

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**

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