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# Give me 5

## Panel picks Arizona areas of potential red-hot growth

By Catherine Reagor  
The Republic | azcentral.com

What are the hottest business districts in the state? At the Urban Land Institute's ninth annual Arizona trends day Wednesday, a panel moderated by Mesa Mayor Scott Smith presented the list below.

A group of 20 leading Arizona real-estate developers, investors and market watchers debated the merits of several Arizona growth districts to pick the top five.

### 1. CHANDLER'S PRICE CORRIDOR

The area once was zoned only for cows. Now, it's a business tech hub anchored by Intel Corp. and Orbital Sciences. The area is projected to have 75,000 tech workers in 10 years. Today, 37,000 workers are based there, according to Christine Mackay, economic-development director for Chandler.

### 2. ASU STADIUM DISTRICT

Creating the 300-acre district will give the university, Tempe and the Rio Salado Corridor a boost and help pay for a renovation of Arizona State University's Sun Devil Stadium, according to Morgan Olson, ASU executive vice president. When fully developed, the area next to Tempe Town Lake could have as much as 11 million square feet of available space, including a State Farm regional headquarters and an Omni hotel.

### 3. DOWNTOWN TUCSON

Starting this summer, a modern streetcar line, partially funded with \$192 million from Tucson, will connect downtown Tucson to the University of Arizona and other parts of the city. As a result, downtown Tucson, with 48 restaurants and nightclubs, is expected to draw Millennials and Baby Boomers, according to Stanton Shafer, chief operating officer of Holualoa Capital Management, owner of the Tanque Verde Apartments and other projects in central Tucson.

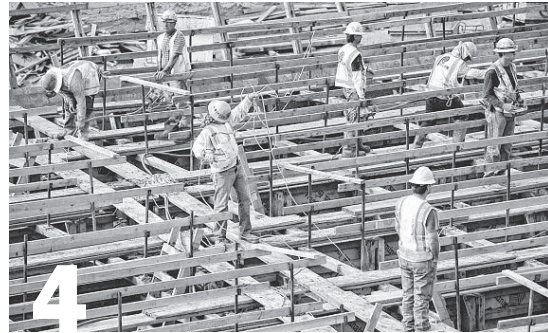
### 4. LOOP 303 CORRIDOR

This West Valley freeway is expected to be a boon for the area. It has created hundreds of acres of developable land, and the West Valley is expected to capture 68 percent of the region's growth in 2015, according to Bradley Wright, chairman of public-policy group Westmarc.

### 5. PHOENIX-MESA GATEWAY AIRPORT

The airport alone has 1,000 acres ready for development. Apple's decision to buy the First Solar building in Eastmark was based partly on its location next to the airport. Within days of the Apple announcement, several businesses expressed interest in moving to the area, according to Jane Morris, executive director of Phoenix-Mesa Gateway Airport Authority.

Thanks to Michelle McGinty, senior vice president of DRA Communications, for sharing her notes.



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