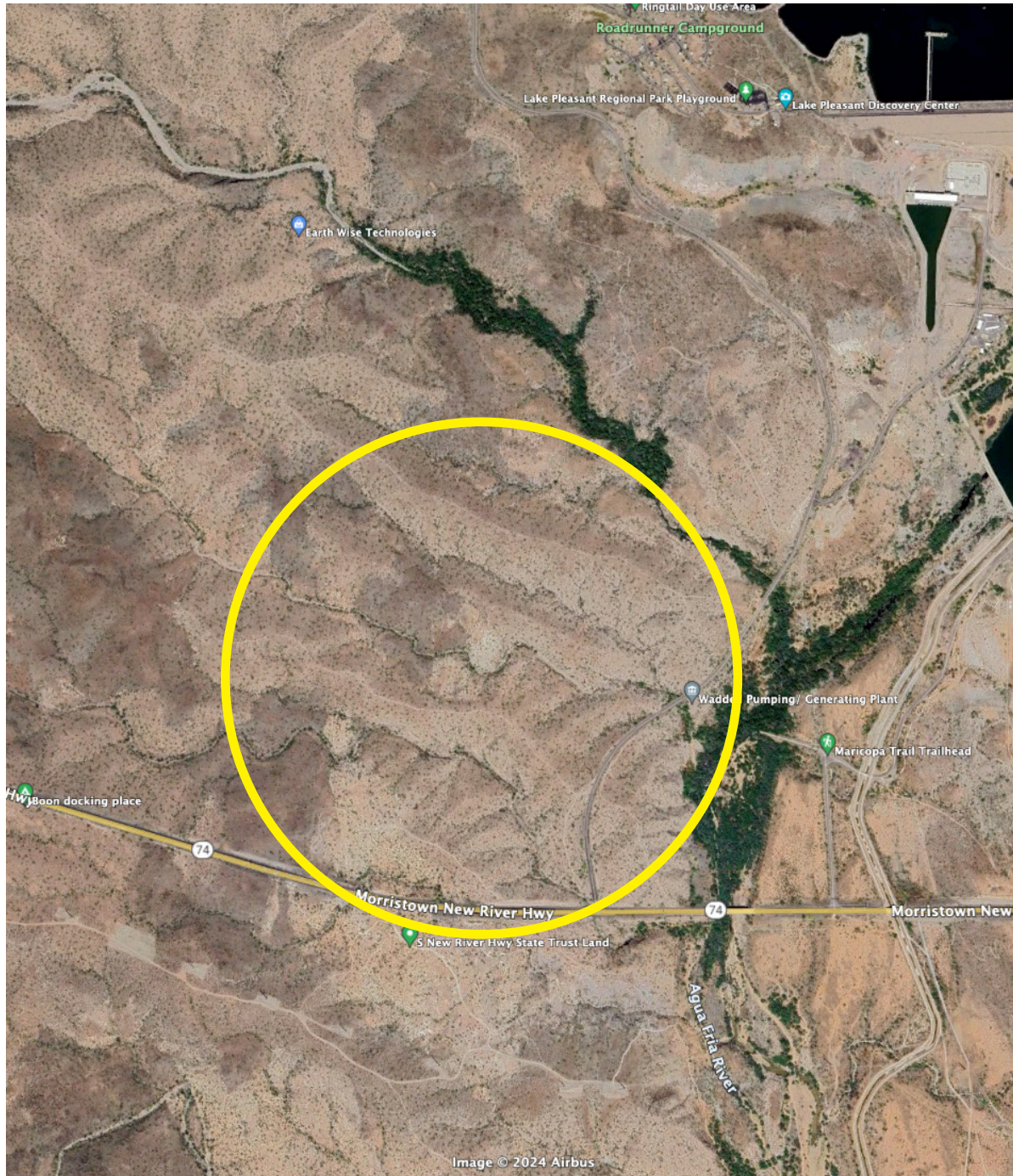


2. Scorpion Bay



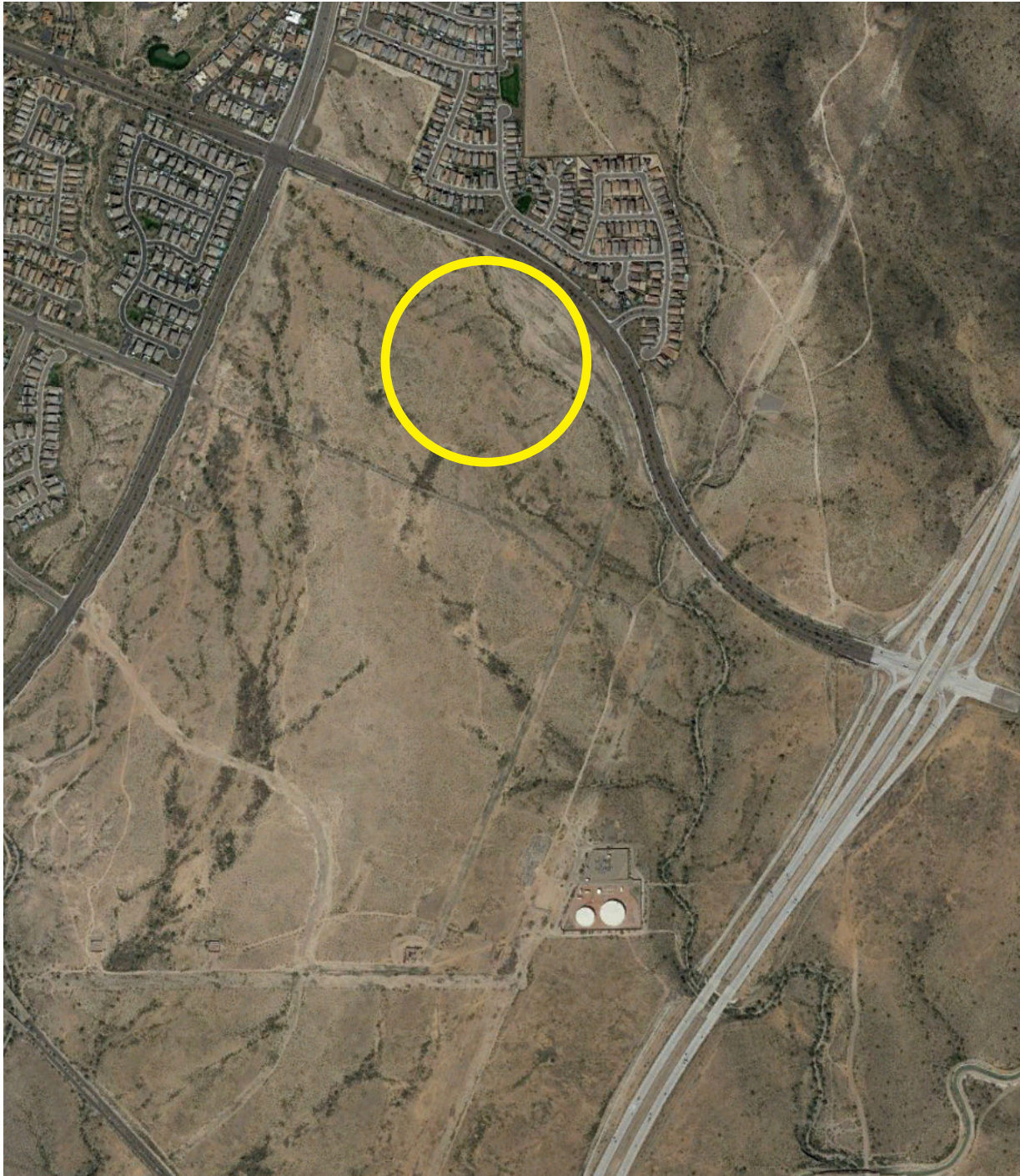
The proposed hotel site is located near Scorpion Marina on Lake Pleasant. The site is approximately 9 acres in size and is currently occupied by two parking lots and a road. This site would be in unique and highly valuable for its position on the lake. Premium views and lakeside amenities would set a hotel apart at this location.

3. Carefree Highway Site



This site is a privately held area that is large enough for hotels to resorts. The parcel is adjacent to Carefree highway for easy access to the rest of the region. There is easy access to either side of the lake and its two marinas.

4. FIVE North at Vistancia



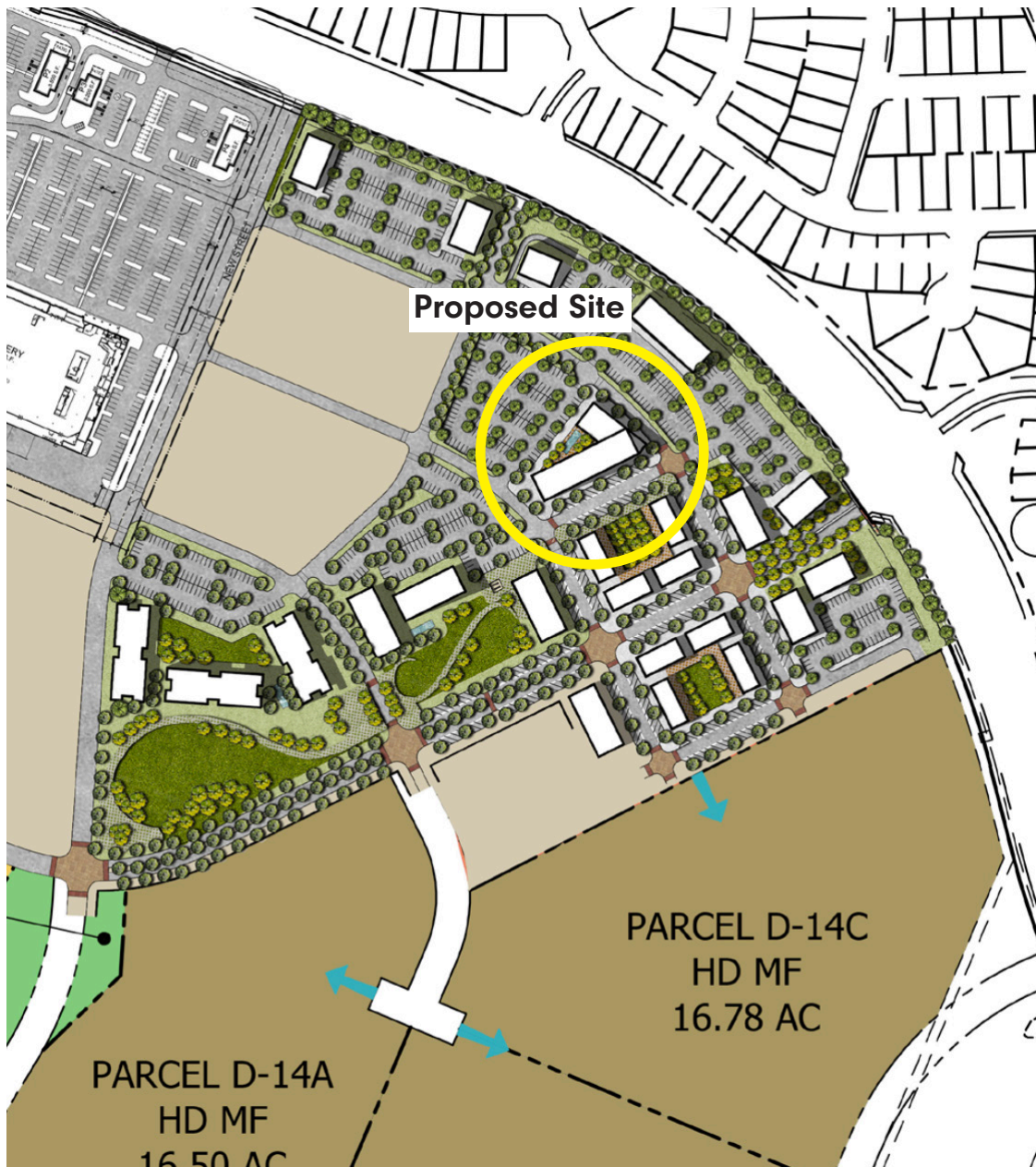
FIVE North at Vistancia is a major lifestyle employment center at the center of the award-winning Vistancia master-planned community. A town center concept is being developed at the north end of FIVE North and it was projected to include a hotel. This site has been marked on the maps included.

4. FIVE North at Vistancia



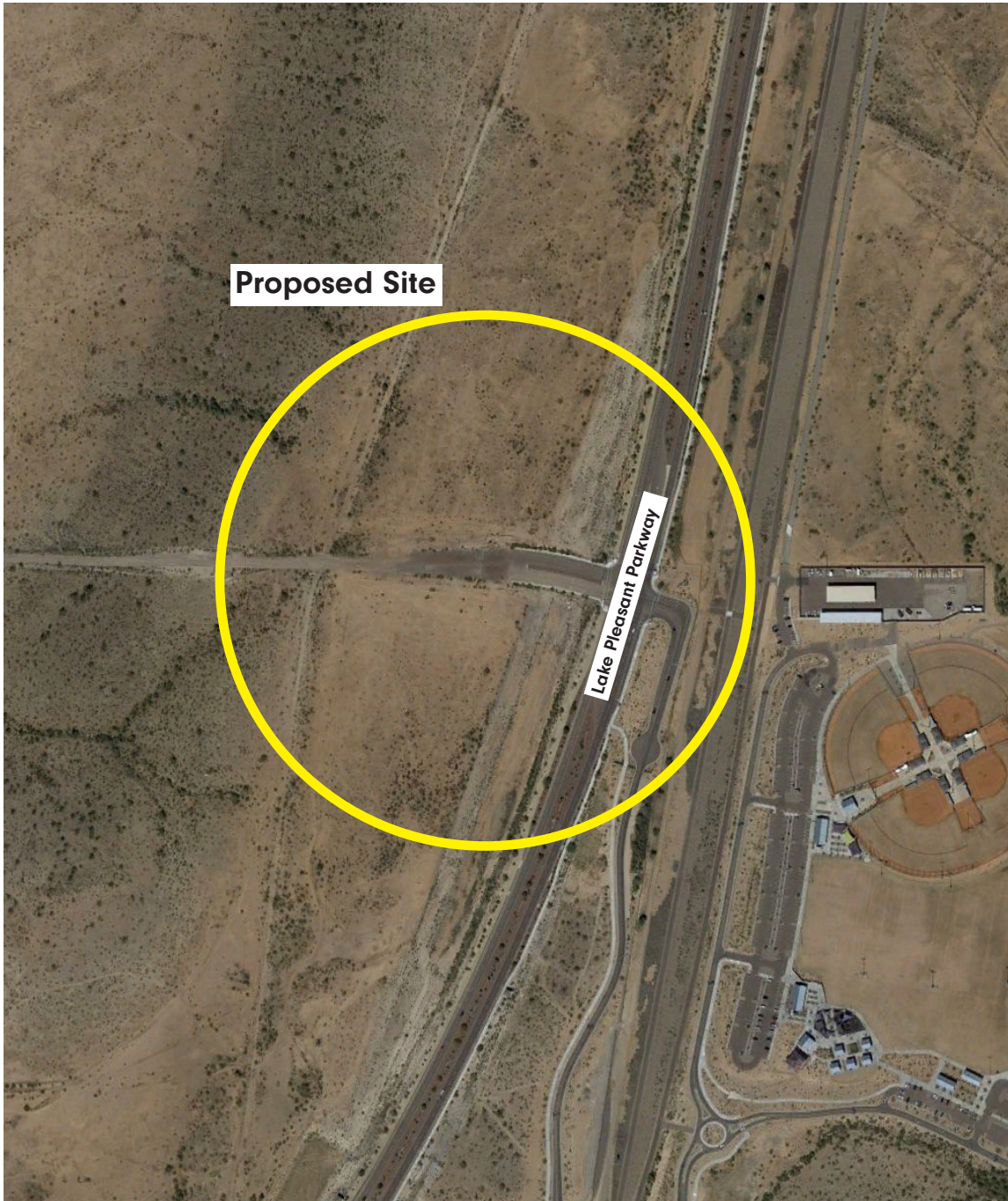
The town center plan is located directly off of Lone Mountain Parkway. It is adjacent to a shopping center and planned multi-family complexes will be built within the next two years. Employment is planned for the south end, generating customer visits.

4. FIVE North at Vistancia



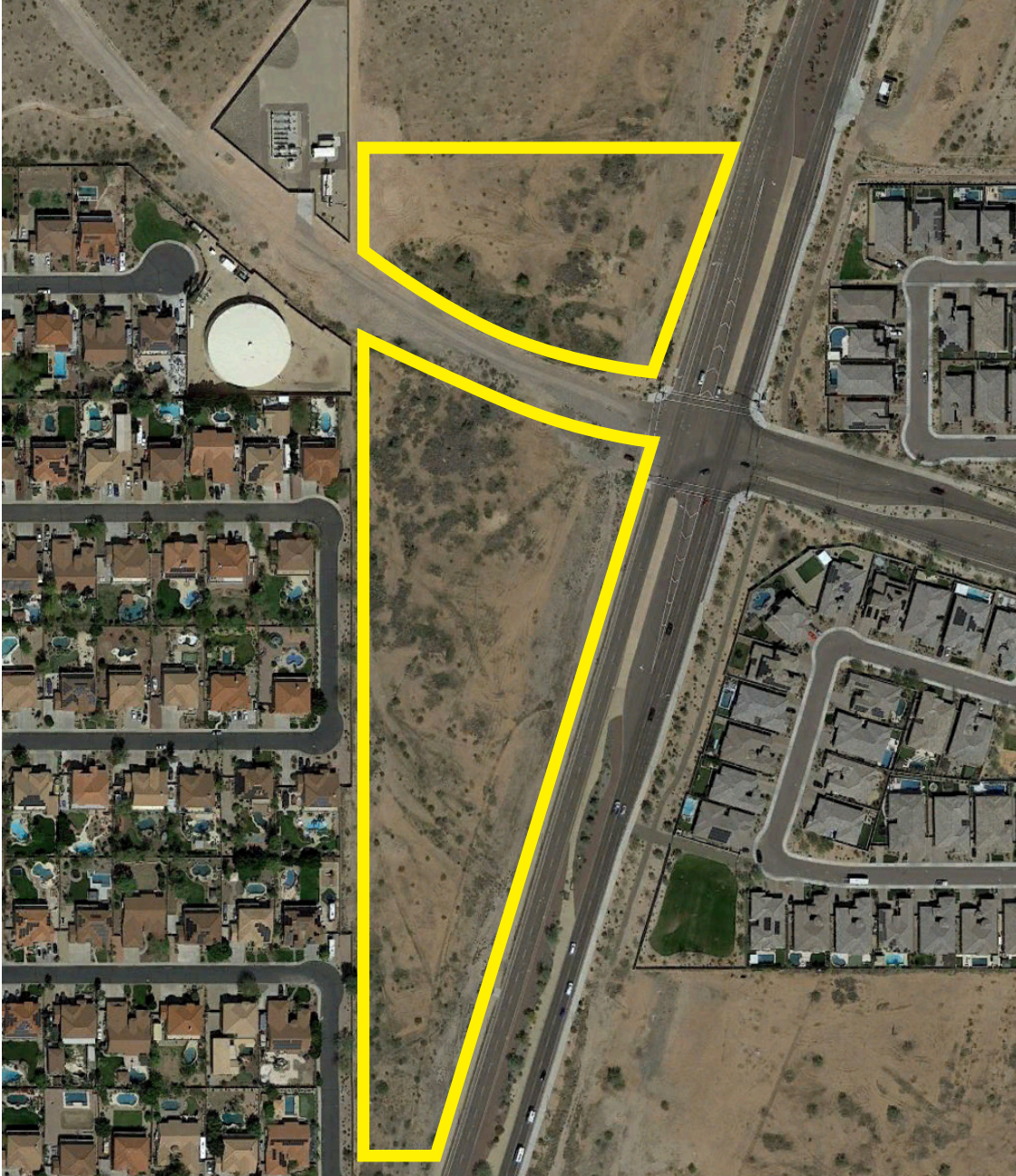
The proposed hotel site is central to the plan with additional retail and restaurants being built around the site.

5. Paloma Park



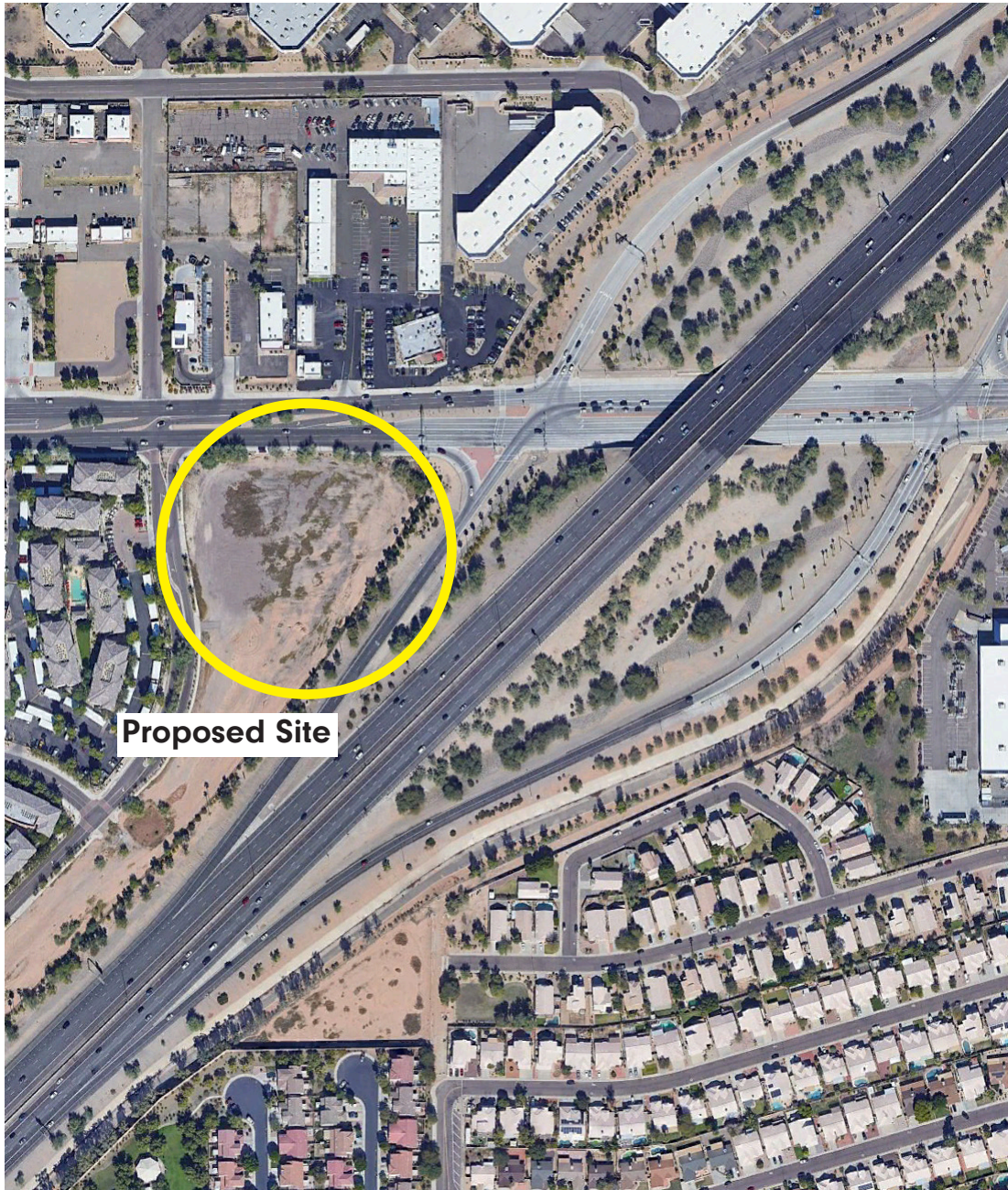
The site is located outside of Paloma Park. Lake Pleasant Parkway is the only major street through this area and connects Peoria with Lake Pleasant Park with Lake Pleasant recreational area and TSMC to the east.

6. Westwing Blvd.



The two sites site along Westwing Boulevard and are central to north Peoria. Both sites are privately owned.

7. Thunderbird Rd and Loop 101



This location is close to major medical facilities, retirement communities, and Rio Vista Regional Park. This is one of the busiest intersections in the entire northwest region and boasts the first intersection in the country with two Dutch Bros coffee stands.

8. Park West



Park West is a premier shopping and restaurant location. It includes Hash Kitchen, Flemings, BJ's Restaurant Athleta, and The Vig. It is close to Westgate and the new water park resort. Glendale's Desert Diamond Arena (concerts) and State Farm Stadium, home of the Arizona Cardinals.

8. Park West



The proposed site is a pad along 99th Avenue and to the west of Harkins Theatres Park West.