



## FOR SALE > Office/Flex/Retail/Pads/Hotel Site

# Happy Valley/19 MXD

The Happy Valley/19 MXD is the new ±28 acre, modern, millennial-focused mixed-use development to provide a “live, work, play,” environment. At the SEC of 19th Avenue and Happy Valley Road, it is adjacent to the Norterra Planned Unit Development (Norterra PUD,) which comprises approximately 397.86 acres at the northwest corner of 19th Avenue and Happy Valley Road.

The Norterra PUD and adjacent Happy Valley/19 MXD will create a sense of place and community for its residents, USAA employees and visitors to the retail shops, offices and Deer Valley community. The mixed-use development will help support the residential needs of the existing and future employees at USAA, as well as the larger community in the Deer Valley Village. The residential portion of the project takes into consideration the varying income levels of the Deer Valley Village in an effort to provide nearby housing options that will help reduce the commute times and traffic congestion that would otherwise occur without nearby viable residential opportunities in close proximity to the growing employment base.

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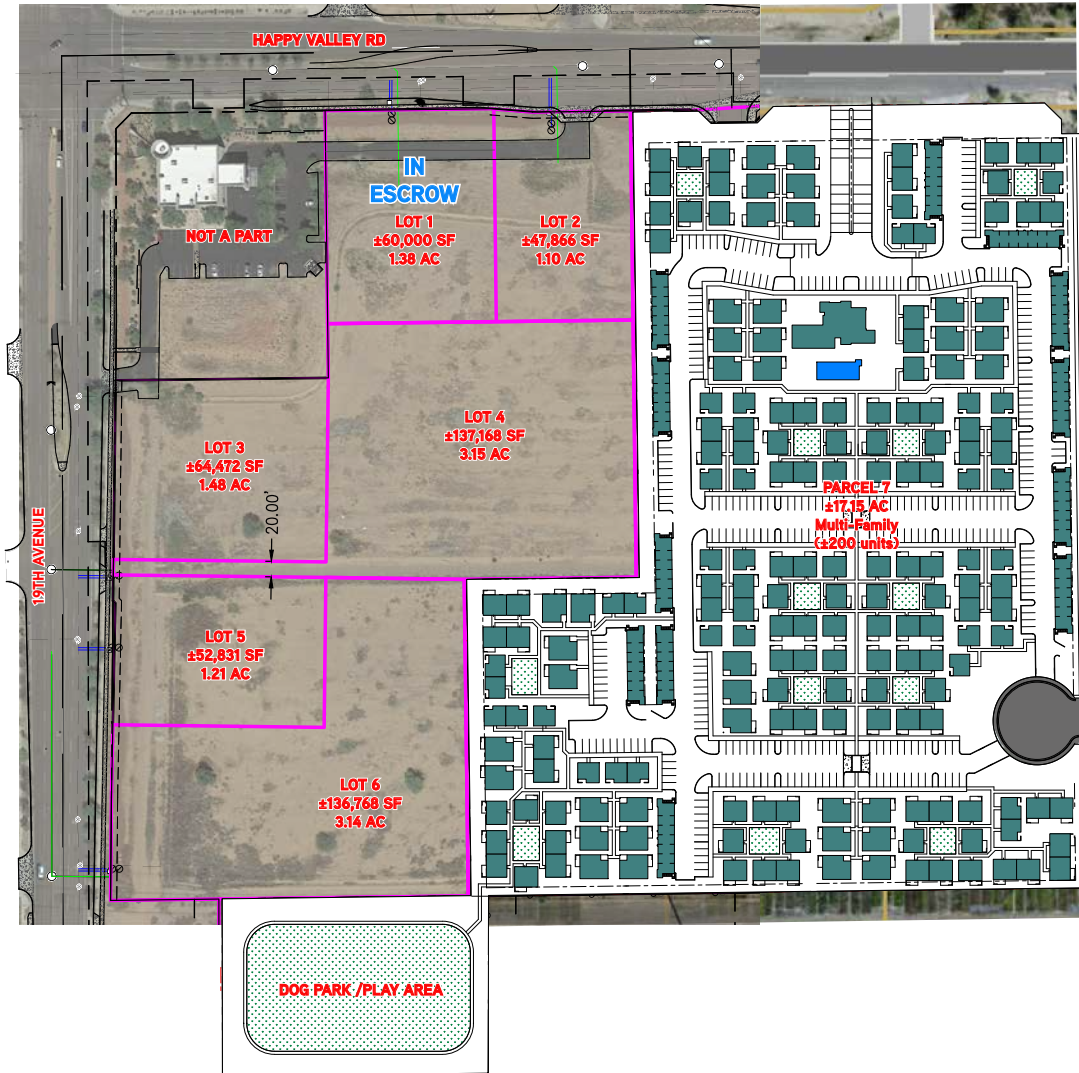


## HAPPY VALLEY/19 MXD

SEC Happy Valley Rd. and 19th Ave.



## PRELIMINARY SITE PLAN



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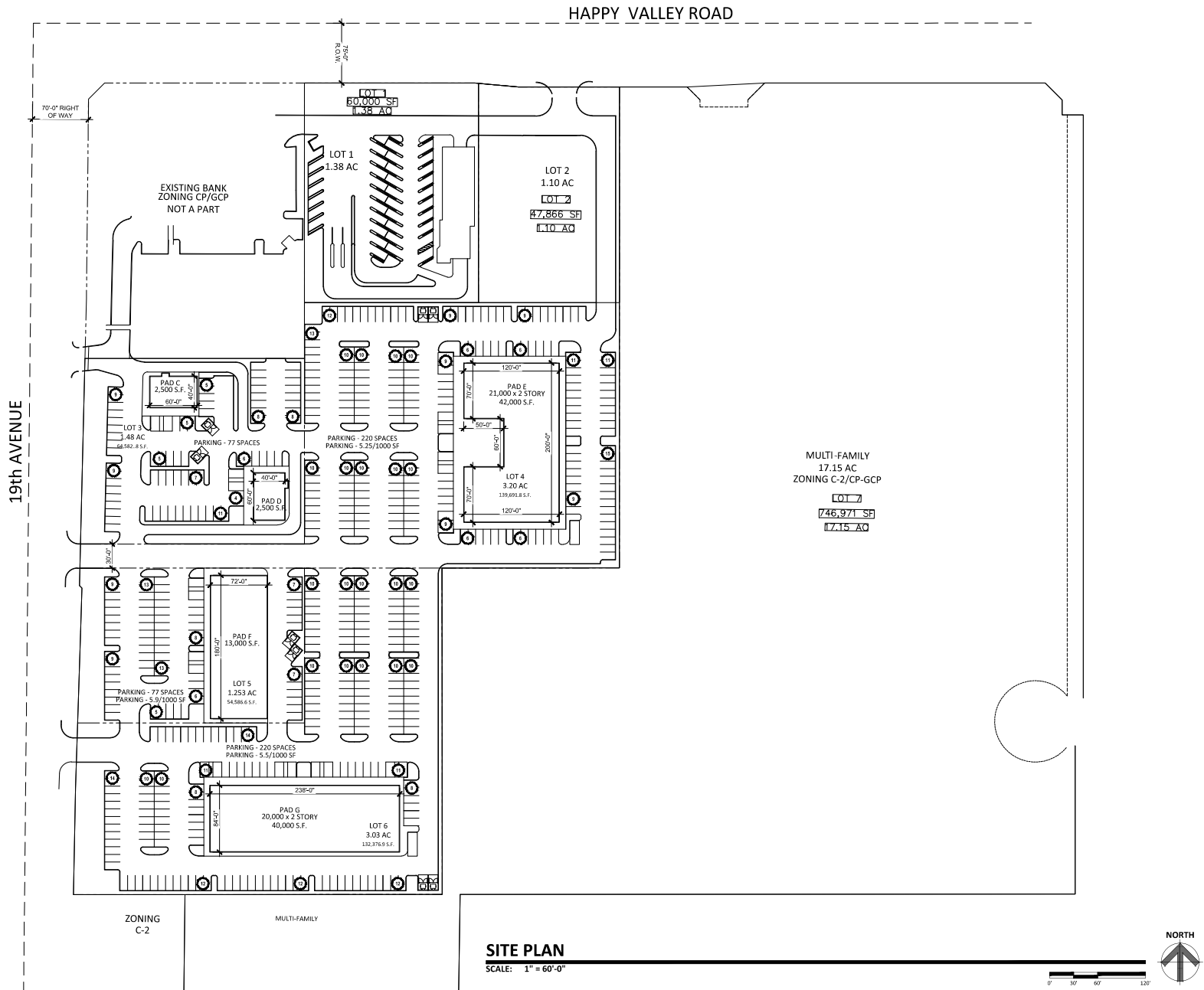
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*These site plans are an example of what may occur on the parcels.*



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# HAPPY VALLEY/19 MXD

SEC Happy Valley Rd. and 19th Ave. | NORTH PHOENIX RESIDENTIAL GROWTH



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