









# **Accelerating Arizona's Industry** **Port to the Silicon Desert**

# Project Site Overview

**1500 acres of project land** divisible into super pads with **3 miles of UPRR frontage**

-  Water: **Global Water Resources (GWR)**
-  Power: **Arizona Public Service**
-  Gas: **Kinder Morgan, Southwest Gas**
-  Sewer: **City of Casa Grande/ GWR**
-  **I-2 Zoning (In Process)**
-  **No Adjacent Residential**



## Business Incentives:

- **Foreign Trade Zone 75** (City of Phoenix) in process (12-15 months)
- **Pro-Business Environment** Support from: GPEC & ACA

 Greater Phoenix Economic Council

 ARIZONA COMMERCE AUTHORITY

Anderson Road

FUTURE CONNECTION

N INDIAN VALLEY

A  
502,000 S.F.

B  
934,000 S.F.

C  
1,662,000 S.F.

LS / RET

LS / RET

FUTURE CONNECTION

W TEEL RD

D  
1,030,000 S.F.

E  
1,030,000 S.F.

F  
1,030,000 S.F.

G  
1,030,000 S.F.

N INDIAN VALLEY RD

H  
648,000 S.F.

I  
1,382,000 S.F.

J  
1,382,000 S.F.

K  
1,382,000 S.F.

LS / RET

LS / RET

FUTURE CONNECTION

W MILLER RD

M  
1,260,000 S.F.

N  
1,260,000 S.F.

O  
1,228,000 S.F.

P  
1,228,000 S.F.

N MIDWAY RD

Q  
236,000 S.F.

R  
236,000 S.F.

S  
260,000 S.F.

T  
272,000 S.F.

U  
132,000 S.F.

V  
132,000 S.F.

W  
122,000 S.F.

X  
122,000 S.F.

RET / LS

Y  
272,000 S.F.

Z  
251,000 S.F.

AA  
251,000 S.F.

BB  
251,000 S.F.

CC  
251,000 S.F.

W BRAHMA RD



Montgomery Road



CROSSING AT RAIL

FUTURE RETAIL

W CAMINO GRANDE



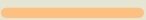
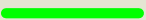
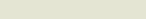
# Railport Buildout

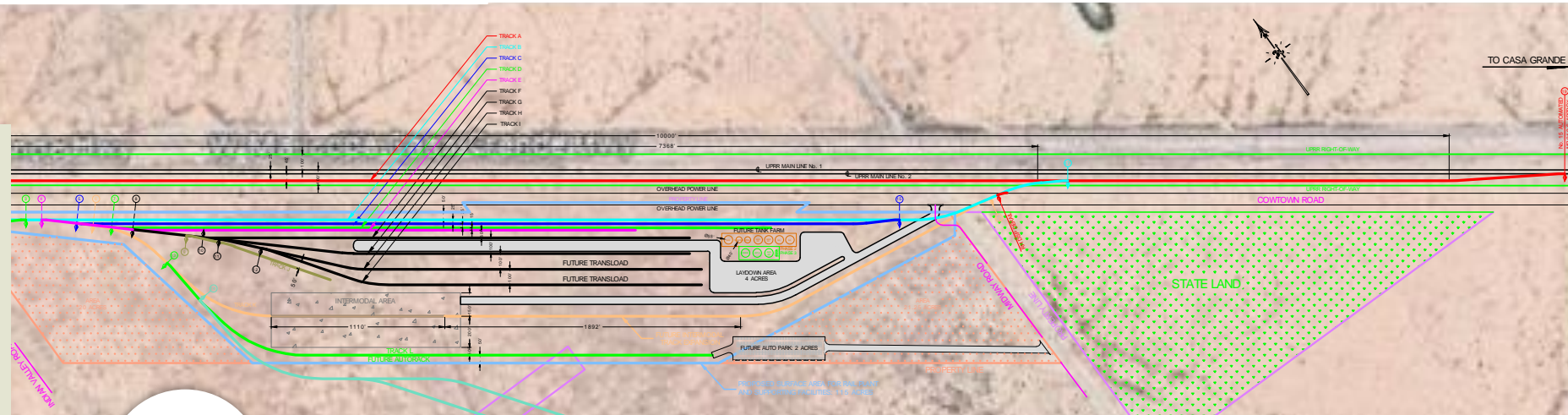
Anticipate active  
by **Q2 2026**

**44,960 FT**  
of Clear Track Length

**53,708 FT**  
Track Length  
(excluding turnouts)

**4 acres**  
of laydown

TRACK ID	TRACK DESCRIPTION
A	UPRR SIDING
B	INBOUND
C	OUTBOUND
D	UTILITY INBOUND / OUTBOUND TRACK
E	STORAGE
F	TRANSLOAD
G	TRANSLOAD
H	FUTURE TRANSLOAD 
I	FUTURE TRANSLOAD 
J	RIP
K	INTERMODAL 
K	FUTURE INTERMODAL 
L	FUTURE AUTORACK 
M	SWITCH TAIL



Bringing a major railport to Central Arizona on  
Union Pacific Main line

**SAVAGE™**

# Project Site Overview

PINAL COUNTY

**11,000 Acres of Copper Mining** in Close Proximity

## Target Industries:

-  Aerospace & Defense
-  Manufacturing
-  EV technology & Manufacturing
-  Transportation & Distribution
-  Natural and Renewable Resources
-  Cold Storage



## Recent Industry Capital Investments:

- \$2.8B** LG
- \$500M** Proctor & Gamble
- \$376M** Kohler
- \$1.9B** Lucid
- \$800M** Nikola

# Area Demographics

## CASA GRANDE

150%  
growth since  
2020

Low cost of land

### Workforce:

**\$213,725**  
average housing cost  
(vs. \$281,900 Nationally)

**Manufacturing, logistics and commercial hub** of Pinal County

**75% (16,600)** live within CG **leave for work**

**22,200** live **AND** work in **Casa Grande**

## PINAL COUNTY

32.5%  
growth by  
2040

### Workforce:

**1.5M+ people** within **50 minute drive** of central Pinal County

**118,000** live within Pinal **leave for work**

**33,000** live **AND** work in **Pinal**

**29,000** live outside of Pinal **commute in** (2019)

### 450K+ Residents

0-19 years	20-34 years	35-54 years	55+ years
24.6%	21.6%	26.7%	27%

**31.6%** High School or GED

**35.2%** Some College or Associates

**22.6%** Bachelor's+



# Project Infrastructure Improvements

## I-10 Wild Horse Pass

**26 miles**  
**OF IMPROVEMENTS**

increasing capacity on the critical **commuter & freight link of I-10** between Phoenix and Casa Grande. Anticipated completion in 2028



## Routes to Key Commerce Activity

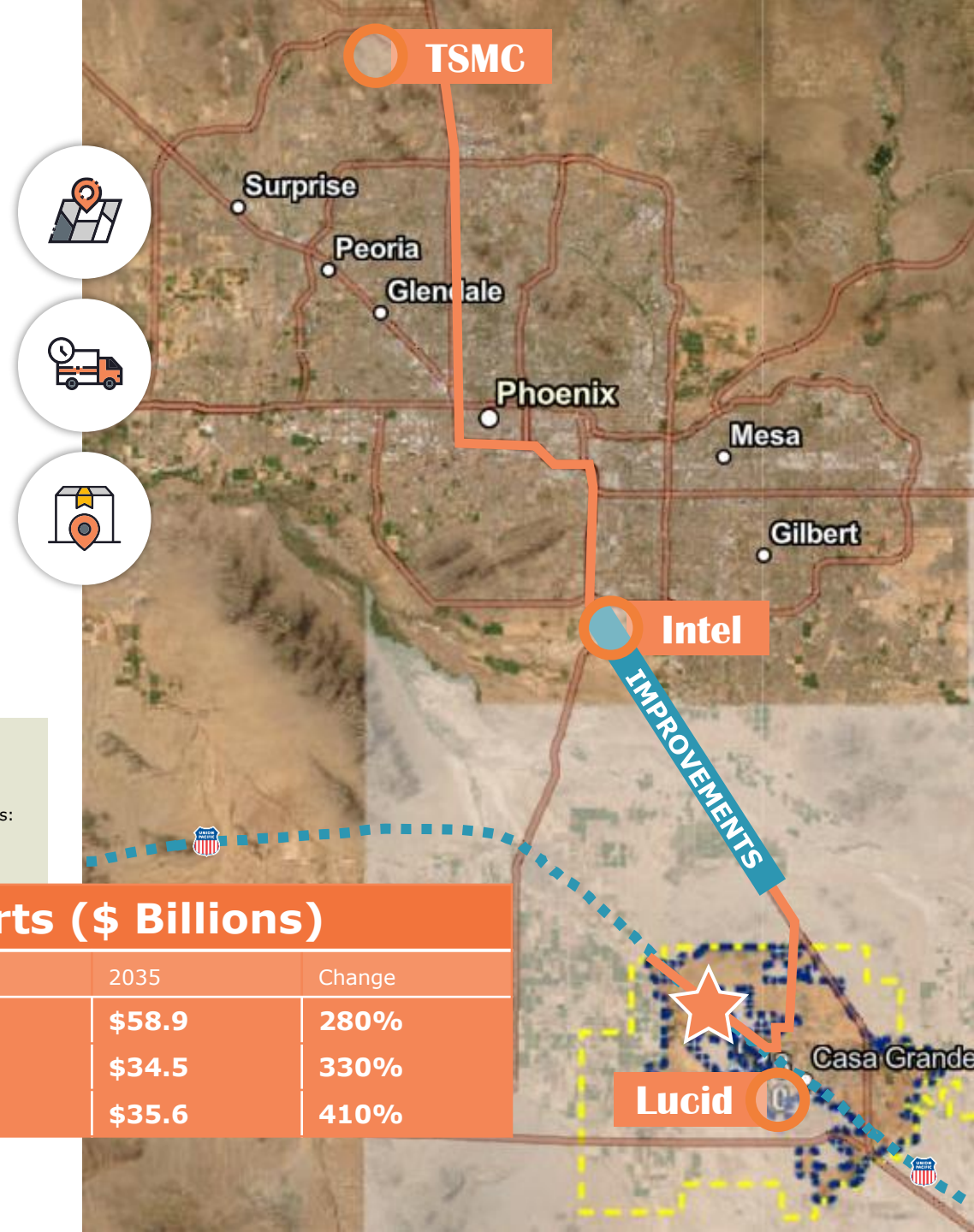
I-10 Wild Horse Pass Corridor Improvement directly improve interstate connections to

**TSMC, Intel & Lucid Motors**

Maximize Arizona's prime location between its largest trade partners:  
**CA, TX & Mexico**

## Arizona Exports (\$ Billions)

	2011	2035	Change
California	\$21.1	\$58.9	280%
Texas	\$10.3	\$34.5	330%
Mexico	\$8.6	\$35.6	410%



# Project Location

## In the heart of the Southwest



**Direct access to I-8**  
Easy access to **San Diego**

**Direct access to I-10**  
Easy access to **Los Angeles**  
Spans Santa Monica, CA to Jacksonville, FL

### 3 International Airports:

<b>45 minutes</b> Phoenix Sky Harbor International Airport	<b>55 Minutes</b> Phoenix-Mesa Gateway Airport	<b>1 hour 15 min</b> Tucson International Airport
--	--	---

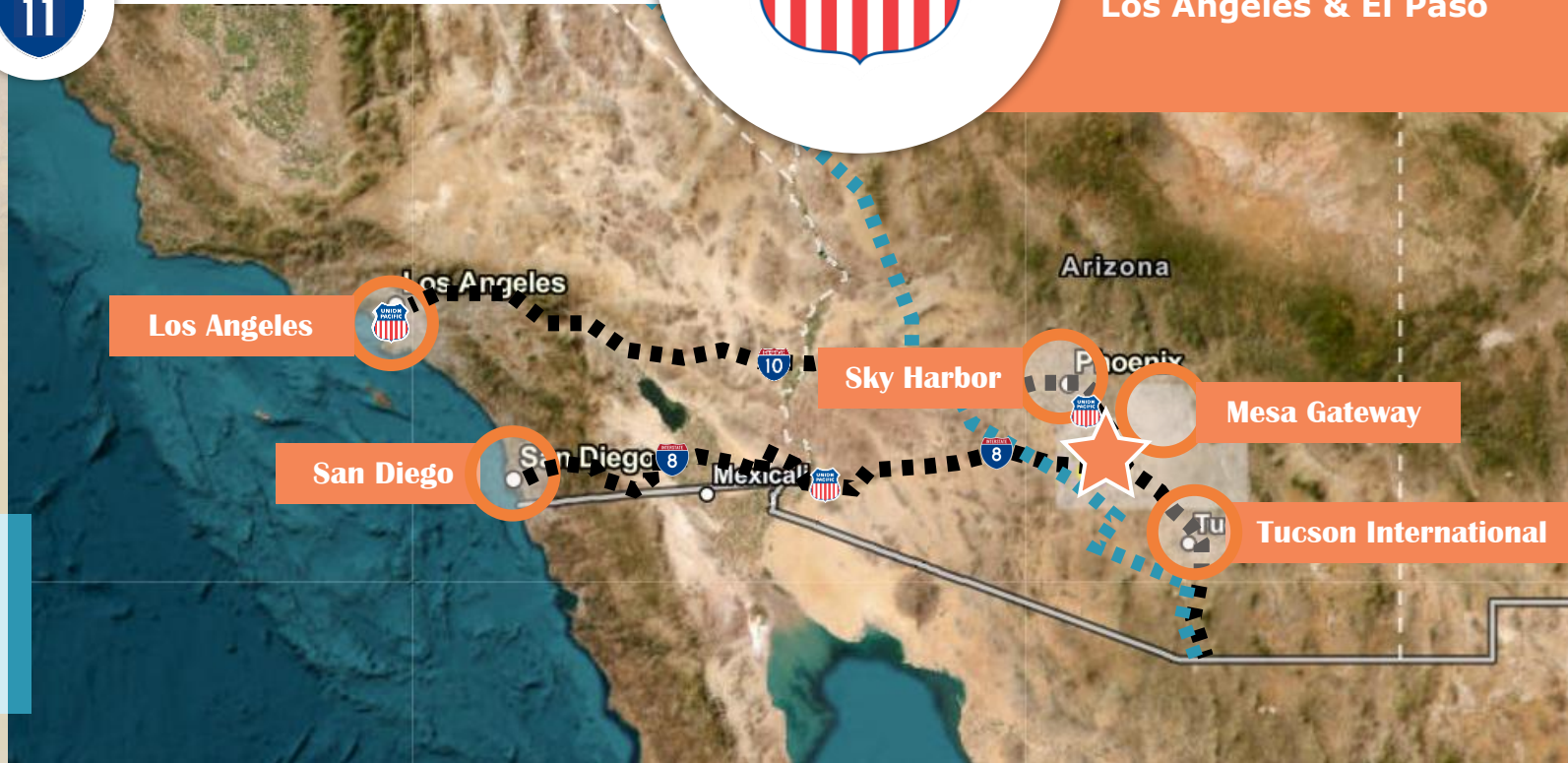
**Future development  
of Interstate 11**

**Proposed alignment proximate to the  
project site** Continuous 4 lane highway from  
Mexico City to Edmonton, Canada – passing  
through Maricopa, AZ; Border crossing at Nogales



**On the Union Pacific  
Sunset Route**

**760 mile** corridor between  
**Los Angeles & El Paso**



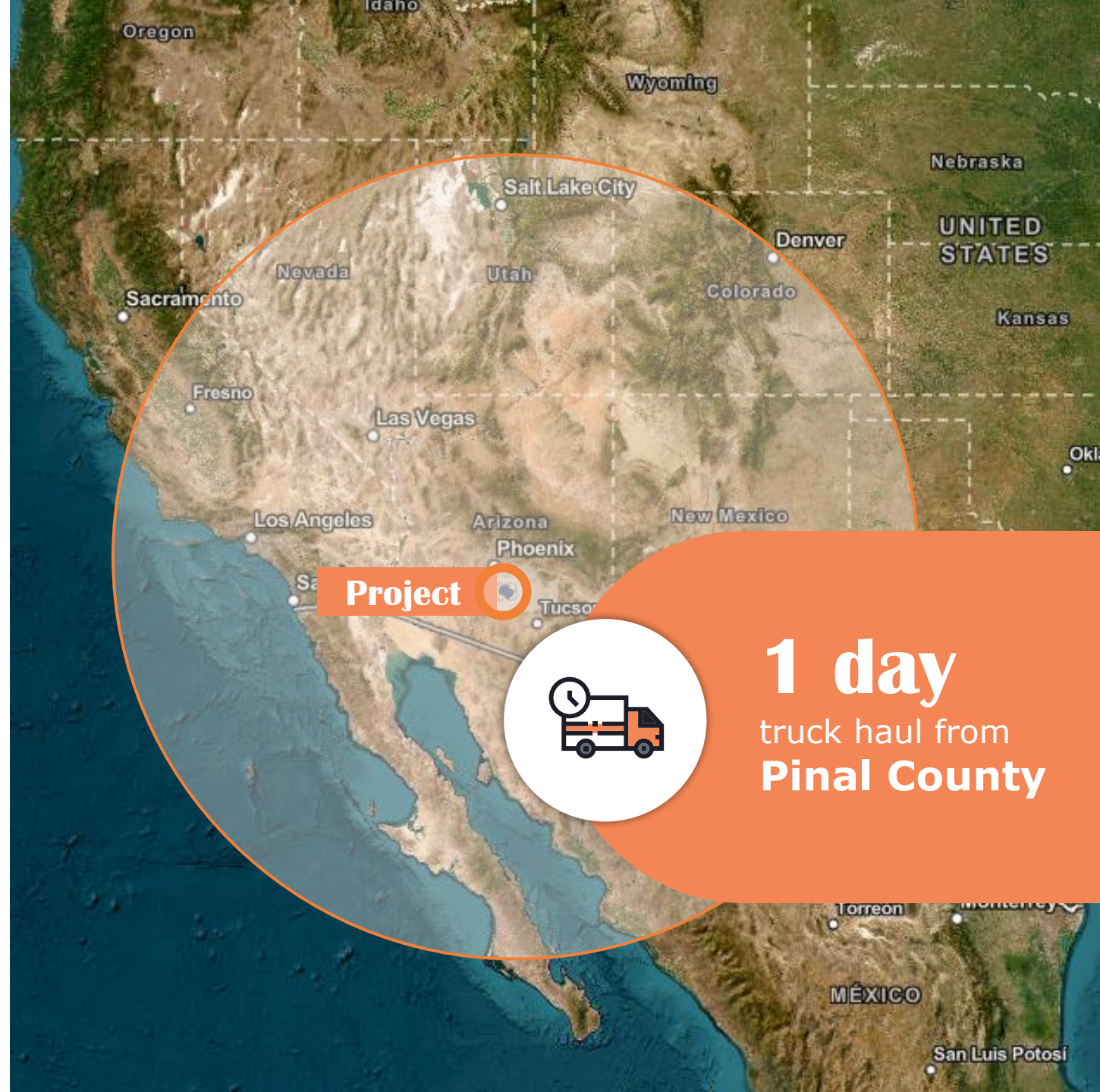


# Project Location

Access to **over 35 Million** customers within a single day truck haul.

## Proximity

City, State	Distance	Drive Time
Phoenix, AZ	45 mi	45 min
Tucson, AZ	63 mi	52 min
Nogales, MEX	139 mi	2 h 42 min
San Diego, CA	395 mi	5 h 59 min
Las Vegas, NV	381 mi	6 h 6 min
El Paso, TX	388 mi	5 h 36 min
Albuquerque, NM	405 mi	6 h 57 min
Los Angeles, CA	419 mi	6 h 48 min
San Francisco, CA	840 mi	12 h 16 min



# Arizona Stats

Arizona in the **TOP 10** key business factors, including:

- Cooperative & Responsive State/Local Government
- Access to Capital and Funding
- Competitive Labor Market
- Corporate Tax Structure

*(Area Development Magazine)*

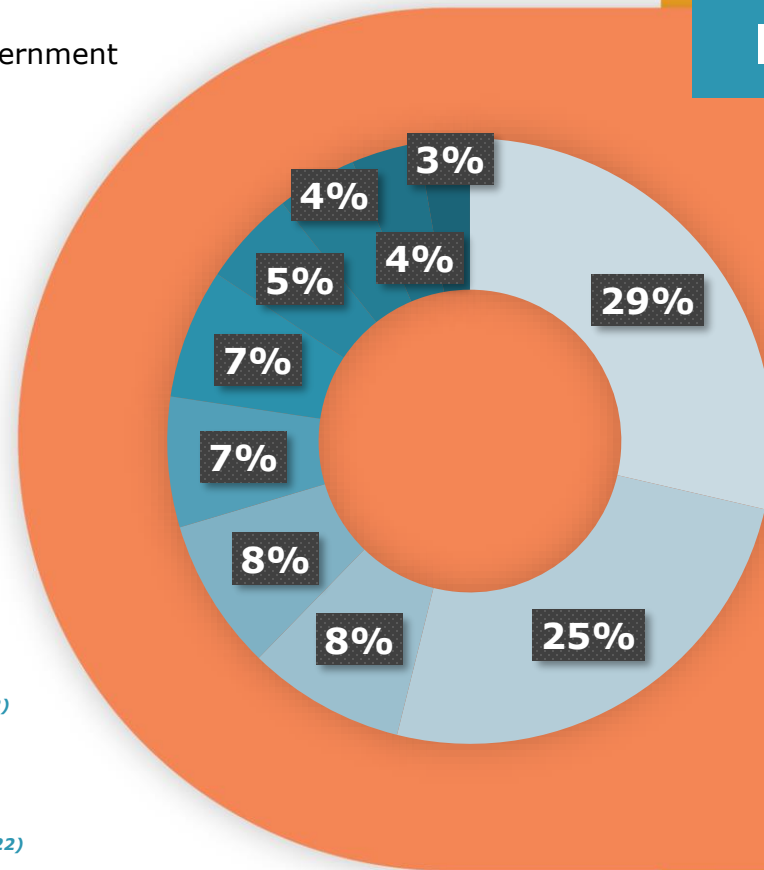
**#3** for quality and availability of workforce *(CNBC, 2022)*

**\$40B** Arizona's Manufacturing Gross Product *(U.S. Bureau of Labor Statistics, 2022)*

**TOP FOUR** for **Semi-Conductor exports** in the U.S. *(U.S. Bureau of Labor Statistics, 2022)*

**TOP TEN** Best State for **Infrastructure & Transportation** *(CNBC, 2022)*

## Arizona TOP 10 Manufacturing Industries (2022 Output in Billions of Dollars)



- \$10.21B | Computer & Electronic Products
- \$9.03B | Aerospace & Transportation
- \$3.01B | Fabricated Metal Products
- \$2.99B | Chemical Products
- \$2.48B | Food Products
- \$2.47B | Miscellaneous Durable Goods
- \$1.81B | Machinery
- \$1.53B | Nonmetallic Mineral Products
- \$1.28B | Primary Metals
- \$0.98B | Beverage & Tobacco Products

# Rail Transportation Benefits



**Sustainability** compared to long-haul trucking



**Reliable** consistent service



**Cost effectiveness**



**Available capacity**



**Fuel efficiency**



## UPRR Network:

**32,693 Route Miles**

in 23 States with 7 Border Crossings

**Access to all West Coast & western Gulf Coast ports**

with on-dock or near-dock service

### Fuel Efficiency Example:

*A 50 train car shipping consumer goods from LA to Phoenix:*

*Takes*

**175+ trucks**

*off the road.*

*Prevents*

**70+ tons**

*of carbon dioxide from being released into the air.*

**The largest intermodal network in North America**

with the most direct rail services from coast to coast.

**The most access points to Mexico and Canada**

with the fastest direct service to and from key markets:

*The only railroad serving all six major Mexico gateways*

# Copper

Arizona copper accounts for **74%** of the U.S. copper production



## Ivanhoe

Ivanhoe Electric **Santa Cruz Copper Project: 6,200 acres**

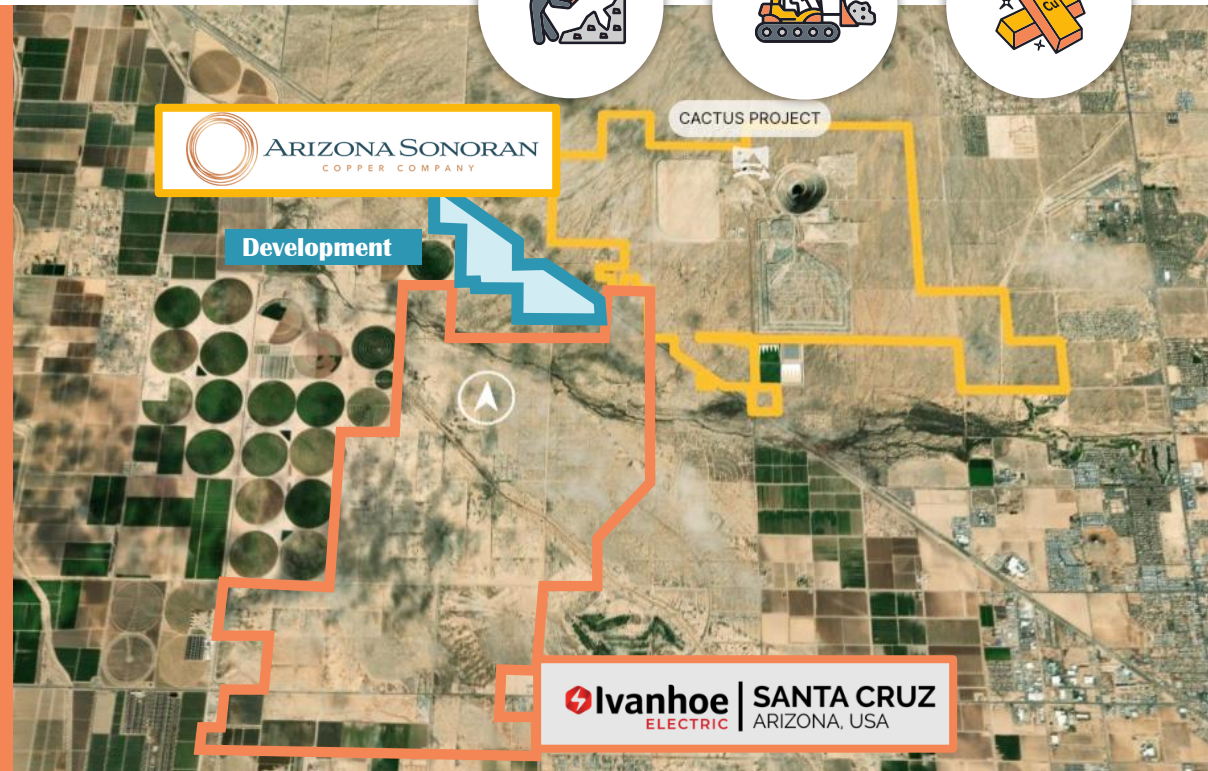
High grade, low carbon dioxide footprint, underground mine

**5.9 million-ton-per-year copper mining operation** with a 20-year lifespan

Connected directly to railport

expected production **180 million lbs./yr** for 20 years

**700 employees**



## Sonoran

Arizona Sonoran Copper Company **Cactus Mine: 5,200 acres**

High grade copper deposit

Anticipated copper production around **2026** and 20 year lifespan *potentially 40 years*

Less than one mile connection to railport

expected production **120 million lbs./yr** for 20 years

**450-500 employees**

# About the Project Partners



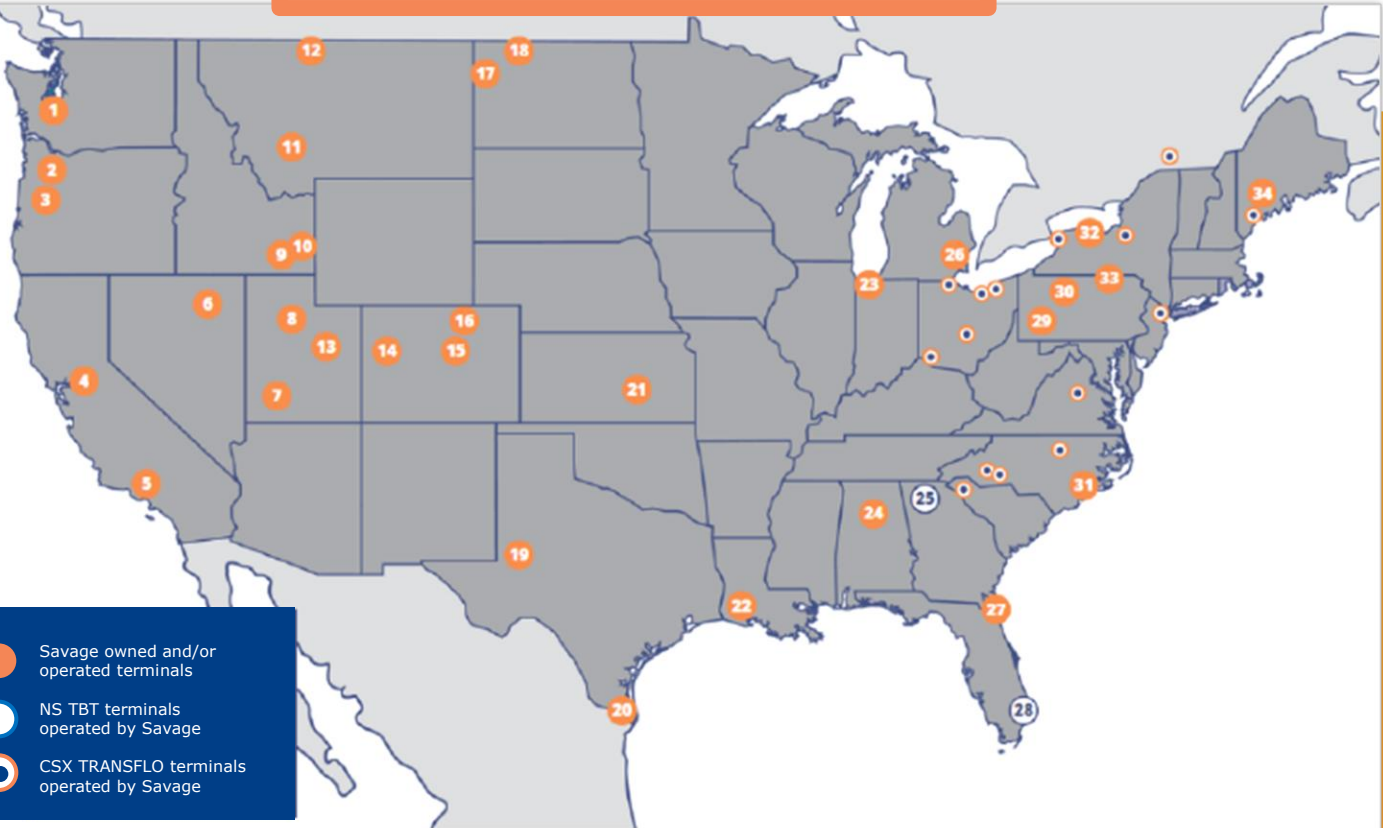
**SAVAGE™**

## Transload Network

Connecting supply chains across the U.S.

**50+ Transload Terminal Network**

**Product Handling**  
(Loading / Unloading)



**From engineering and construction to operations and logistics, Savage's 75 years of experience mean you're getting a partner with the knowledge and capabilities to get the job done.**

With 4000+ team members in 200+ locations across the United States and Canada and operations in Saudi Arabia and Mexico, Savage continues to expand service offerings for truck, rail, and marine transportation and logistics, materials handling, and other industrial services.

# About the Project Partners

**Brad Wilde** is the Manager of Miravista Holdings, a real estate investment and development entity active in metropolitan Phoenix for **more than 35 years**.



Brad Wilde is the Owner of Miravista Holdings, the Managing Partner of Central Rail Partners. For over 35 years, Mr. Wilde has successfully navigated and executed major brownfield and large-scale commercial projects in metropolitan Phoenix and the Central Coast of California. The team has facilitated complex transactions and land development efforts including: Playa del Norte, Tempe Marketplace, SW Cooperative (at Sky Harbor Airport), Copper Mountain, and the Pismo Preserve (CA). Mr. Wilde is a graduate of the University of Arizona (political science and economics) and is a member of U.L.I. and NAIOP.

**Brad Wilde** **MANAGING PARTNER**

**[bwilde@centralrailpartners.com](mailto:bwilde@centralrailpartners.com)**

**c: 602 359 8400**

2390 E. Camelback Rd. #130  
Phoenix, AZ 85016



<https://centralrailpartners.com>

**Any further questions or inquiries contact:**