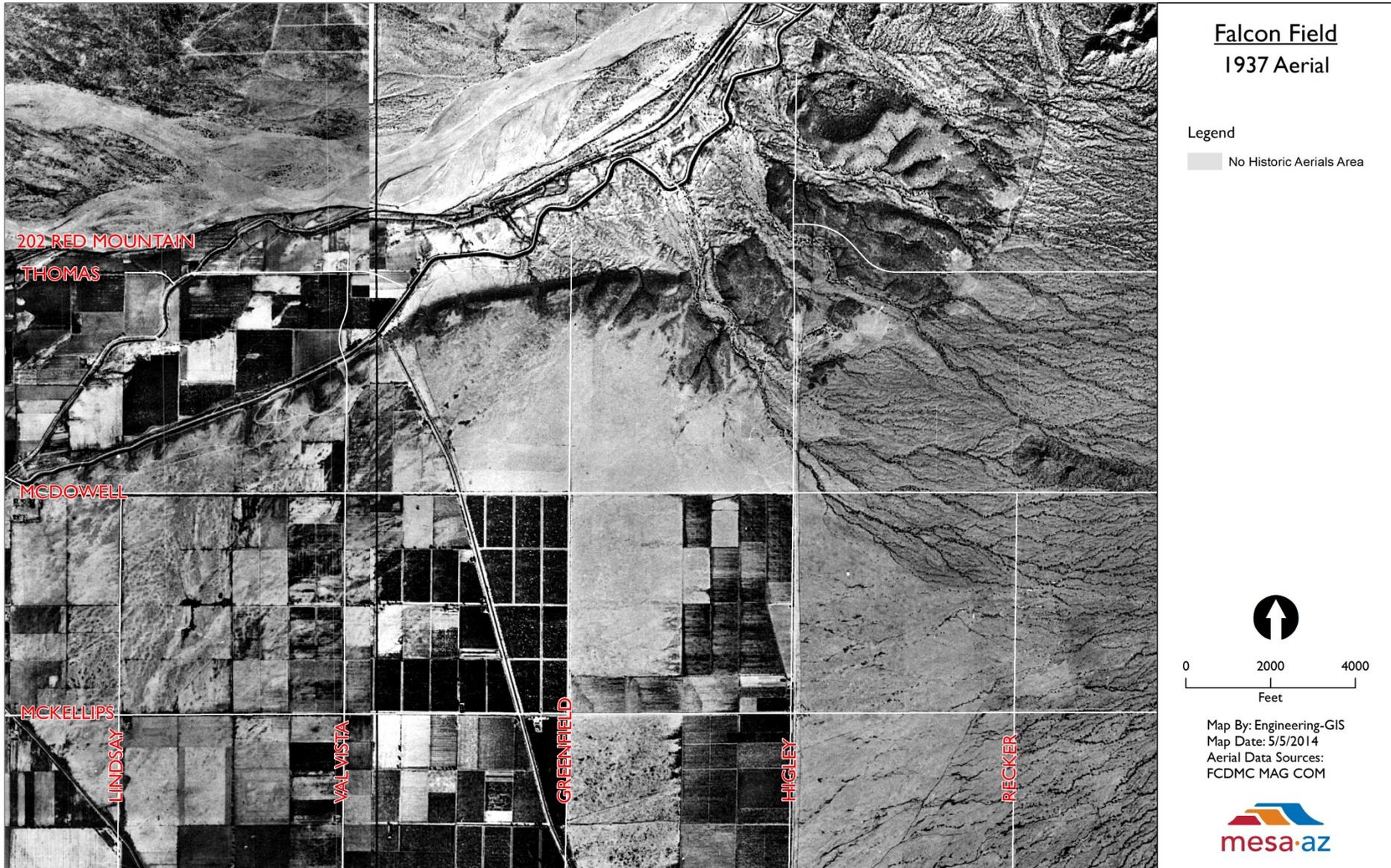
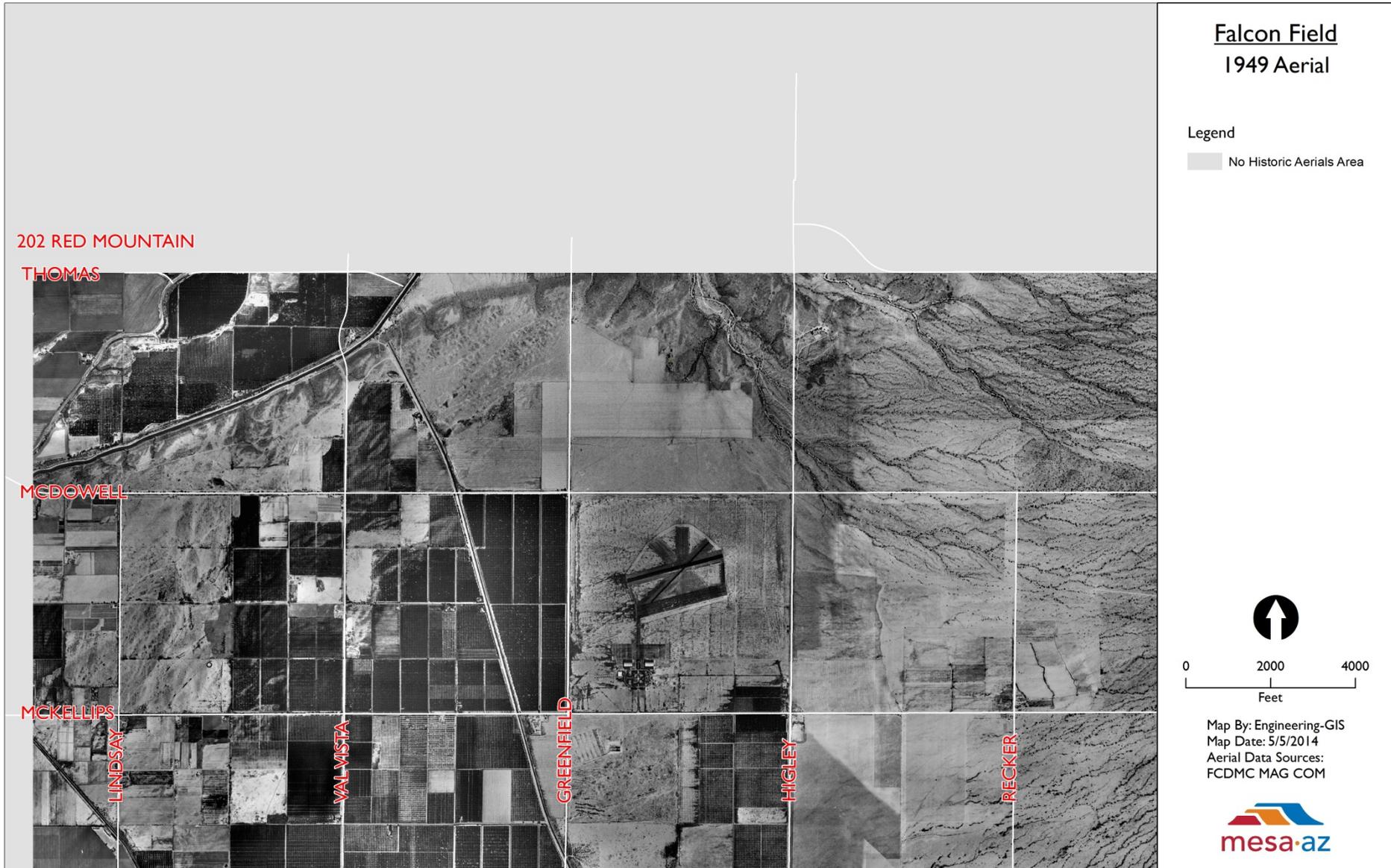


# Falcon Field Area – 1937 Aerial



# Falcon Field Area – 1949 Aerial



# Falcon Field Area – 1953 Aerial



# Falcon Field Area – 1979 Aerial



# Falcon Field Area – 1982 Aerial



## Falcon Field 1982 Aerial

### Legend

 No Historic Aerials Area



0 2000 4000  
Feet

Map By: Engineering-GIS  
Map Date: 5/5/2014  
Aerial Data Sources:  
FCDMC MAG COM



# Falcon Field Area – 1993 Aerial



## Falcon Field 1993 Aerial

### Legend

 No Historic Aerials Area

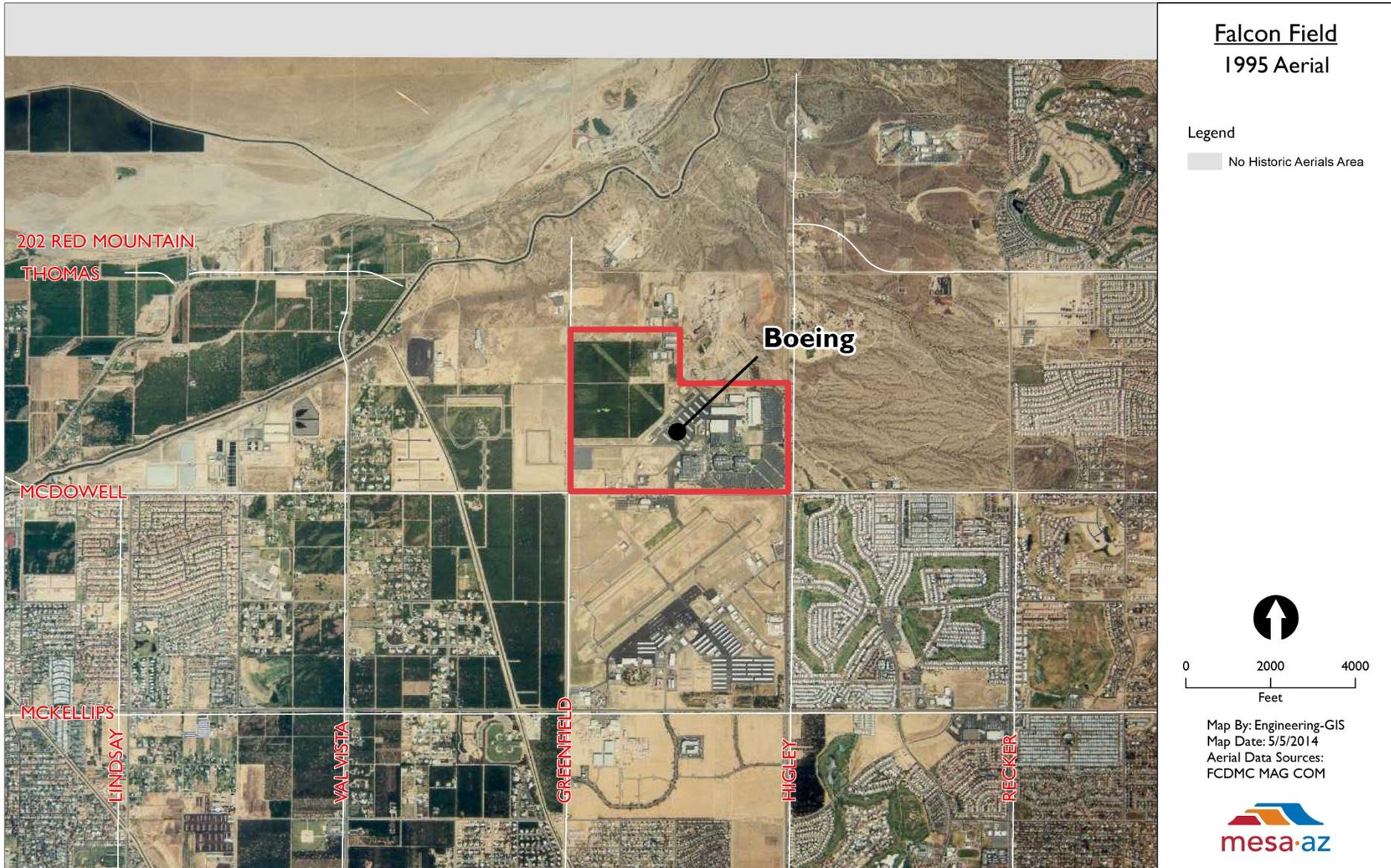


0 2000 4000  
Feet

Map By: Engineering-GIS  
Map Date: 5/5/2014  
Aerial Data Sources:  
FCDMC MAG COM



# Falcon Field Area – 1995 Aerial



## Falcon Field 1995 Aerial

### Legend

 No Historic Aerials Area

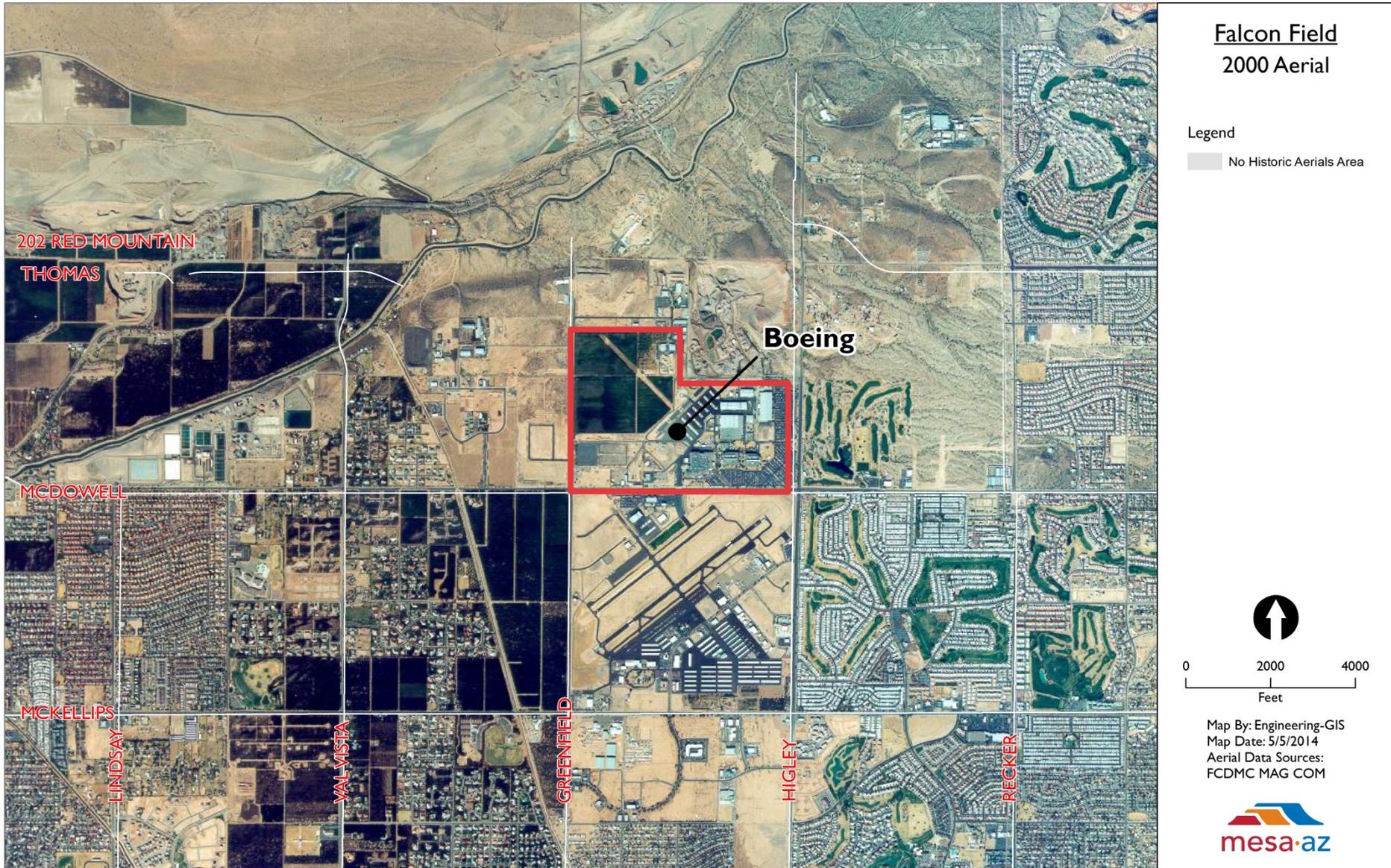


0 2000 4000  
Feet

Map By: Engineering-GIS  
Map Date: 5/5/2014  
Aerial Data Sources:  
FCDMC MAG COM



# Falcon Field Area – 2000 Aerial



## Falcon Field 2000 Aerial

### Legend

■ No Historic Aerials Area



0 2000 4000  
Feet

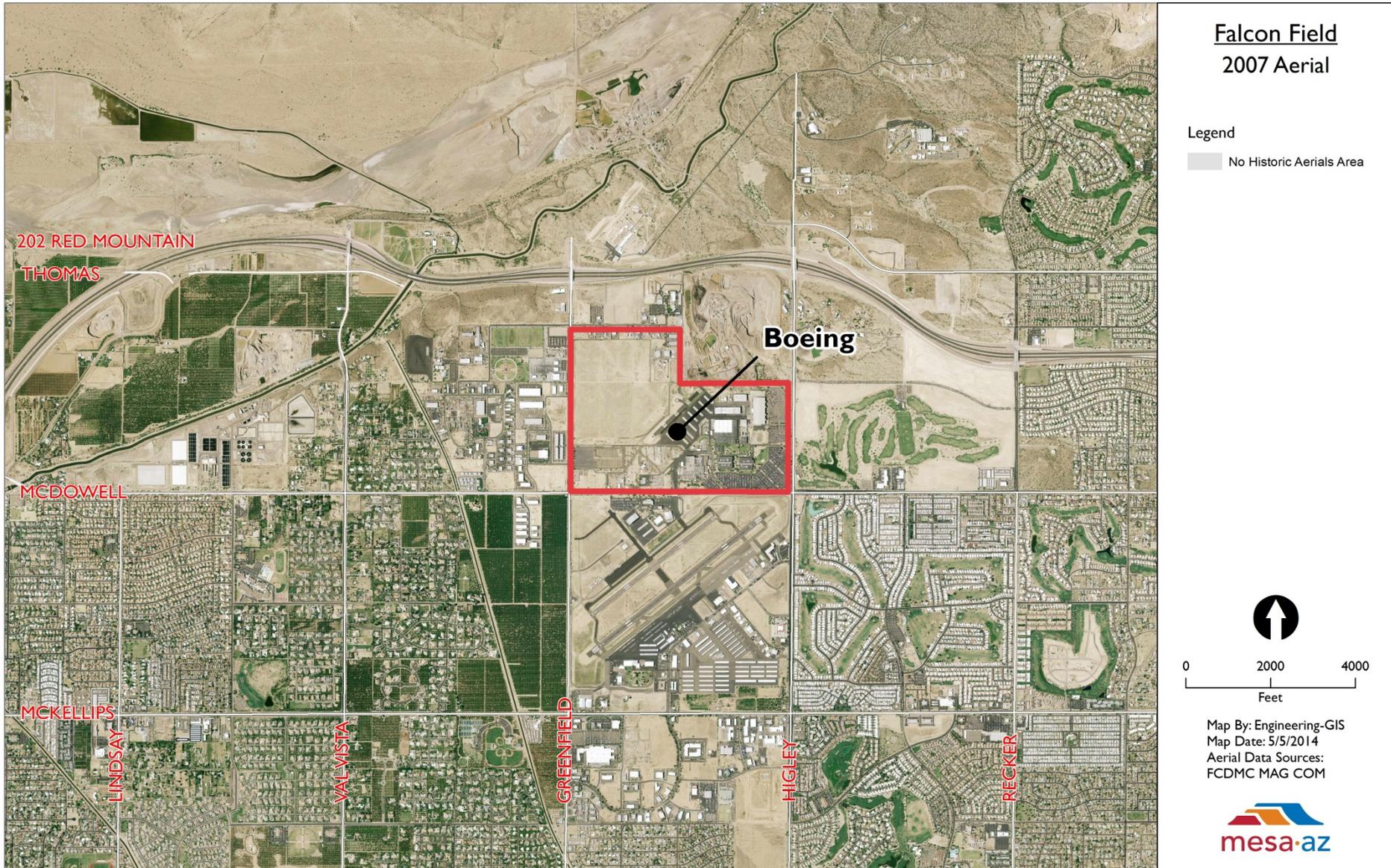
Map By: Engineering-GIS  
Map Date: 5/5/2014  
Aerial Data Sources:  
FCDMC MAG COM



# Falcon Field Area – 2004 Aerial



# Falcon Field Area – 2007 Aerial



# Falcon Field Area – 2010 Aerial



## Falcon Field 2010 Aerial

### Legend

 No Historic Aerials Area

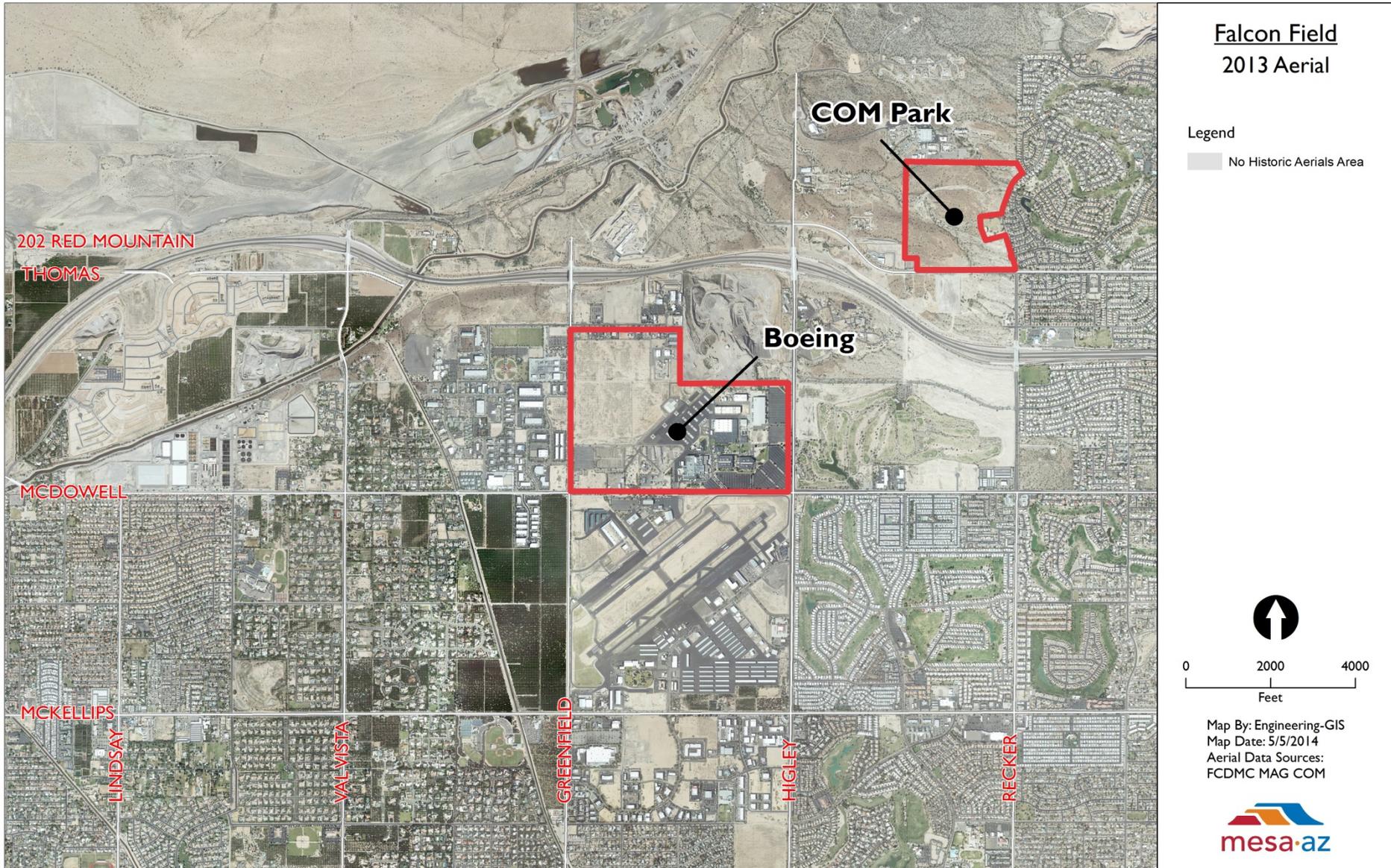


0 2000 4000  
Feet

Map By: Engineering-GIS  
Map Date: 5/5/2014  
Aerial Data Sources:  
FCDMC MAG COM



# Falcon Field Area – 2013 Aerial



**Falcon Field**  
2013 Aerial

Legend  
[Grey Box] No Historic Aerials Area

0 2000 4000  
Feet

Map By: Engineering-GIS  
Map Date: 5/5/2014  
Aerial Data Sources:  
FCDMC MAG COM





# Median Income (2013)



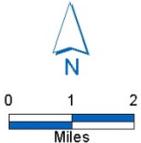
## Median Income 2013

### Median Income (Dollars)

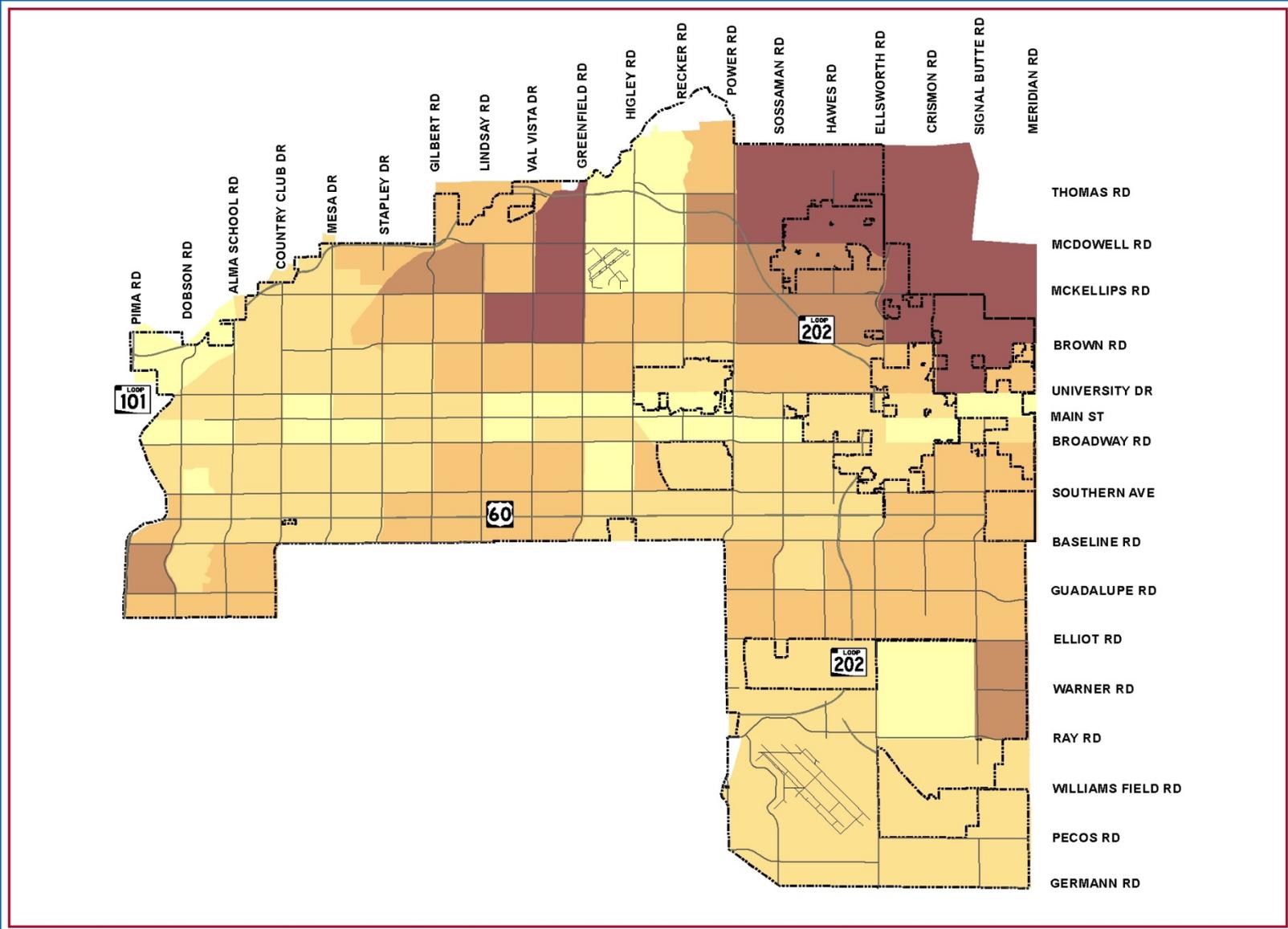
- 0 - 30K
- 30K - 50K
- 50K - 75K
- 75K - 100K
- 100K - 140K

- City Boundary
- Arterials

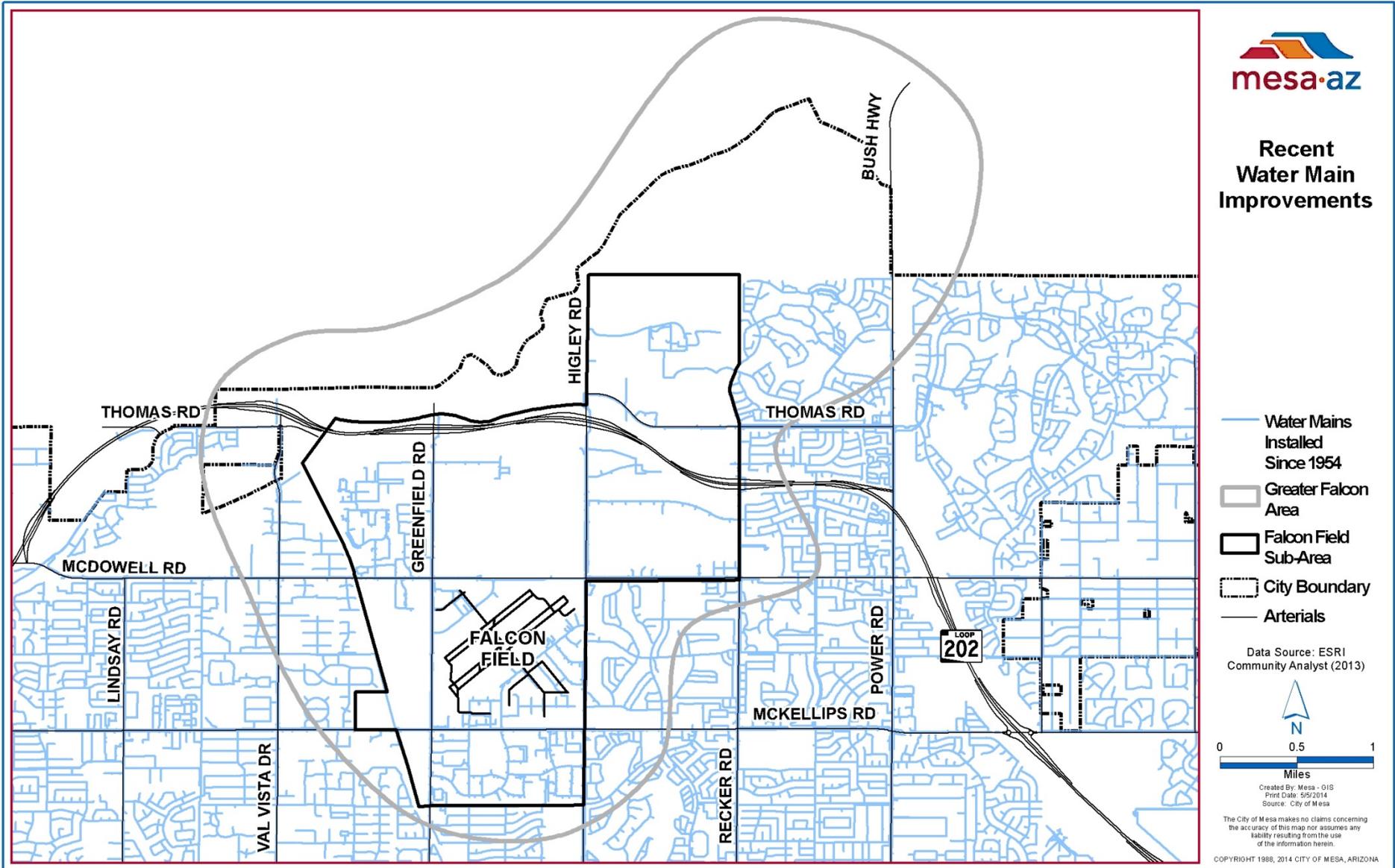
Data Source: ESRI Community Analyst (2013)



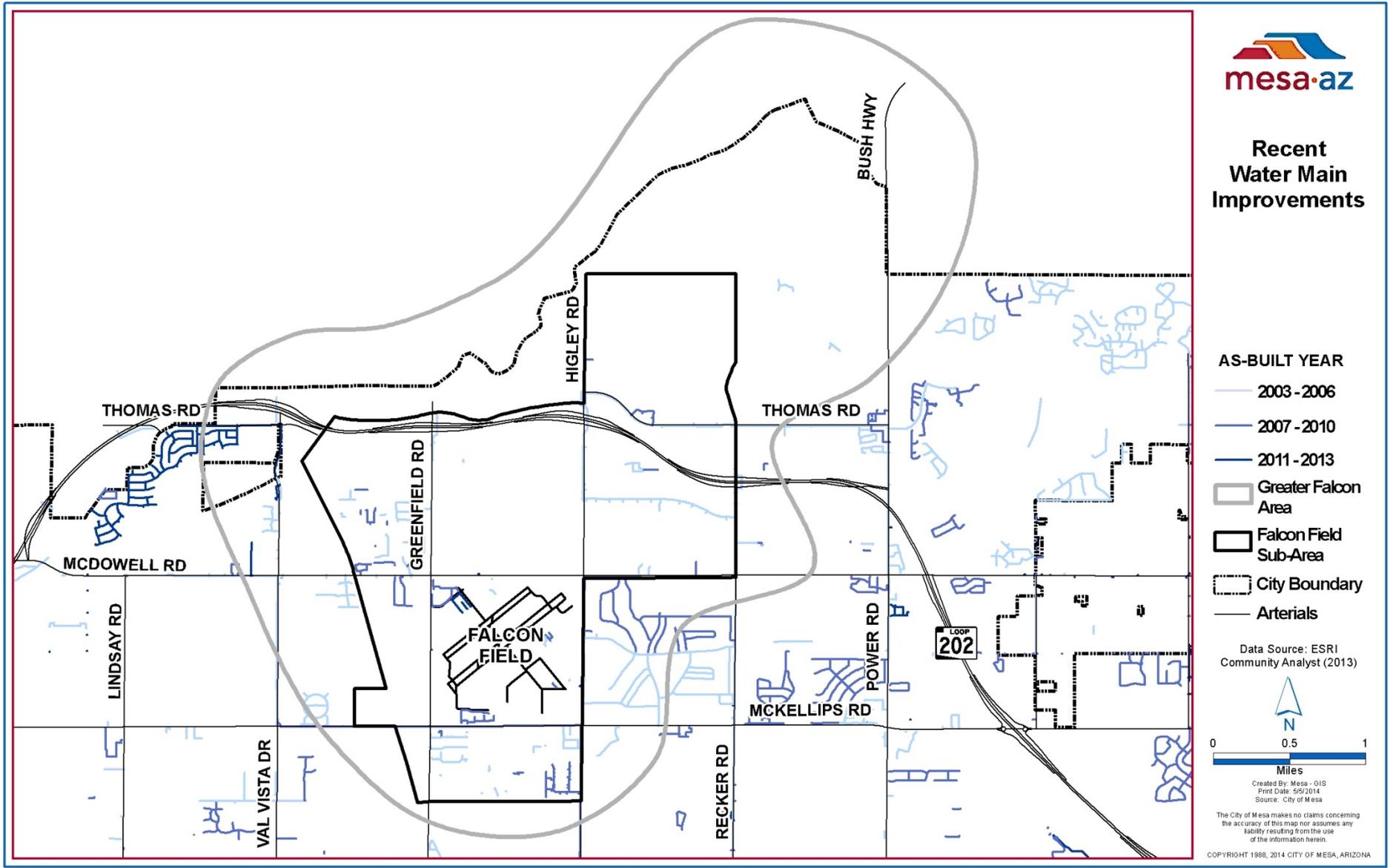
Created By: Mesa - GIS  
 Print Date: 4/30/2014  
 Source: City of Mesa  
 The City of Mesa makes no claims concerning the accuracy of this map nor assumes any liability resulting from the use of the information herein.  
 COPYRIGHT 1988, 2014 CITY OF MESA, ARIZONA



# Falcon Field Area Water Main Improvements (Since 1954)



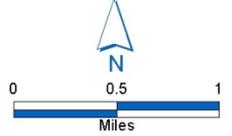
# Falcon Field Area Water Main Improvements (Since 2003)



## Recent Water Main Improvements

- AS-BUILT YEAR**
- 2003 - 2006
  - 2007 - 2010
  - 2011 - 2013
- Greater Falcon Area
  - Falcon Field Sub-Area
  - City Boundary
  - Arterials

Data Source: ESRI  
Community Analyst (2013)

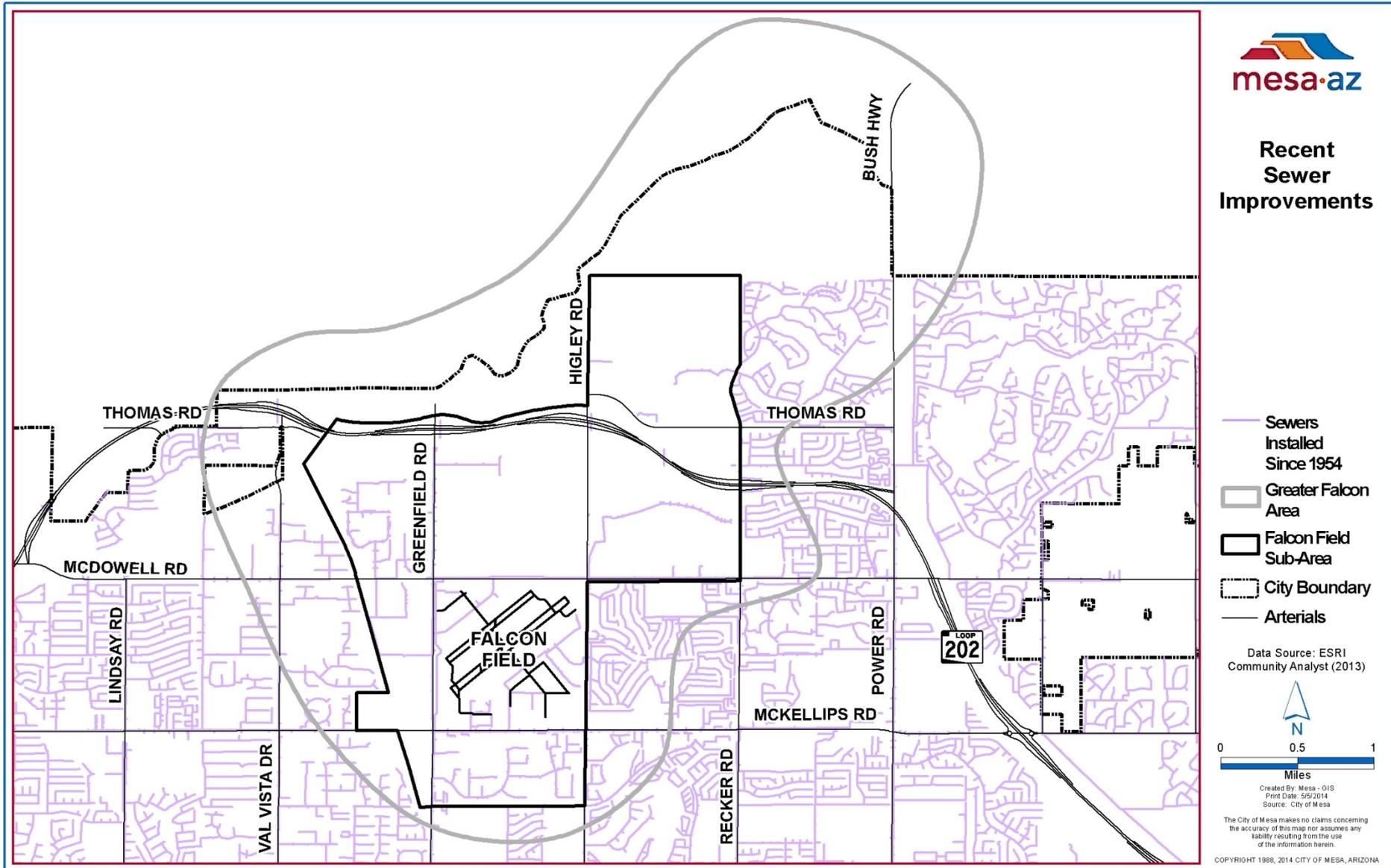


Created By: Mesa - GIS  
Print Date: 5/5/2014  
Source: City of Mesa

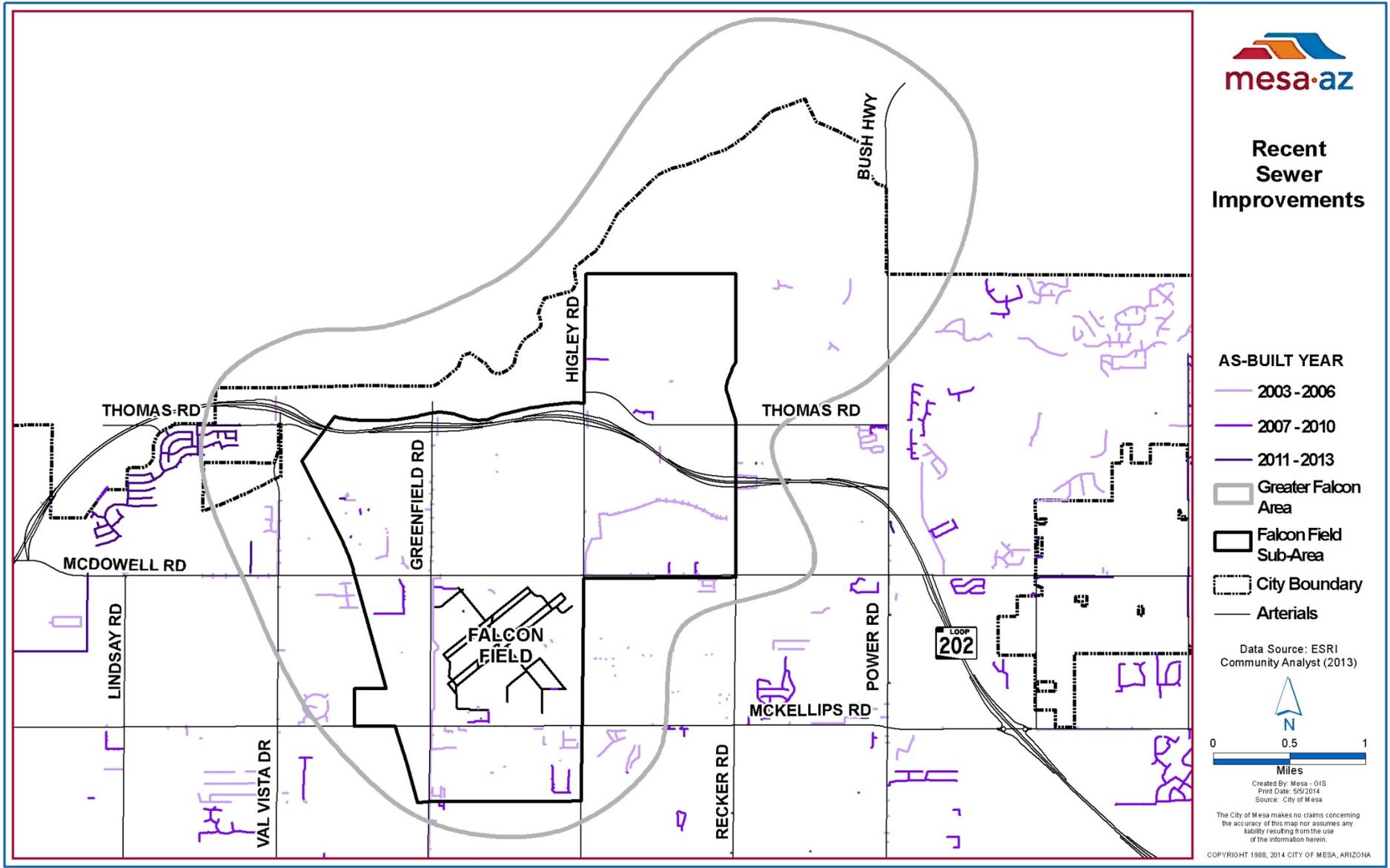
The City of Mesa makes no claims concerning the accuracy of this map nor assumes any liability resulting from the use of the information herein.

COPYRIGHT 1988, 2014 CITY OF MESA, ARIZONA

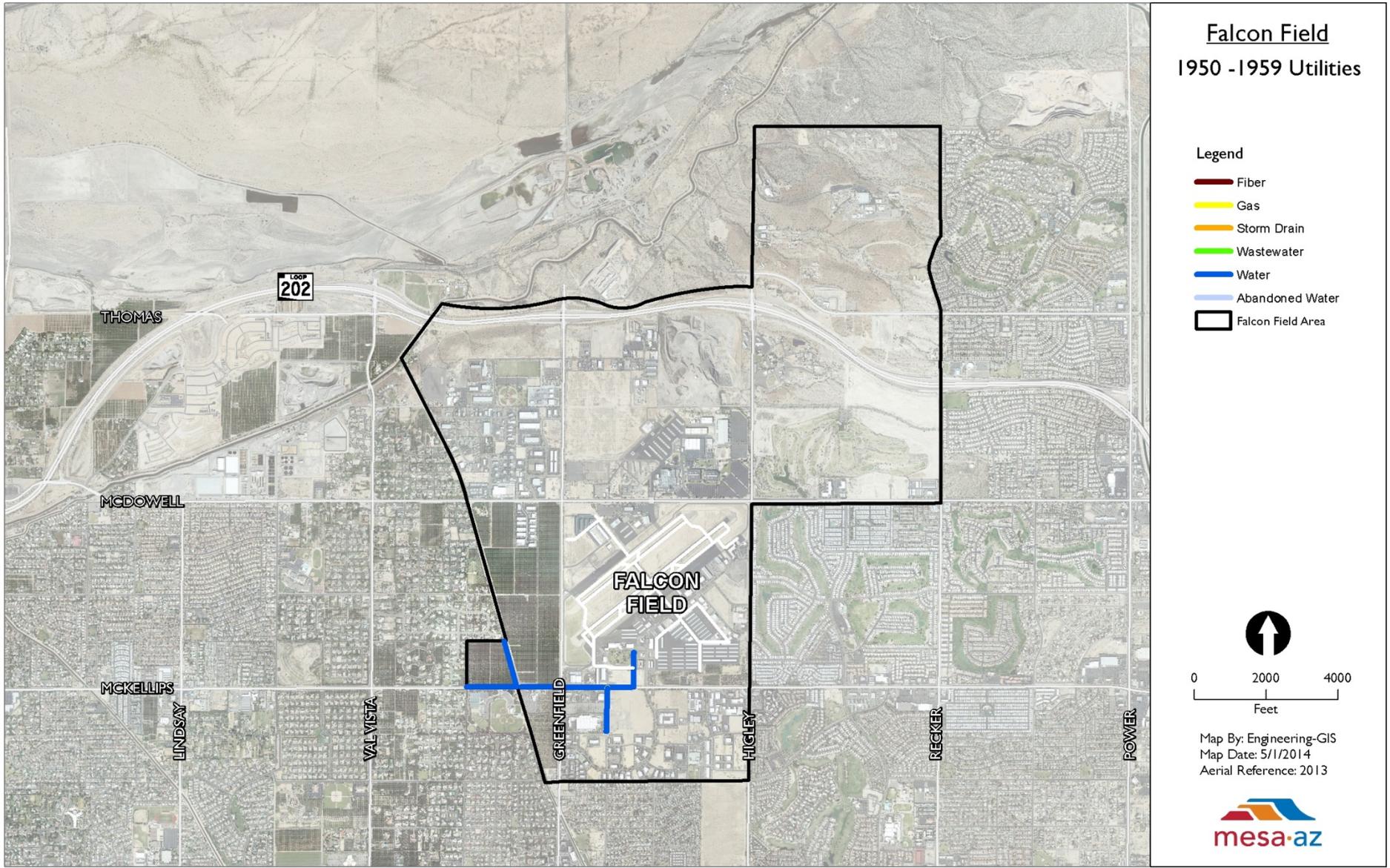
# Falcon Field Area Waste Water Improvements (Since 1954)



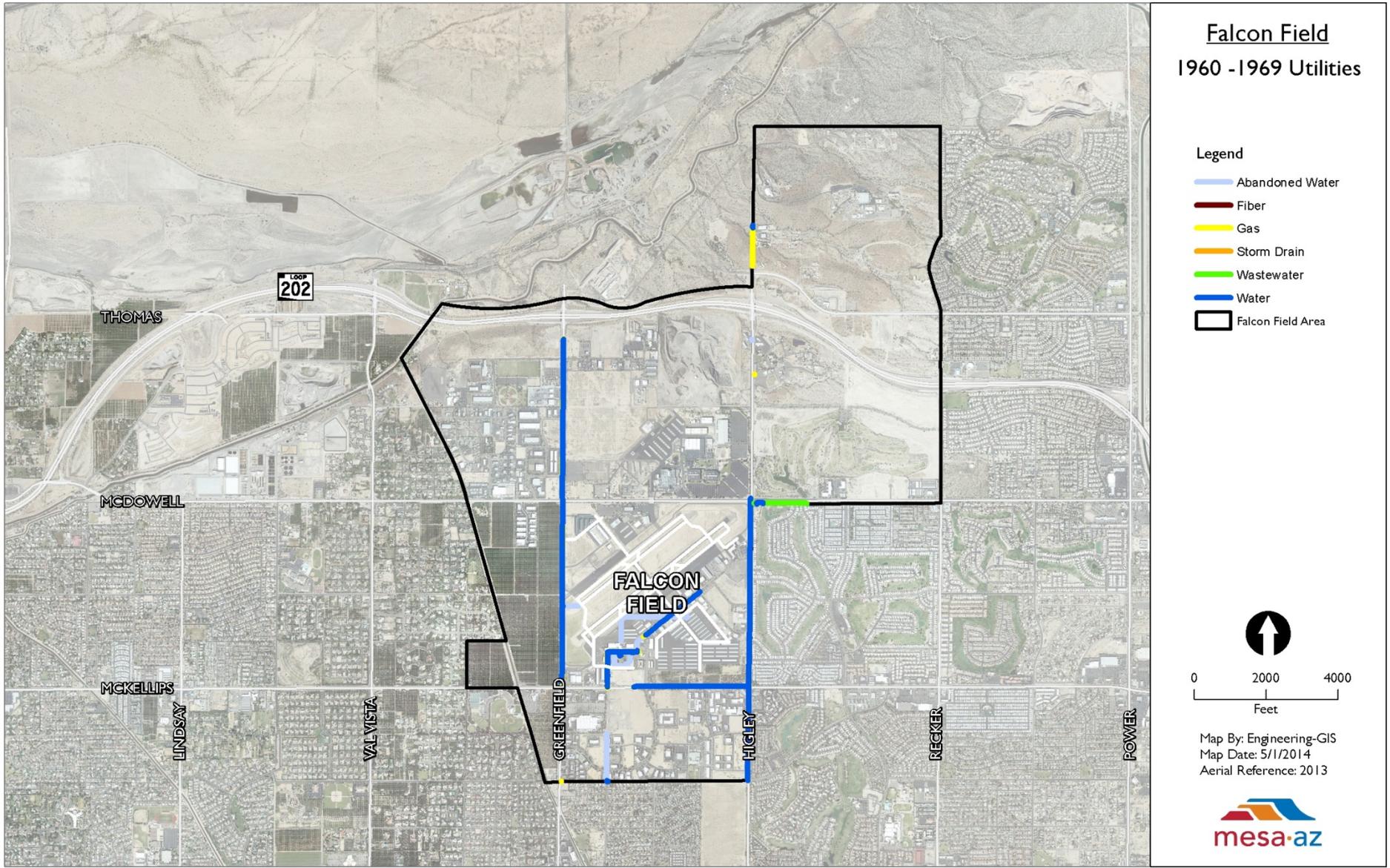
# Falcon Field Area Waste Water Improvements (Since 2003)



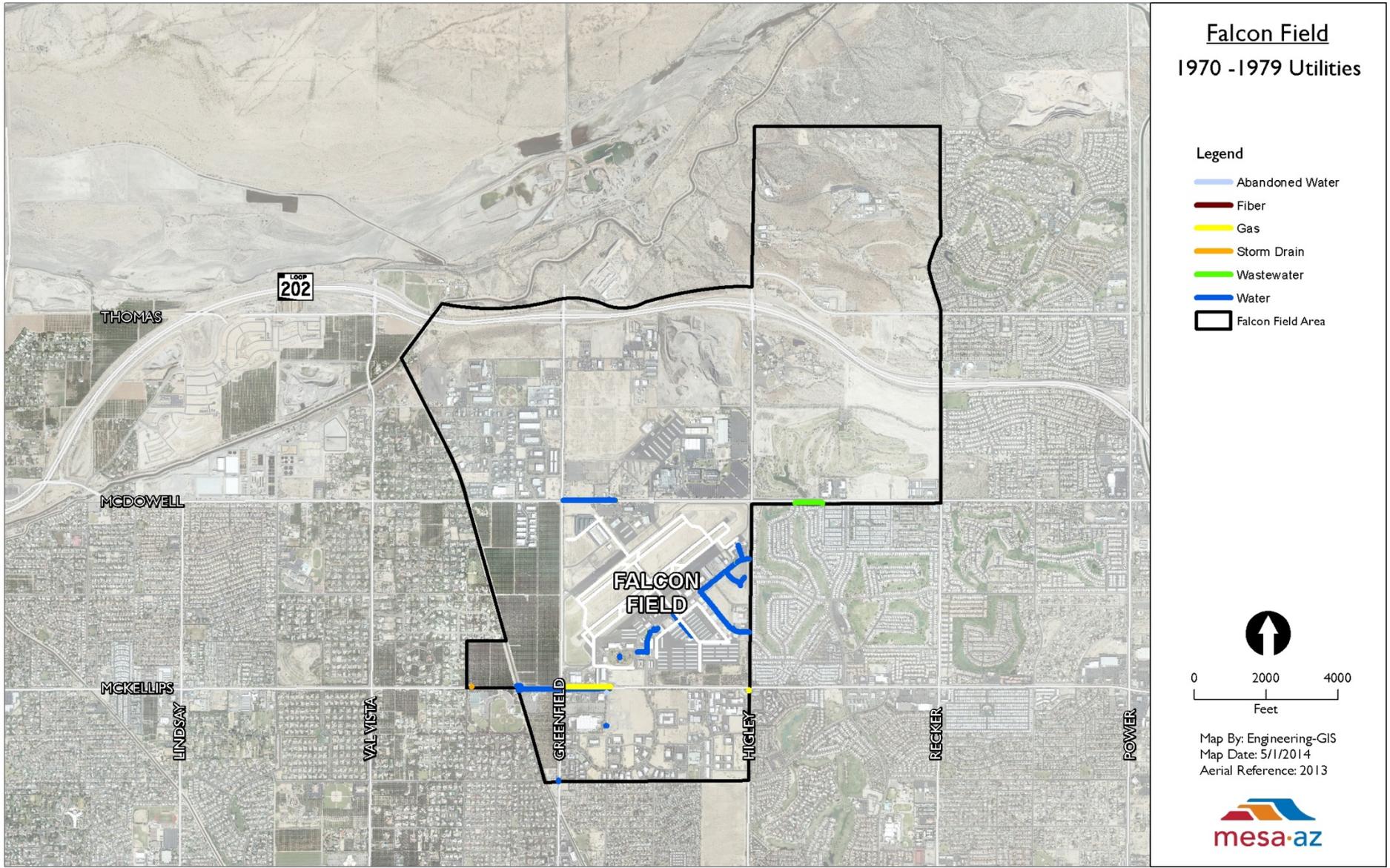
# Falcon Field Area Infrastructure (1950-1959)



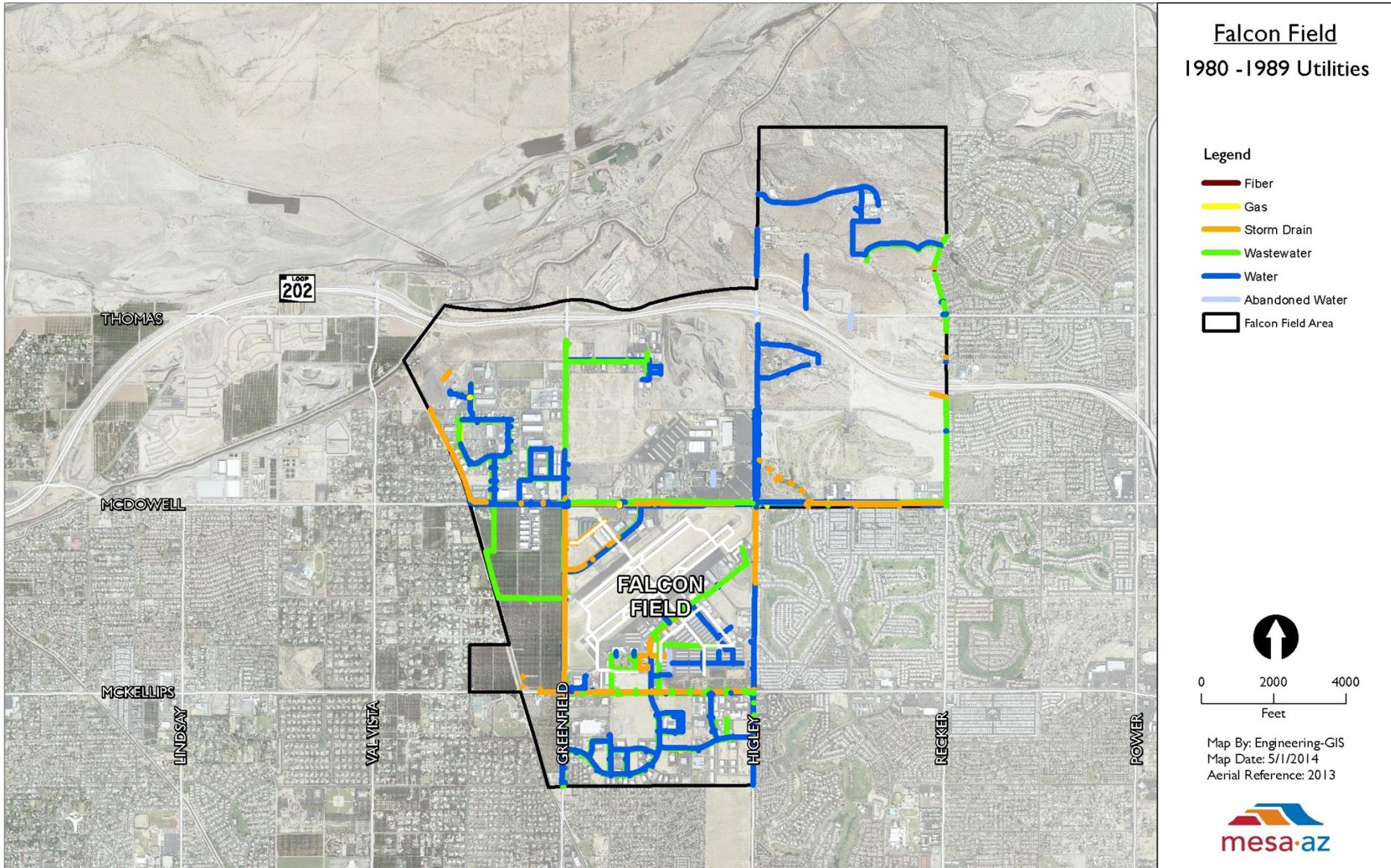
# Falcon Field Area Infrastructure (1960-1969)



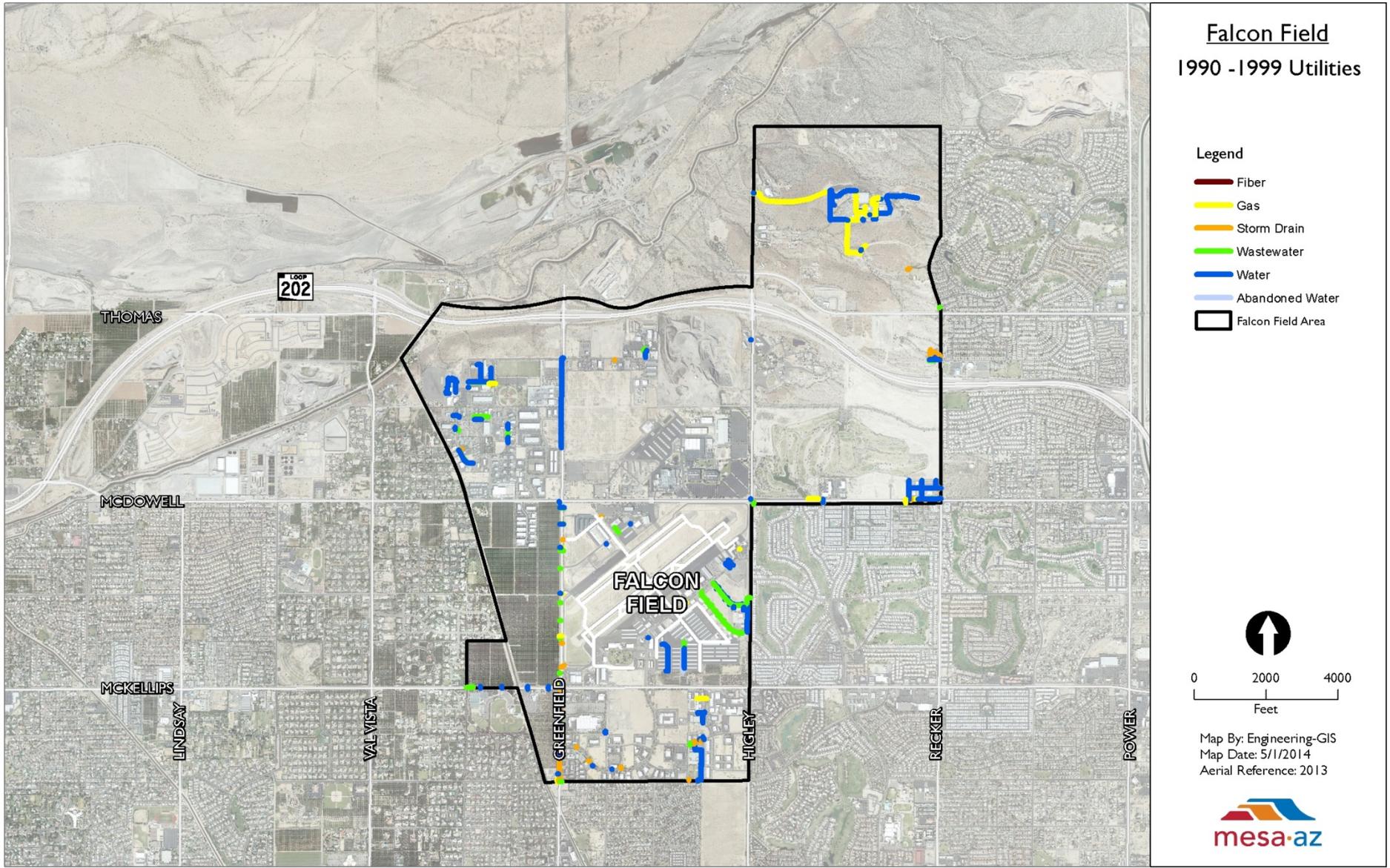
# Falcon Field Area Infrastructure (1970-1979)



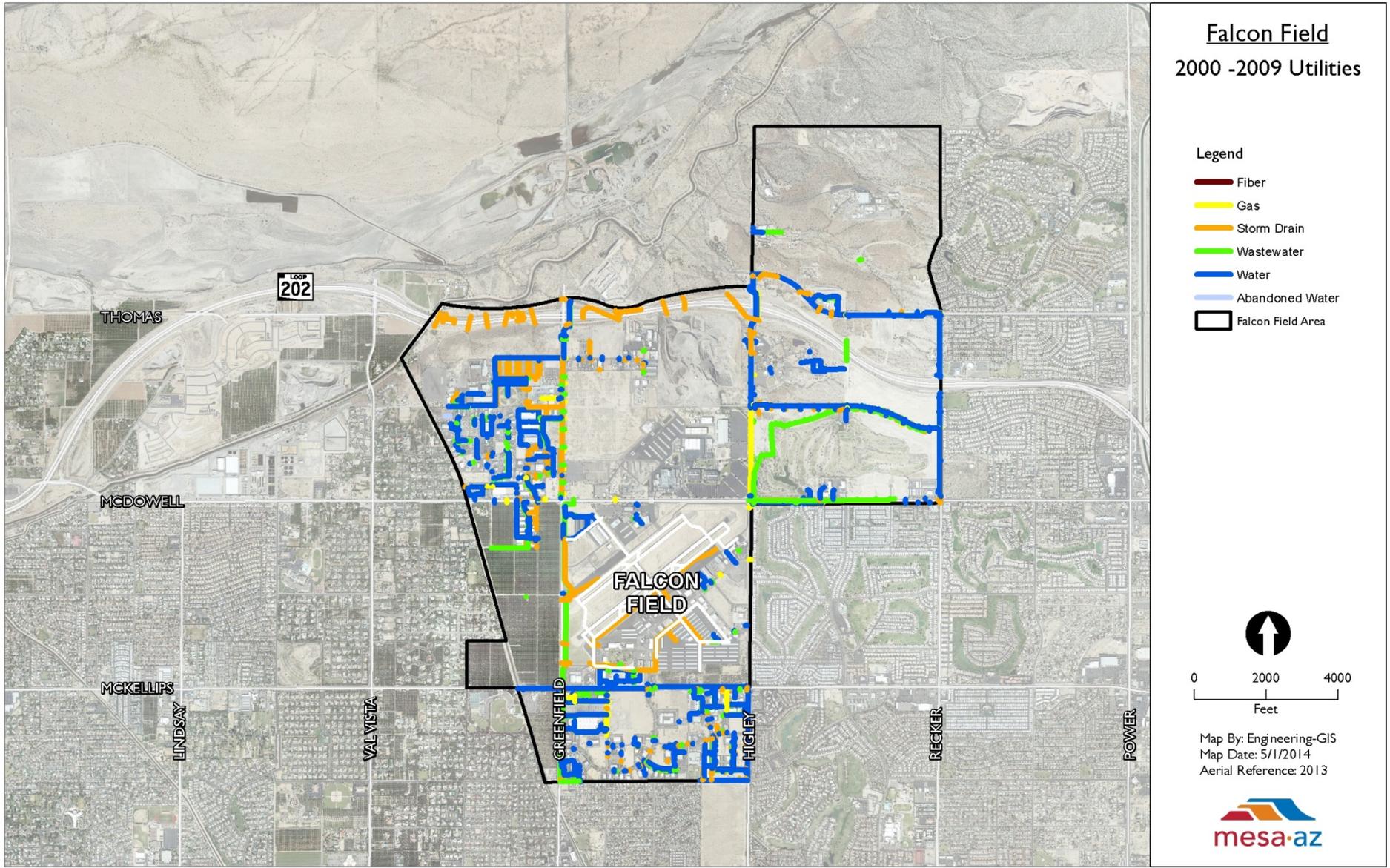
# Falcon Field Area Infrastructure (1980-1989)



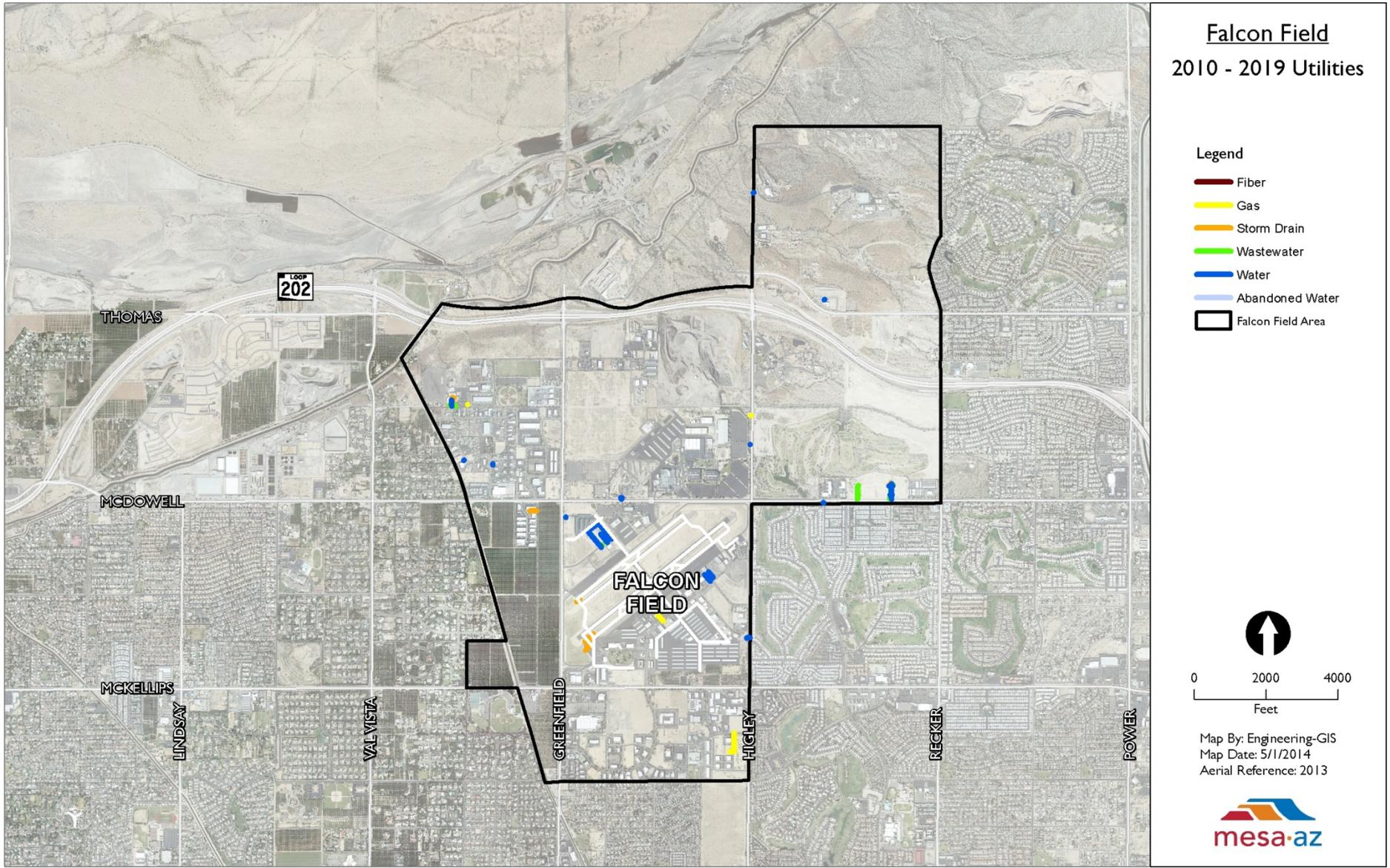
# Falcon Field Area Infrastructure (1990-1999)



# Falcon Field Area Infrastructure (2000-2009)



# Falcon Field Area Infrastructure (2010-2019)





# Employment By Economic Area (2010)



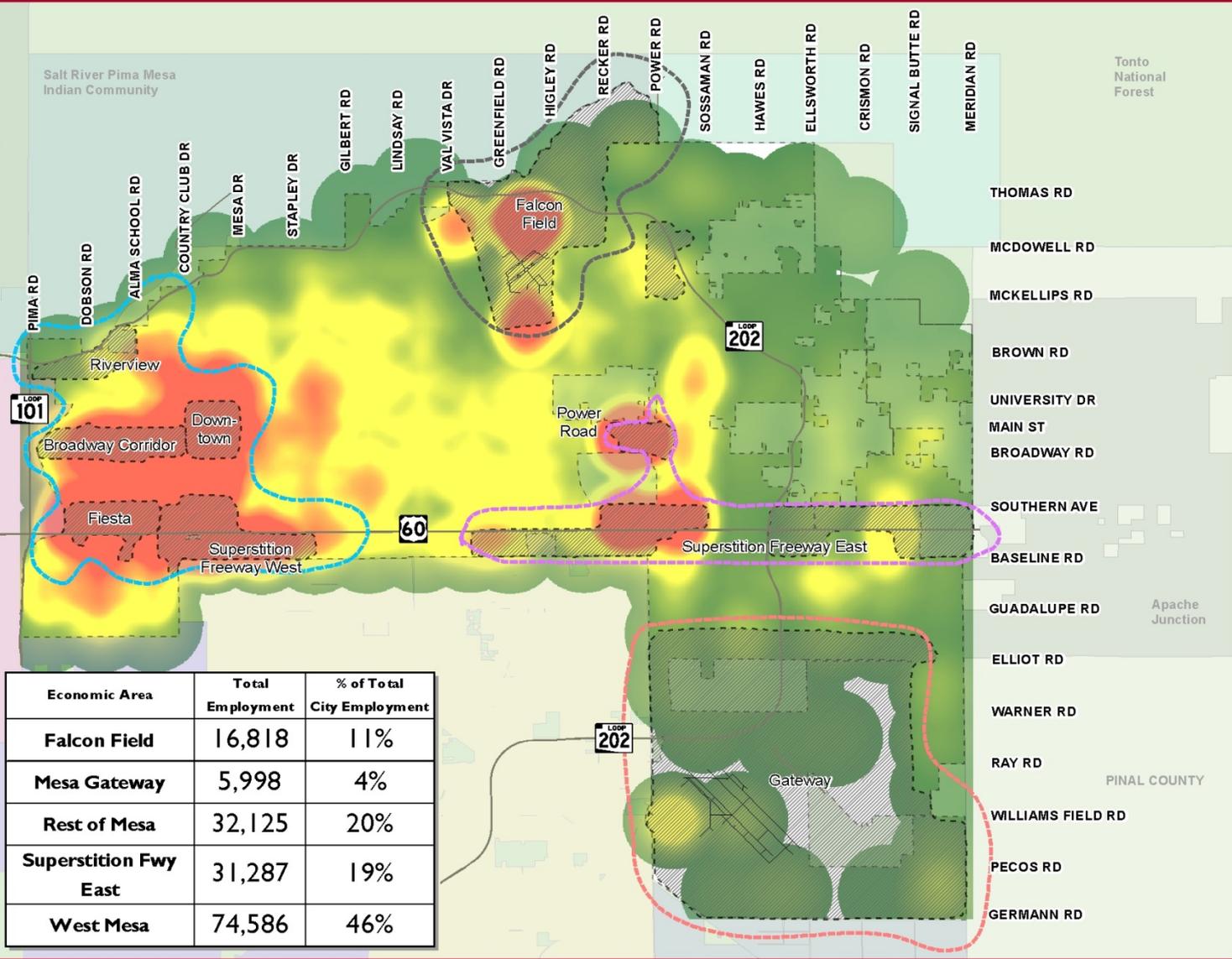
## 2010 Employment By Economic Area

### Overall Statistics:

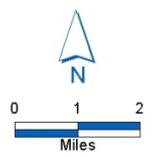
**Population:**  
482,503

**Employment:**  
160,814

**Jobs per Capita:**  
0.33



Economic Area	Total Employment	% of Total City Employment
Falcon Field	16,818	11%
Mesa Gateway	5,998	4%
Rest of Mesa	32,125	20%
Superstition Fwy East	31,287	19%
West Mesa	74,586	46%



Created By: Mesa - GIS  
 Print Date: 4/30/2014  
 Source: City of Mesa  
 The City of Mesa makes no claims concerning the accuracy of this map nor assumes any liability resulting from the use of the information herein.  
 COPYRIGHT 1988, 2014 CITY OF MESA, ARIZONA

# Employment By Economic Area (2020)



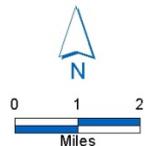
## 2020 Employment By Economic Area

### Overall Statistics:

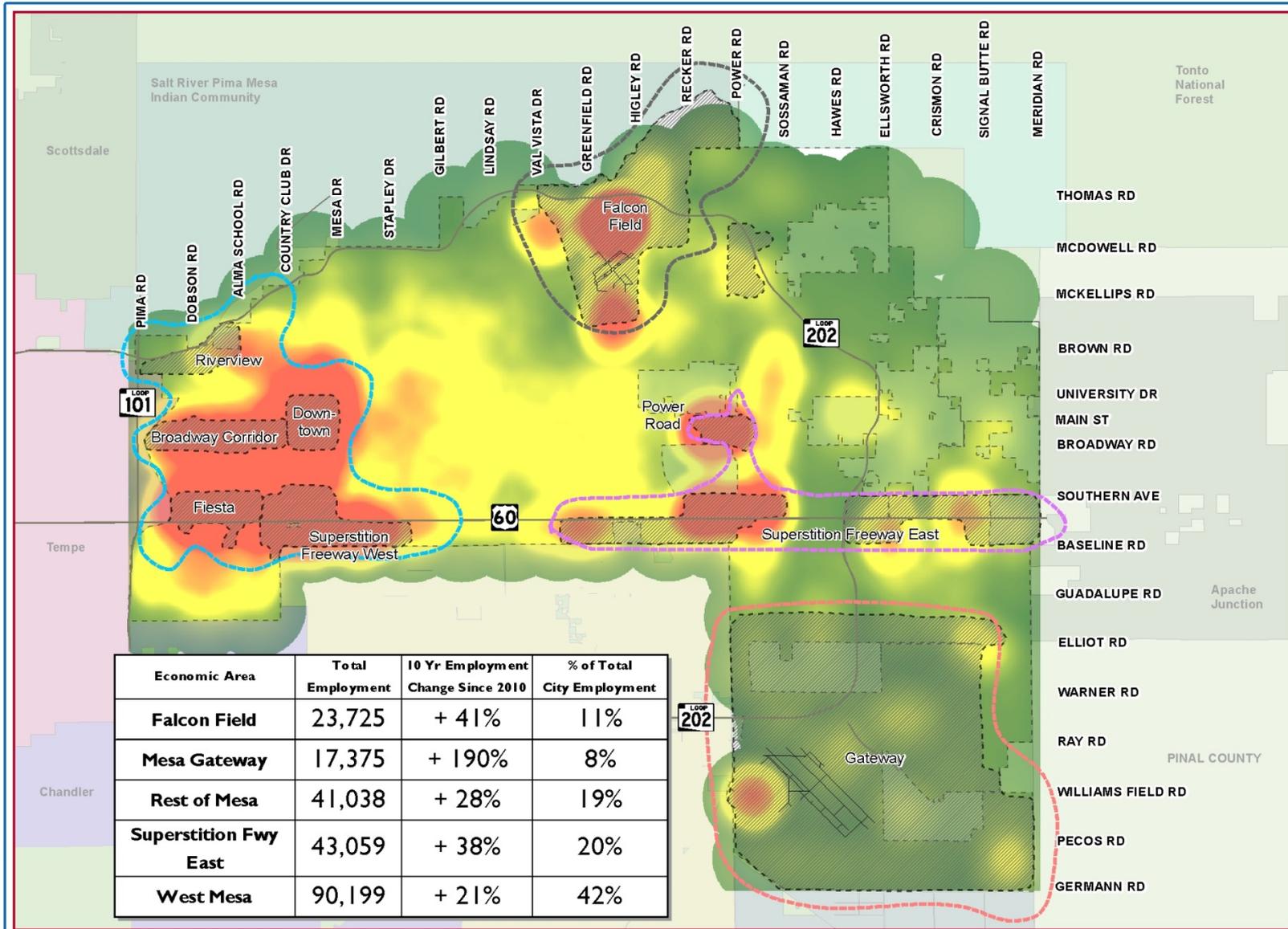
**Population:**  
543,353  
13% Increase  
Since 2010

**Employment:**  
215,396  
34% Increase  
Since 2010

**Jobs per Capita:**  
0.40



Created By: Mesa - GIS  
Print Date: 4/30/2014  
Source: City of Mesa  
The City of Mesa makes no claims concerning the accuracy of this map nor assumes any liability resulting from the use of the information herein.  
COPYRIGHT 1988, 2014 CITY OF MESA, ARIZONA



Economic Area	Total Employment	10 Yr Employment Change Since 2010	% of Total City Employment
Falcon Field	23,725	+ 41%	11%
Mesa Gateway	17,375	+ 190%	8%
Rest of Mesa	41,038	+ 28%	19%
Superstition Fwy East	43,059	+ 38%	20%
West Mesa	90,199	+ 21%	42%

# Employment By Economic Area (2030)



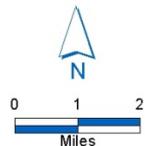
## 2030 Employment By Economic Area

### Overall Statistics:

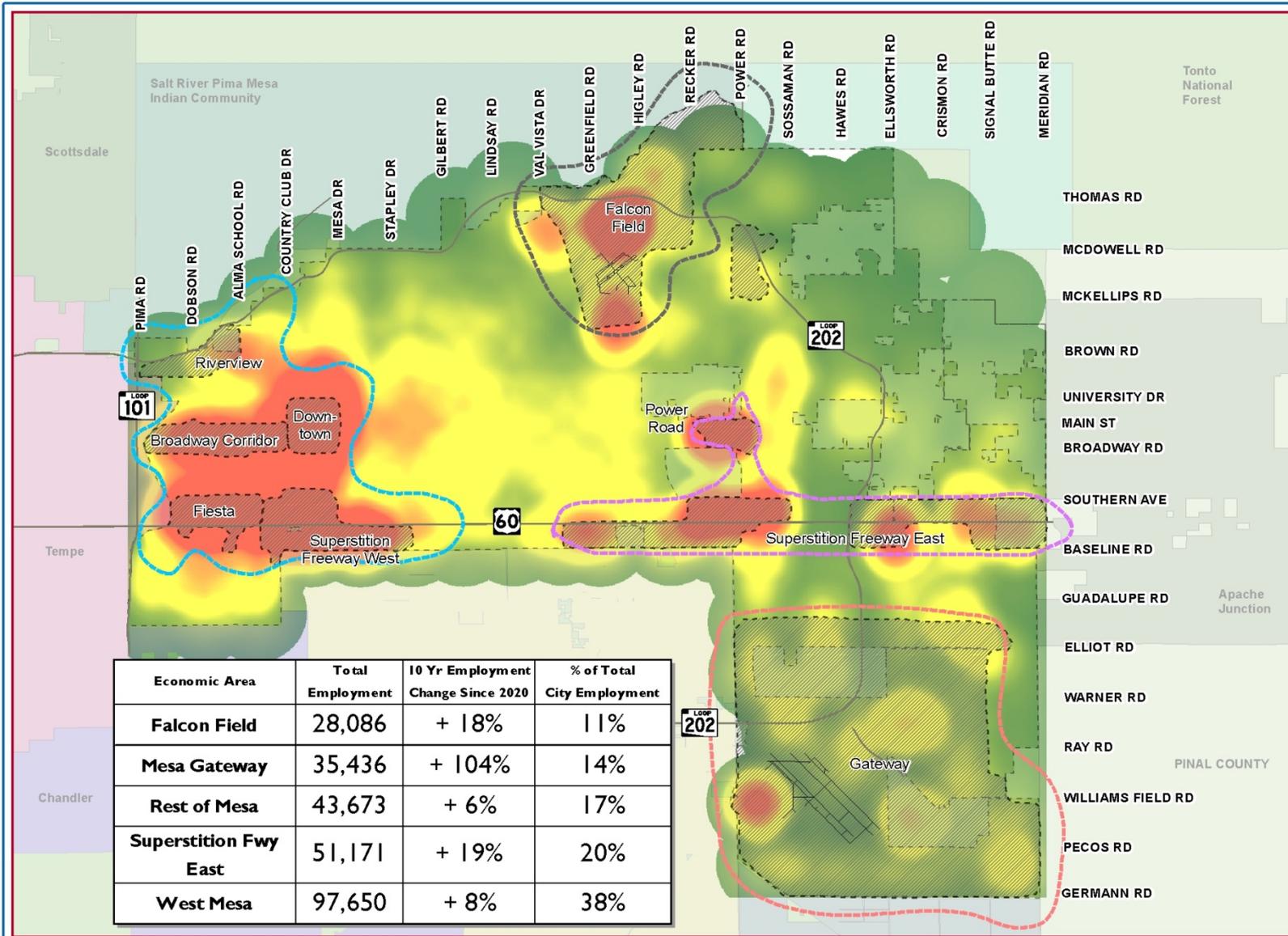
**Population:**  
620,265  
29% Increase  
Since 2010

**Employment:**  
256,016  
59% Increase  
Since 2010

**Jobs per Capita:**  
0.41



Created By: Mesa - GIS  
Print Date: 4/30/2014  
Source: City of Mesa  
The City of Mesa makes no claims concerning the accuracy of this map nor assumes any liability resulting from the use of the information herein.  
COPYRIGHT 1988, 2014 CITY OF MESA, ARIZONA



Economic Area	Total Employment	10 Yr Employment Change Since 2020	% of Total City Employment
Falcon Field	28,086	+ 18%	11%
Mesa Gateway	35,436	+ 104%	14%
Rest of Mesa	43,673	+ 6%	17%
Superstition Fwy East	51,171	+ 19%	20%
West Mesa	97,650	+ 8%	38%

# Employment By Economic Area (2040)



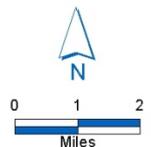
## 2040 Employment By Economic Area

### Overall Statistics:

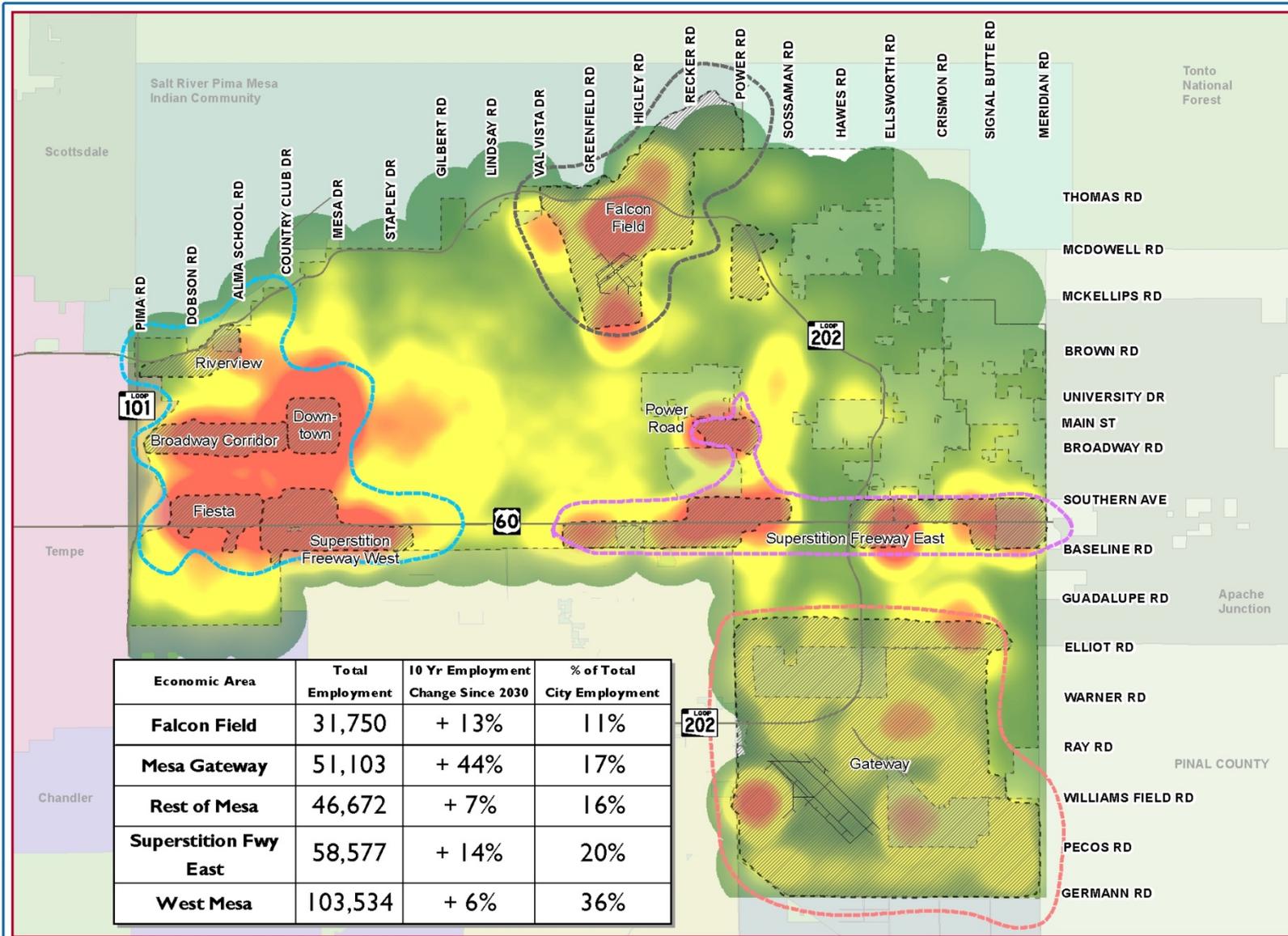
**Population:**  
656,933  
**36% Increase**  
Since 2010

**Employment:**  
291,636  
**81% Increase**  
Since 2010

**Jobs per Capita:**  
0.44



Created By: Mesa - GIS  
Print Date: 4/30/2014  
Source: City of Mesa  
The City of Mesa makes no claims concerning the accuracy of this map nor assumes any liability resulting from the use of the information herein.  
COPYRIGHT 1988, 2014 CITY OF MESA, ARIZONA



Economic Area	Total Employment	10 Yr Employment Change Since 2030	% of Total City Employment
Falcon Field	31,750	+ 13%	11%
Mesa Gateway	51,103	+ 44%	17%
Rest of Mesa	46,672	+ 7%	16%
Superstition Fwy East	58,577	+ 14%	20%
West Mesa	103,534	+ 6%	36%

# Falcon Field Area Employment Statistics (2010)

	Greater Falcon Field Area	Falcon Field Sub-Area
2010 Employment	16,818	10,500



## 2010 Employment Statistics

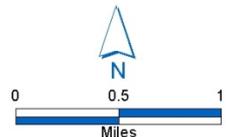
### Falcon Area Summary

Total Employment:  
16,818

11% of Total Employment

- Greater Falcon Area
- Falcon Field Sub-Area
- City Boundary
- Arterials

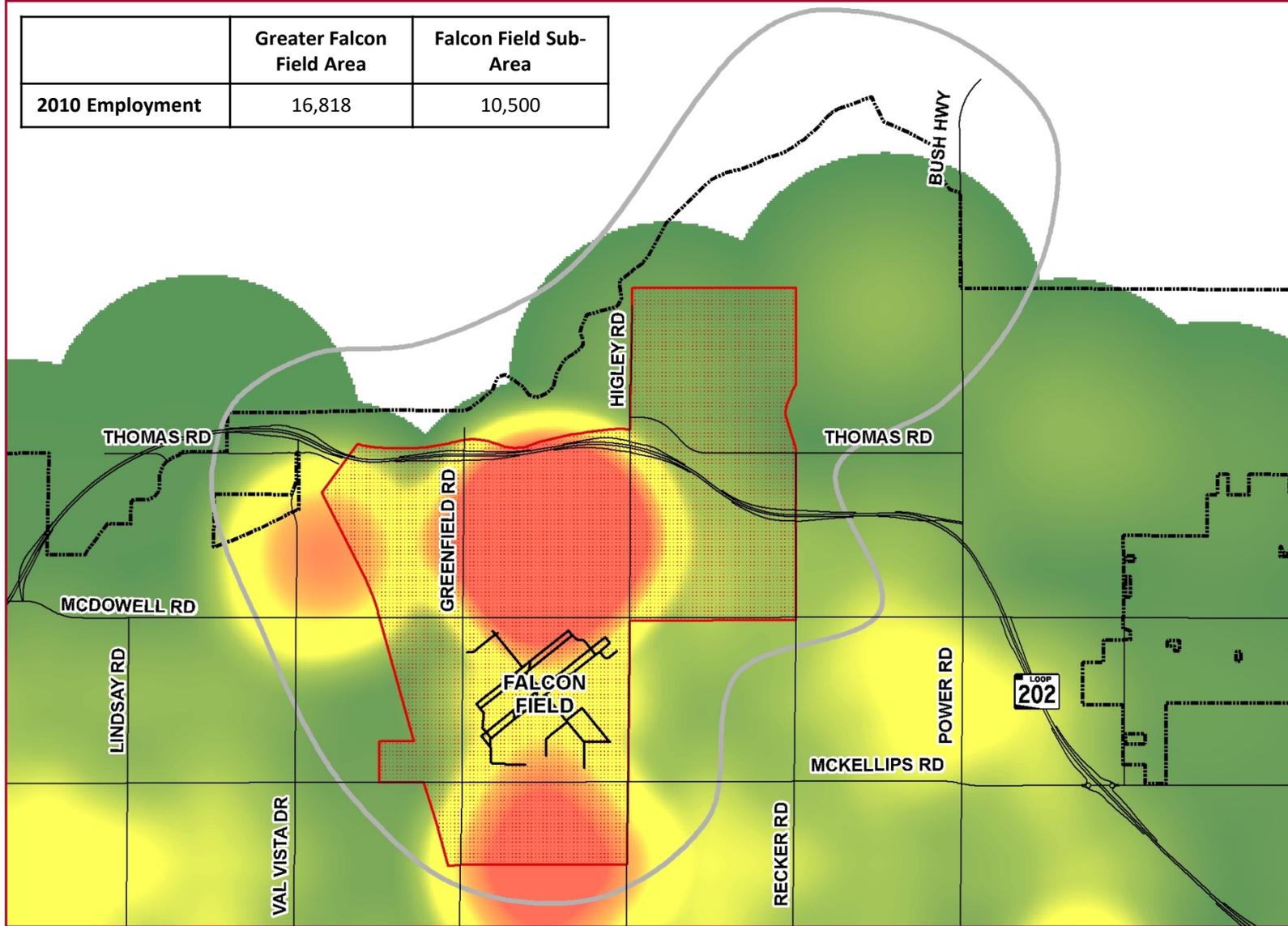
Data Source: ESRI  
Community Analyst (2013)



Created By: Mesa - GIS  
Print Date: 5/8/2014  
Source: City of Mesa

The City of Mesa makes no claims concerning the accuracy of this map nor assumes any liability resulting from the use of the information herein.

COPYRIGHT 1988, 2014 CITY OF MESA, ARIZONA



# Falcon Field Area Employment Statistics (2020)

	Greater Falcon Field Area	Falcon Field Sub-Area
2020 Employment	23,725	14,481



## 2020 Employment Statistics

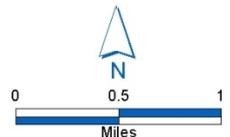
### Falcon Area Summary

Total Employment:  
23,725

11% of Total Employment

- Greater Falcon Area
- Falcon Field Sub-Area
- City Boundary
- Arterials

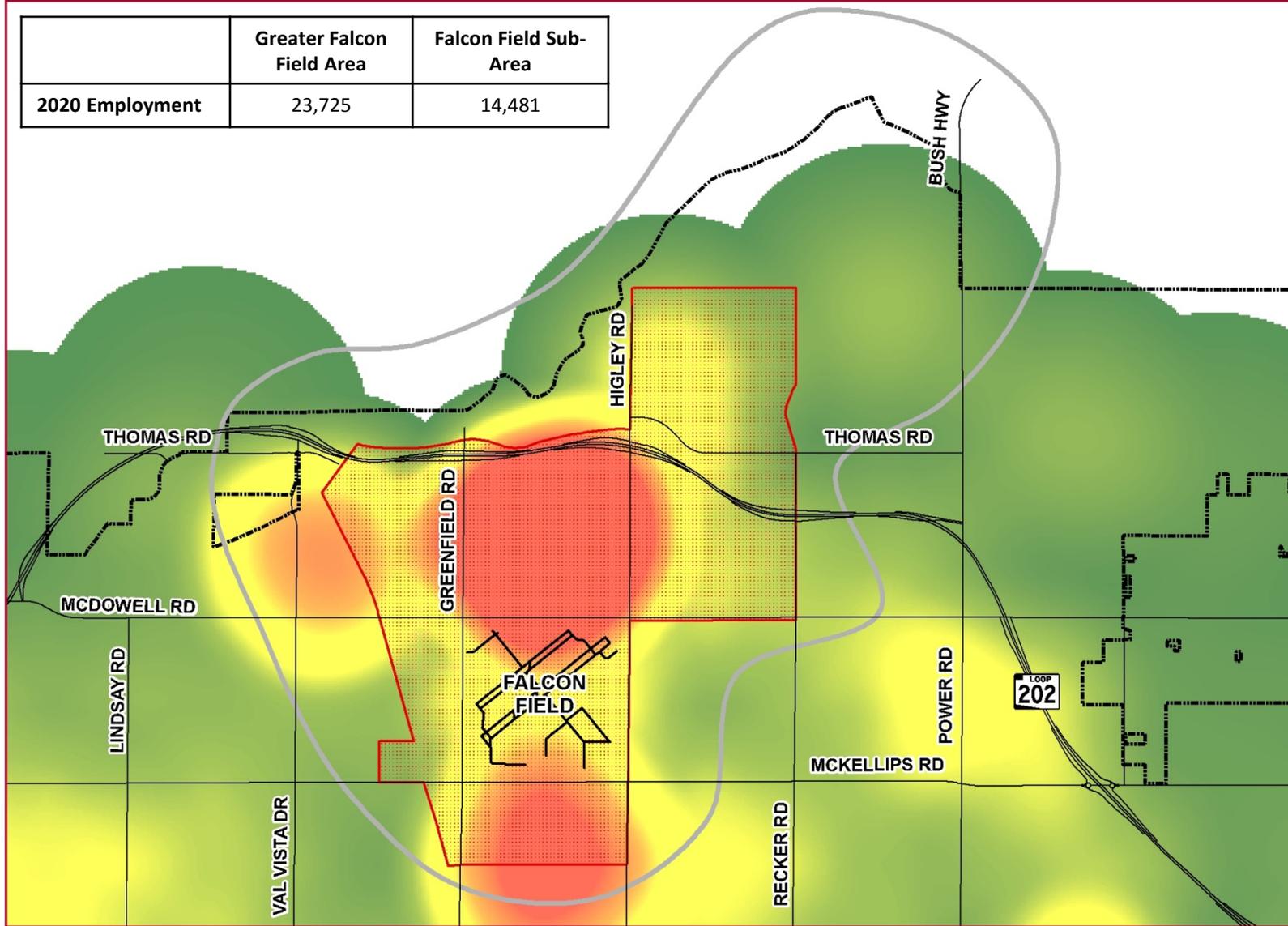
Data Source: ESRI  
Community Analyst (2013)



Created By: Mesa - GIS  
Print Date: 5/6/2014  
Source: City of Mesa

The City of Mesa makes no claims concerning the accuracy of this map nor assumes any liability resulting from the use of the information herein.

COPYRIGHT 1988, 2014 CITY OF MESA, ARIZONA



# Falcon Field Area Employment Statistics (2030)

	Greater Falcon Field Area	Falcon Field Sub-Area
2030 Employment	28,086	17,213



## 2030 Employment Statistics

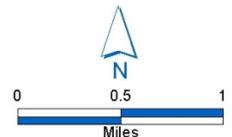
### Falcon Area Summary

Total Employment:  
28,086

11% of Total Employment

- Greater Falcon Area
- Falcon Field Sub-Area
- City Boundary
- Arterials

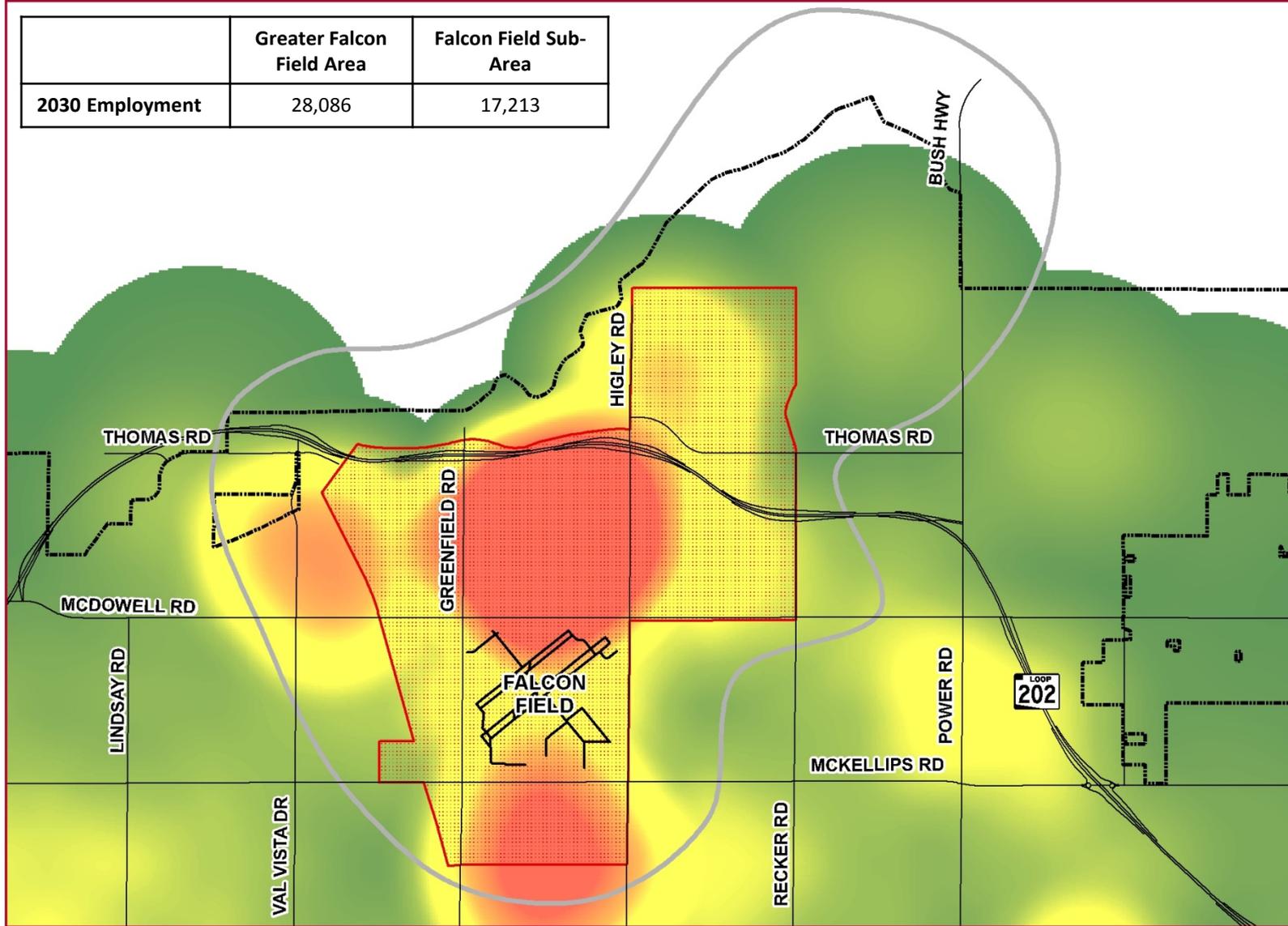
Data Source: ESRI  
Community Analyst (2013)



Created By: Mesa - GIS  
Print Date: 5/8/2014  
Source: City of Mesa

The City of Mesa makes no claims concerning the accuracy of this map nor assumes any liability resulting from the use of the information herein.

COPYRIGHT 1988, 2014 CITY OF MESA, ARIZONA



# Falcon Field Employment Statistics (2040)

	Greater Falcon Field Area	Falcon Field Sub-Area
2040 Employment	31,750	19,429



## 2040 Employment Statistics

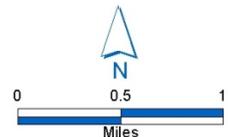
### Falcon Area Summary

Total Employment:  
31,750

11% of Total Employment

- Greater Falcon Area
- Falcon Field Sub-Area
- City Boundary
- Arterials

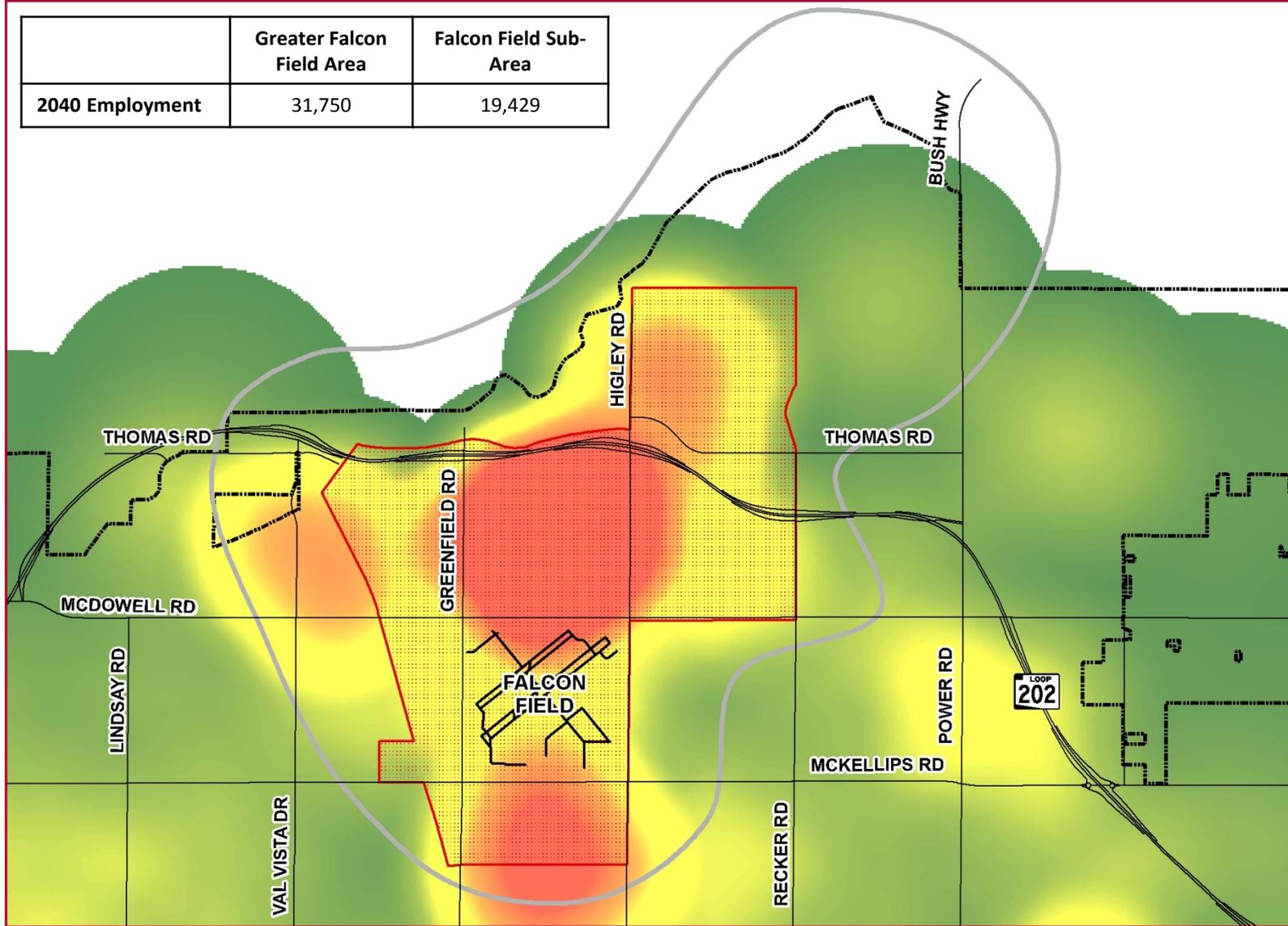
Data Source: ESRI  
Community Analyst (2013)



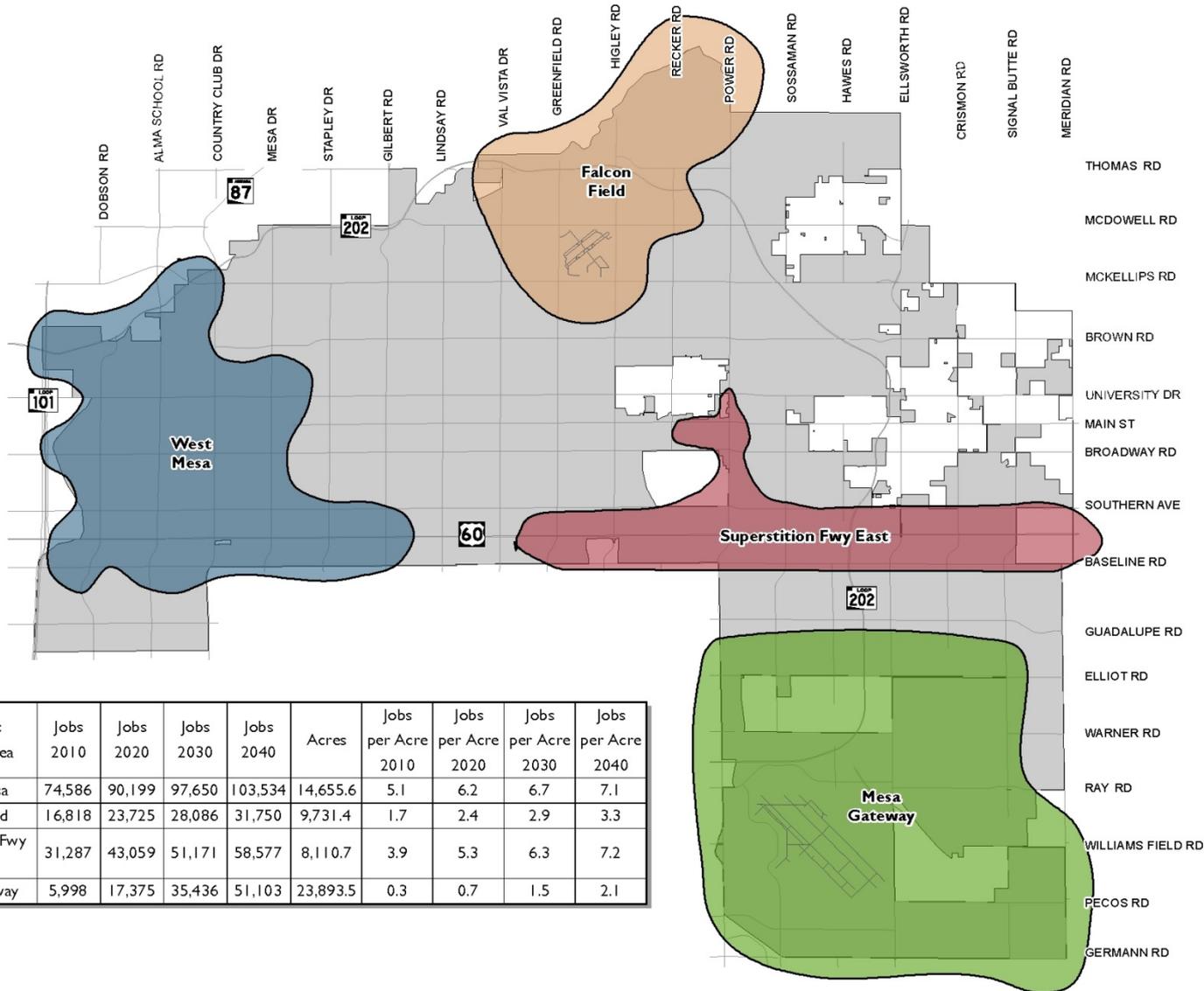
Created By: Mesa - GIS  
Print Date: 5/8/2014  
Source: City of Mesa

The City of Mesa makes no claims concerning the accuracy of this map nor assumes any liability resulting from the use of the information herein.

COPYRIGHT 1988, 2014 CITY OF MESA, ARIZONA



# Employment Forecast (2010 - 2040)



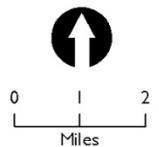
## Falcon Field Employment Forecast

### Legend

#### Economic Activity Area

- Falcon Field
- Mesa Gateway
- Superstition Fwy East
- West Mesa

Economic Activity Area	Jobs 2010	Jobs 2020	Jobs 2030	Jobs 2040	Acres	Jobs per Acre 2010	Jobs per Acre 2020	Jobs per Acre 2030	Jobs per Acre 2040
West Mesa	74,586	90,199	97,650	103,534	14,655.6	5.1	6.2	6.7	7.1
Falcon Field	16,818	23,725	28,086	31,750	9,731.4	1.7	2.4	2.9	3.3
Superstition Fwy East	31,287	43,059	51,171	58,577	8,110.7	3.9	5.3	6.3	7.2
Mesa Gateway	5,998	17,375	35,436	51,103	23,893.5	0.3	0.7	1.5	2.1



Map By: Engineering-GIS  
Map Date: 5/6/2014  
Aerial Reference: 2013



# Falcon Field Area Top 10 Employers

**2007 – 293 companies  
representing 11,683 employees**

<b>Boeing Co.</b>	3961
<b>Riggs Plumbing LLC</b>	420
<b>Wal-Mart Stores, Inc.</b>	370
<b>Special Devices, Inc.</b>	356
<b>Metric Roofing Inc</b>	350
<b>Commercial Finance Services Inc</b>	300
<b>MD Helicopters</b>	297
<b>Creative Human Resources Concepts LLC</b>	237
<b>Talley Defense Systems, Inc.</b>	211
<b>Semflex Inc</b>	150

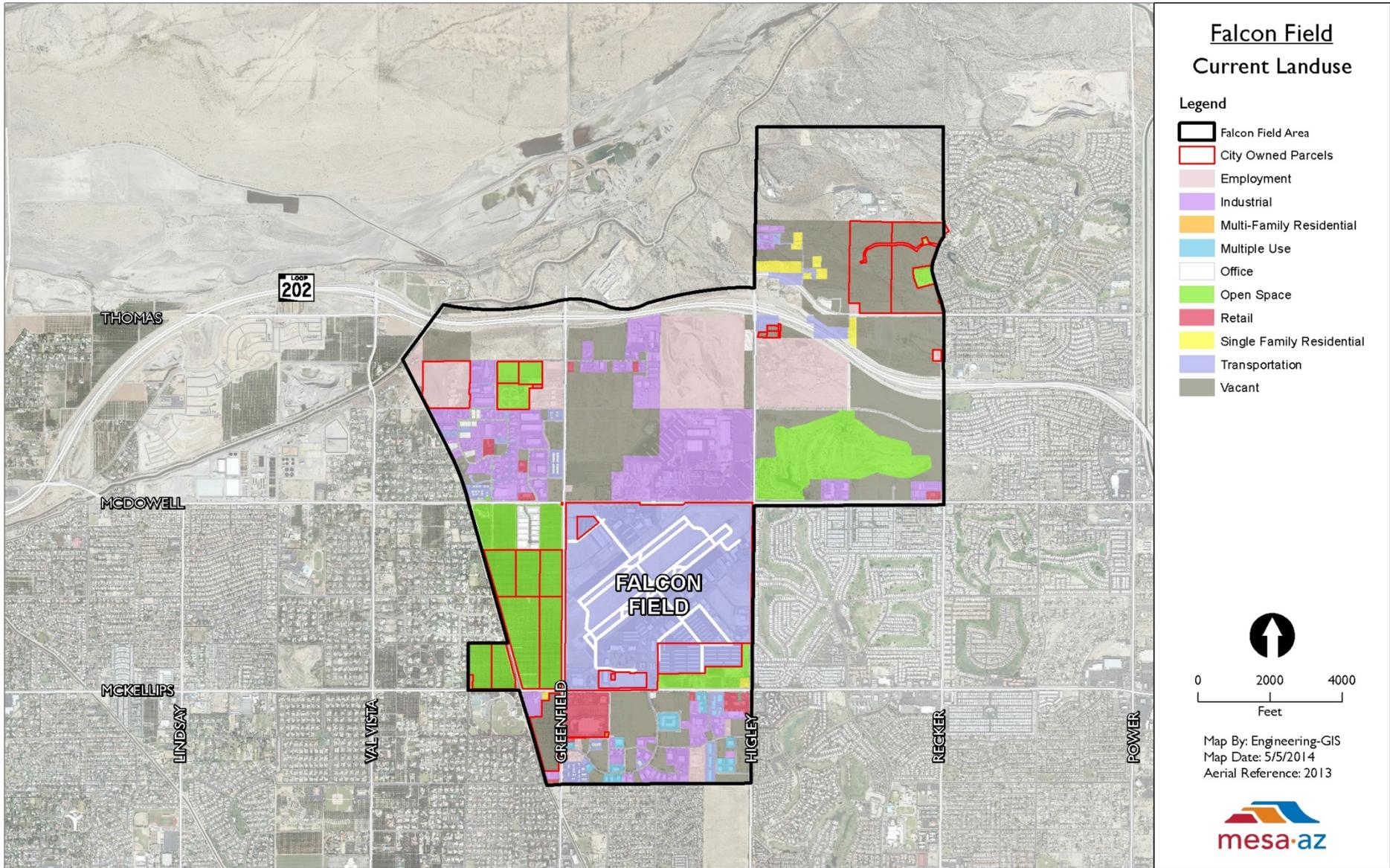
**2012 – 235 companies  
representing 11,359 employees**

<b>Boeing Co</b>	4800
<b>Veolia Transportation Mesa</b>	494
<b>Special Devices Inc</b>	371
<b>Walmart</b>	351
<b>Nammo Talley Inc</b>	273
<b>Strongfield Trimco Inc</b>	250
<b>Creative Human Resources Concepts Llc</b>	237
<b>Epic Plumbing</b>	200
<b>Md Helicopters</b>	190
<b>Alliant Techsystems</b>	134

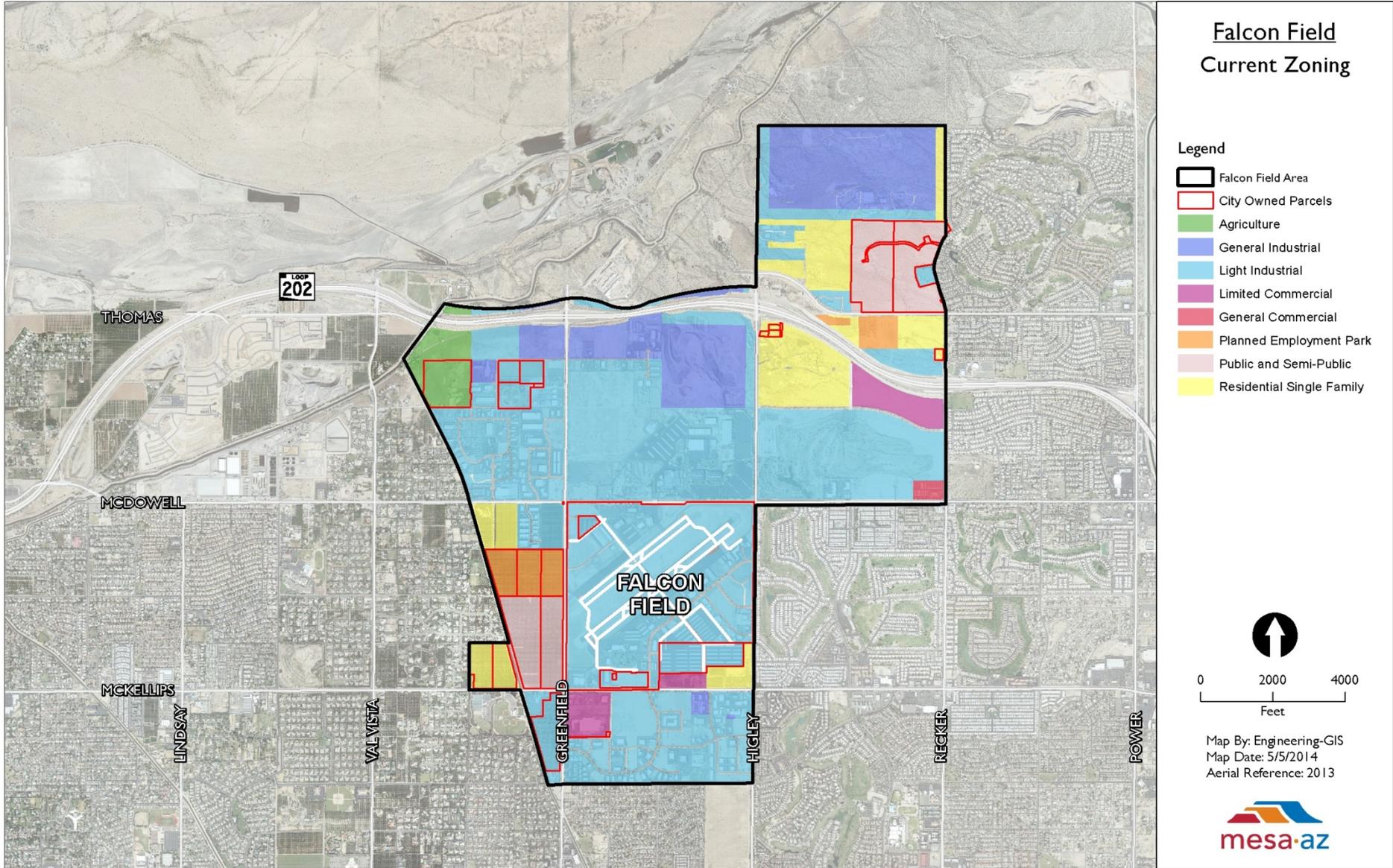
# Falcon Field Area

Ready for Growth: Zoning

# Falcon Field Area Land Use

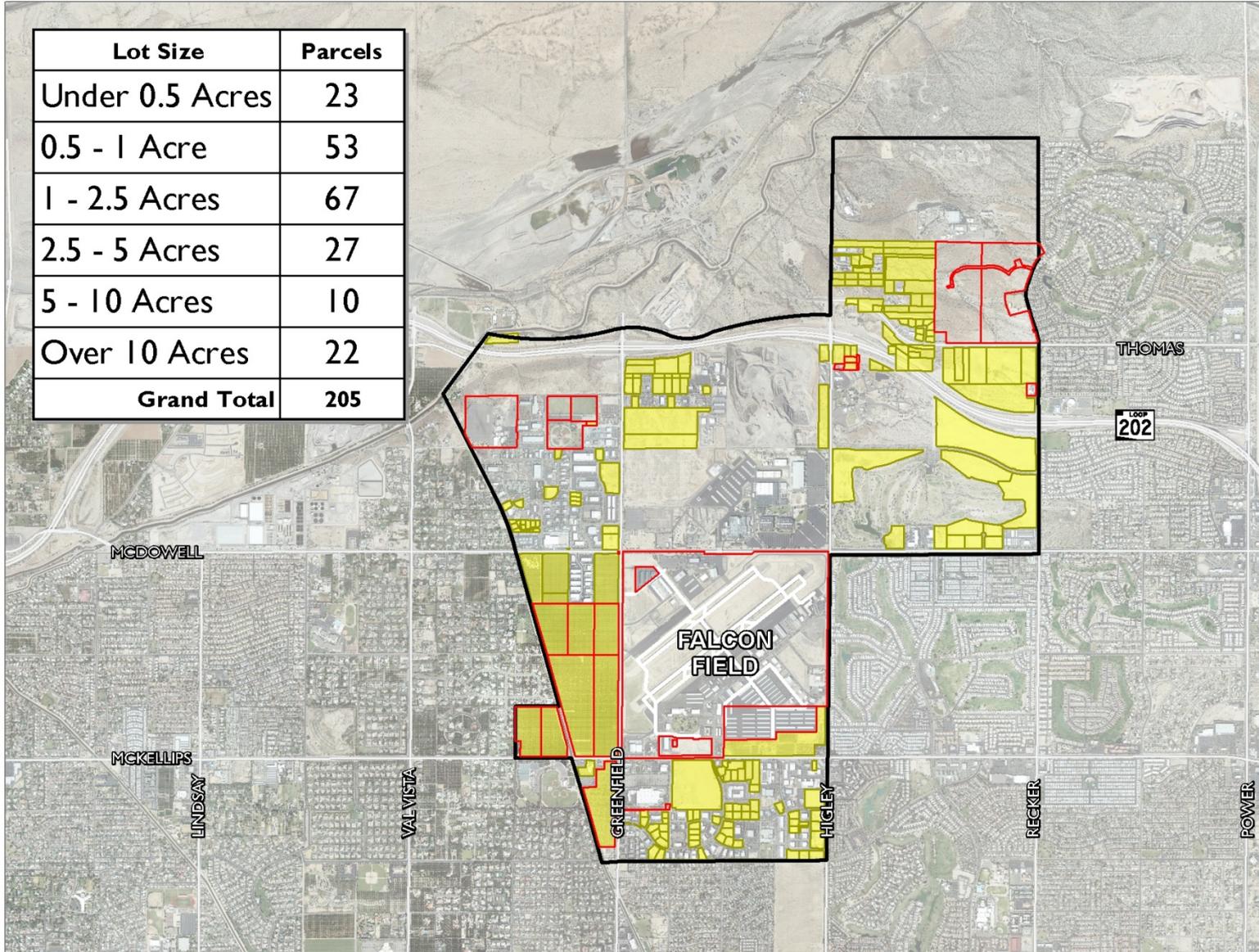


# Falcon Field Area Zoning



# Falcon Field Area Vacant Parcels

Lot Size	Parcels
Under 0.5 Acres	23
0.5 - 1 Acre	53
1 - 2.5 Acres	67
2.5 - 5 Acres	27
5 - 10 Acres	10
Over 10 Acres	22
<b>Grand Total</b>	<b>205</b>



## Falcon Field Vacant Parcels

### Legend

-  Falcon Field Area
-  City Owned Parcels
-  Vacant Parcels



0 2000 4000  
Feet

Map By: Engineering-GIS  
Map Date: 5/6/2014  
Aerial Reference: 2013

Parcel Source: Maricopa County Assessor: 2/2/14



# Falcon Field Area – Turn Key

Numerous Existing Turn Key & Build to Suit  
Opportunities

# Falcon Field Area – Flex Buildings

- 20 Buildings
- 298,770 SF
- 52,184 SF Available – 17.5%
- Rent Per SF - \$9.00
- Asking Price Per SF \$70
- Sale Price Per SF \$43
- 3.3 Months on Market

# Falcon Field Area – Office Buildings

- 52 Buildings
- 969,801 SF
- 110,693 SF Available – 11.4%
- Rent Per SF - \$16.15
- Asking Price Per SF \$88
- Sale Price Per SF \$71
- 42.3 Months on Market

# Falcon Field Area – Industrial Buildings

- 178 Buildings
- 3,889,083 SF
- 352,356 SF Available – 9.1%
- Rent Per SF - \$7.47
- Asking Price Per SF \$94
- Sale Price Per SF \$72
- 7.5 Months on Market

# Falcon Field-Accelerating the Pace

What are, “strengths, opportunities, untapped growth sectors, barriers to success and potential beneficial relationships (FSVC Mission)

## Strengths

- a. Large number of privately owned recreational aircraft
- b. Industry leaders such as Boeing, MD helicopters, SDI, Nammo Talley, Creative Human Resources
- c. Multiple freeway on/off ramps
- d. Extensive Infrastructure (water, wastewater, gas & power)
- e. Proven City can do attitude and approach in City leadership approach to Economic Development (facilitate no regulate)

# Falcon Field-Accelerating the Pace

## Opportunities & Untapped Growth Sectors

- a. High end service demand population
- b. Gateway to recreation areas (rivers, lakes, mountains)
- c. Connections to trails / parks
- d. Excess infrastructure capacity
- e. Industry leaders Boeing, MD Helicopters SDI, Nammo Talley, Creative Human Resources,
- f. City controls zoning, permitting and regulatory reform authority

## Challenges

- a. Very low knowledge and recognition of area by brokerage/development community
- b. Department of Defense spending reductions
- c. Close proximity to more business attractive airports (incentives, adjacent land values, rents, protection from encroachment/neighbors)

# Falcon Field-Accelerating the Pace

## Potential Barriers to Success

- a. Limited freeway visibility
- b. Escalating cost of aircraft ownership (fuel, operation & maintenance)
- c. Restrictive Freeway Signage Code
- d. Very limited business lunch establishments
- e. Residential encroachment
- f. Limited service delivery area (50% of border is State, Indian Community and Federal)
- g. Limited large sized parcels
- h. Above average office and industrial land values/rents

# Falcon Field-Accelerating the Pace

## Potential beneficial relationships to establish and grow

- a. Existing FF area businesses
- b. Industry leaders within the Area (Boeing, MD, Creative Human Resources, etc.)
- c. Land and Building owners
- d. Development and Brokerage Community
- e. Arizona Commerce Authority/GPEC
- f. Visit Mesa