

## CASE STUDY

### Hickman's Family Farms

**Size:** 1,417,390 SF (approx. 35.33 acres)

**Type of Project:** Industrial – Egg Ranch Processing Plant & Hen Houses

**Lease Type:** Build-to-suit

**Construction budget:** \$7.5 million

**Time in design:** 120 days

**Construction time:** 10 months

**Completed:** August 2003

**Jobs Created:** 58



**Description:** With its expansion to *Santa Cruz Commerce Center*, Hickman's has grown to be one of the nation's largest and most successful egg farms. Initial construction included:

- 130,200 SF for 4 poultry houses for 1,200,000 laying hens
- 10,000 SF for egg processing plant
- 10,000 SF cold storage
- 10,000 SF dry storage
- 3,000 SF office

The Ak-Chin Industrial Park Board implemented the following improvements to the Hickman's site in the industrial park:

- Expanded water lines and sanitary sewer lines
- Provided potable water acceptable for consumption by the laying hens and processing eggs
- Extended power lines to provide electrical service
- Constructed and improved street and access roads
- February 2005-added 40,000 SF for 5th poultry house

With its lease renewal in 2014, additional expansion included:

- Approx. 90,000 SF for 2 additional poultry houses
- Completion: July 2014

“With a shared heritage in



farming, Ak-Chin and Hickman's have cultivated a strong partnership. In an environment committed to product excellence, long-term environmental sustainability, and high standards for food safety, our business has been able to grow and expand.”

**BILLY HICKMAN, VP,  
HICKMAN'S FAMILY FARMS**

**For leasing info:**

**520-568-3246**

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## CASE STUDY

### M & S Equipment, a Case IH Farm Equipment Dealership



**Size:** 9,000 SF (approx. 3.11 acres)

**Type of Project:** Industrial –Commercial Existing Building

**Lease Type:** Tenant Lease

**Construction budget:** Initial Phase minor renovations: approx. \$24,000; Phase 2 renovations: \$175,000

**Time in design:** 60 days

**Construction time:** 90 days

**Completed:** Initial Phase: August 2006; Phase 2: April 2011

**Jobs Created:** 11

**Description:** In 2006, initial building improvements to an existing commercial building were performed. Additional building improvements were made by the Ak-Chin Industrial Park Board in 2011 to conform to the new standard of quality established for the Commerce Center.

- Renovations included:
- Replacing the roof and all overhead doors
- Updating air-conditioning and evaporative cooling systems
- Refreshing all exterior surfaces
- Installing a stone façade and complementary architectural features



“ We had never leased in our company’s history. We were a little nervous to do so. I can tell you honestly that Ak-Chin has been great to work with. They took the time and effort to listen to our concerns and wishes and structured a lease that works well for us and our style of business.”



**BRENT SCOTT, VP & GENERAL MANAGER,  
M&S EQUIPMENT, INC.**

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## CASE STUDY

### Mesquite Building, a Multi-tenant Office/Warehouse Complex

**Size:** 81,545 SF (1.87 acres)

**Type of Project:** Multi-tenant office/warehouse complex

**Lease Type:** Tenant lease

**Construction budget:** \$1.6 million, including TI's

**Time in design:** 4 months

**Construction time:** 10 months

**Completed:** May 2011

**Jobs Created:** 18 (tenant employment)

**Description:** Fully customized flex space bays that can be combined

- The only leasable space of this kind in the Maricopa area
- Conveniently located for businesses serving both Maricopa & Casa Grande
- Attractive lease rates for small businesses
- In the first year, the building was constructed and fully leased



... for a new business starting out, the price was affordable, and terms doable for us.



We could not have made this dream a reality anywhere else.”

**BETH MUNDELL, OWNER**  
ROCKSTAR ARIZONA - CHEER, TUMBLING, & DANCE



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# AK-CHIN INDIAN COMMUNITY

*Equality for All for a Brighter Tomorrow*

## CASE STUDY

### UltraStar Multi-tainment Center at Ak-Chin Circle

**Size:** 165,000 SF (50 acres)

**Type of Project:** Mixed use family entertainment complex

**Project Type:** Management contract

**Construction budget:** \$50 million

**Time in design:** 4 months

**Construction time:** 10 months

**Completed:** November 2012

**Jobs Created:** 350

**Description:** One of the largest and most highly advanced facilities of its kind

- 12-screen, state-of-the-art cinema with 3D capabilities and motion seats
- VIP theater seating with full bar service and seat-food ordering
- 24-lane bowling center that includes an 8-lane section with fireplace and VIP seating
- Sports bar including 13, 55-inch televisions, pool tables, darts, and shuffleboard
- Full-service restaurant seats 138 with outdoor dining and a glass water wall
- 2-story laser tag and arcade
- Outdoor amphitheater



“Never in our twenty years have we worked with a group so determined for excellence ... I am honored to be a part of Ak-Chin’s history and to work with a team of such high character and dedication to growth.”

**ALAN GROSSBERG,**  
PRESIDENT AND CEO OF ULTRASTAR CINEMAS

