



LONE BUTTE

Development Corporation



Lone Butte Administration Office Building

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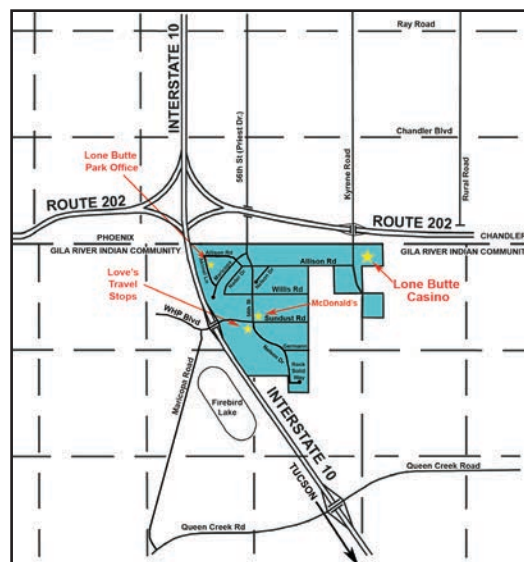
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lonebuttedevelopment.com



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OUR MISSION

To promote economic development for the Gila River Indian Community, develop reservation lands, create job opportunities for tribal members and generate revenue.

Lone Butte Development Corporation,
a tribal corporation owned by the
Gila River Indian Community



ABOUT LONE BUTTE DEVELOPMENT CORPORATION

On November 28, 1966, the Gila River Indian Community (“Gila River”) established the Lone Butte Industrial Development Park, or Lone Butte Development Corporation, formerly known as the “Pima Chandler Industrial Park”. Gila River organized Lone Butte to manage leasing activity and operate the park. The Lone Butte Industrial Park is located within the Gila River Indian Reservation. Gila River is a federally recognized reservation comprised of two (2) Tribes, the Pima and Maricopa. In 2014 Lone Butte acquired an additional 40 acres adding land available for lease. Lone Butte currently is comprised of 816 +/- acres.

Lone Butte owns and operates its own 2.25 million gallon water system, and maintains its own roadways.

Sewer mains are owned and maintained by Lone Butte. Wastewater flows into City of Chandler treatment plant west of the Industrial Park

All major utilities including electricity and telephone communications providers are conveniently located within the Lone Butte Park.

Every effort will be made by the Lone Butte Development Corporation to meet the requirements and demands of the clients that locate in the park. Lone Butte has been successful in attracting numerous companies to locate within the park by accommodating tenants on a long-term or short-term basis.



Lone Butte Casino



Lone Butte Tank 3 booster station.



Lone Butte's first tenant Pima Valve



Gila River Telecommunications

DEMOGRAPHIC FACTS

Housing

Metropolitan Phoenix is one of the most rapidly growing areas in the United States. The Surrounding areas of South Mountain with Mountain Park Ranch, The Foothills and other planned communities add to the high quality of life provided in the region.

Educational Facilities

Within close proximity to Arizona State University and some of the best equipped and modern primary and secondary schools.

Arizona Living

Year-round sunshine, world-class resorts, golf, theatre, professional sports and a casual lifestyle, including some of Gila River's own Casinos, lure millions of visitors to our state annually. Many of these guests become permanent residents after discovering the beauty of Arizona.

Transportation

Airports

Sky Harbor International Airport
Chandler Municipal Airport

Railroad

Union Pacific Rail Road provides rail service to Lone Butte Tenants

Trucking Services

Many state and national truck lines and transportation brokers are located within proximity

Interstate Freeway

Lone Butte is just east of Interstate 10 and south of Route 202, providing major highway access to all of the region's well-maintained highway system.



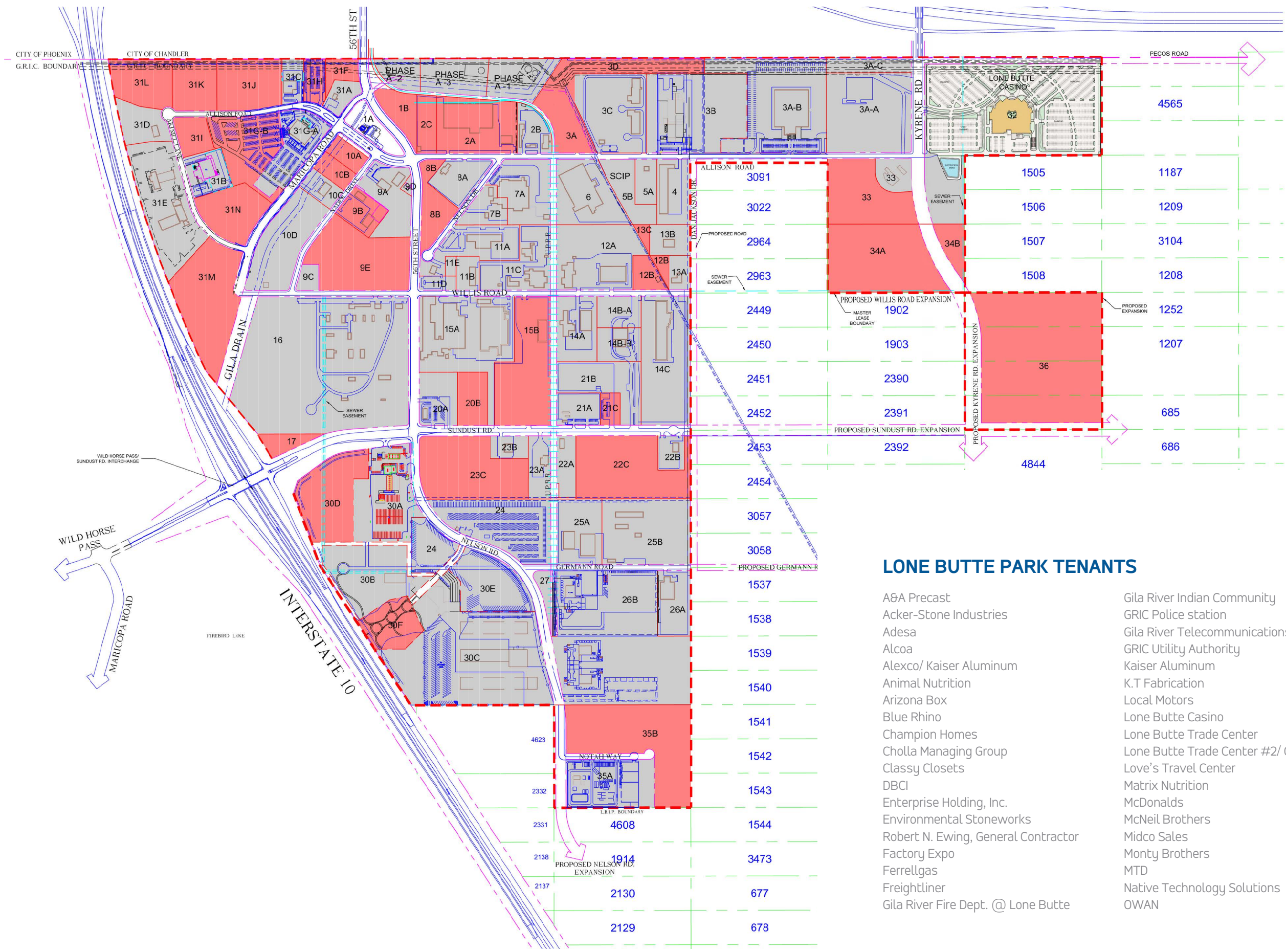
Sheraton Wild Horse Pass Resort



Wild Horse Pass Motor Sports



Rawhide



LONE BUTTE PARK TENANTS

- A&A Precast

Acker-Stone Industries

Adesa

Alcoa

Alexco/ Kaiser Aluminum

Animal Nutrition

Arizona Box

Blue Rhino

Champion Homes

Cholla Managing Group

Classy Closets

DBCI

Enterprise Holding, Inc.

Environmental Stoneworks

Robert N. Ewing, General Contractor

Factory Expo

Ferrellgas

Freightliner

Gila River Fire Dept. @ Lone Butte
- Gila River Indian Community

GRIC Police station

Gila River Telecommunications

GRIC Utility Authority

Kaiser Aluminum

K.T Fabrication

Local Motors

Lone Butte Casino

Lone Butte Trade Center

Lone Butte Trade Center #2/ Chevron

Love's Travel Center

Matrix Nutrition

McDonalds

McNeil Brothers

Midco Sales

Monty Brothers

MTD

Native Technology Solutions

OWAN
- Otto Trucking

Pacific Scientific

Pima Valve

Pimalco

RV Superstorage

Rock-N-Roll Materials

Rock Solid

San Carlos Irrigation Project

Stericycle

Superlite Block

Therm-O-Rock West, Inc.

Triangle Truss

Triumph Fabrications

Traix Turbine Components

Ultimate Shades

Verizon Wireless

Waste Management

6920 W. Allison LLC

Yulex Corporation

PARK OVERVIEW

Size
816+/- acres. Lots range in size from 5 to 40 acres.

Currently Developed
Approximately 70%

Number of Companies
50

Number of Employees
2,600

Lone Butte Development Corporation accommodates warehousing, light to medium and some heavy industries, research and development, high-tech firms and retail services. We have a wide variety of companies located in the park including McDonald’s, Yulex, Kaiser Alexco and Pima Valve:



McDonald’s



Pimalco



Yulex



Freightliner



Kaiser Alexco

Sharing a common boundary and attractive streetscape program with the Industrial Park is the 80-acre Lone Butte Business Park. Simplified access to the business park provided by 56th street.

The expansion of Allison Road and the extension of Kyrene Road has amplified access to desired destinations and areas to be developed.

In addition to an excellent location, Lone Butte offers:

- Long terms leases
- Expedited permitting process
- Tax savings
- 24-hour security
- Competitive lease pricing
- Rail service on certain parcels
- Fire protection by the Gila River Fire Department
- Private mailboxes with 24/7 access
- Onsite park management
- Ready to develop land



Kyrene Road expansion/improvements



Local Motors



Lone Butte Trade Center - Opened July 1, 2014



1400 S. Maricopa Road.



6880 W. Sundust Road



6991 W. Sundust Road