



WHERE AVIATION  
MEETS INNOVATION

# Falcon Field Airport

Leasing & Development Opportunity

Higley East

# Higley East – Overview

## Land Features:

- **Dimensions:** Approximately 7.5 acres more or less
- Planned access to 5,100' x 100' and 3,800 x 75' runways, conditioned on availability of funding
- **Zoned LI – Light Industrial**
- Primary use is for **aeronautical purposes only**
- **Utilities:** SRP electric, City of Mesa water, sewer, gas service
- **Long term lease (up to 40 years)**
- Located near E Falcon Drive & N Higley Road

*Parcels may be combined, or smaller portions of some parcels may be leased, based on requirements before the publication of the 30-day Notice of Intent to Lease (See page 6). The Notice of Intent to Lease will be re-published if changes are made after publication.*

## Conditions For Lease:

The City is looking for a proposer who will:

- 1) **Utilize the parcel for an aviation/aeronautical use;**
- 2) Commit to long-term investment and start construction **within 18 months of signed lease;**
- 3) **Comply with all applicable federal, state, and local laws, rules and regulations**, including FAA rules and regulations, for an aeronautical use as shown on the Airport Layout Plan (ALP), Mesa City Code, and City of Mesa-Falcon Field Airport Planned Area Development Design Standards;
- 4) **Submit financial plan and timeline** as part of proposal.

*Successful proposer must be the primary developer of the parcel and will be responsible for securing long-term tenant(s).*

## Evaluation Criteria:

- a. Economic impact to City of Mesa.
- b. Firm's proposed development plan.
- c. Firm's qualifications, experience, and ability to perform.
- d. Firm's responses to requested content.



# Higley East Site Depiction



Available to  
Lease

Proposed  
Taxilane

Not Available

This map is for illustrative and marketing purposes and does not constitute the legal description. A survey for exact dimensions will need to be completed by the proposer.

# Submitting Development Interest



## Letter of Intent (LOI):

Please submit a Letter of Intent (LOI) to Dee Anne Thomas via email to [dee.anne.thomas@mesaaz.gov](mailto:dee.anne.thomas@mesaaz.gov) with the subject line “Higley East Development Interest”.

First review of proposals will occur 30 days after the required Notice of Intent to Lease is published in the newspaper. **All interested parties must respond to the Notice of Intent to Lease for further consideration.**

*For further information regarding the development process, please reference the Falcon Field Airport Development Process (See page 6).*

## Content of LOI:

There is no prescribed format, except that it must be typed and must contain:

- a. Intended use for the parcel.
- b. Site plan for proposed construction.
- c. Schedule for constructing capital improvements/investments to the parcel.
- d. Credit and business references.
- e. Statement to comply with Airport Planned Area Development Design Standards and all federal, state, and local laws, including FAA rules and regulations.

# Additional Information



## The City of Mesa reserves the right to:

- 1) Select one or more respondents with whom the City may pursue negotiations following the required 30-day Notice of Intent to Lease.
- 2) Reject any and all proposals received for whatever reason deemed necessary or for no specified reason.
- 3) Amend or otherwise modify this Leasing & Development Opportunity and/ or cancel with or without substitution.
- 4) Applicability of procurement rules. Except for Article 7 of the City's Procurement Rules, the Procurement Rules do not apply to the Notice of Intent to Lease. The Notice of Intent to Lease is otherwise governed by the terms herein and applicable law.

## FOR SITE TOURS or INQUIRIES CONTACT:

**Dee Anne Thomas**  
*Airport Administration Manager*  
Falcon Field Airport

(480) 644-4233  
[dee.anne.thomas@mesaaz.gov](mailto:dee.anne.thomas@mesaaz.gov)



# Falcon Field Airport Development Process



## Submit Letter of Intent

Client submits **Letter of Intent (LOI)** confirming their intent for the parcel and providing a **summary of funding sources** for the project.



## Notice of Intent to Lease

Airport publish the **Notice of Intent to Lease**. Per **A.R.S. 28-8425** Airport will **publish Notice of Intent to Lease** for a **minimum of 30 days**.

Client **must respond to the Notice in writing** for further consideration.



## Layout and Explanation

Client **submits response to Notice of Intent to Lease** which includes additional information about the project (i.e., conceptual layout plan, intended use of parcel, number of jobs created, capital investment, funding etc.)



## Sign Lease & Submit Survey

If selected through the Notice of Intent to Lease process Client & City **enter into lease negotiations** and sign a **Master Tenant Lease**.



## Design Review & FAA Approvals

City **Submits Section 163 Determination Request** to FAA to confirm appropriate environmental reviews required.

Client **submits FAA Form 7460-1** airspace analysis to FAA for approval.

Airport review development plans for compliance with **Airport Planned Area Development Design Standards**.



## Permit/Construction

Building permits are **reviewed and issued by the City following all FAA approvals**.

**Construction Start Date** is eighteen (18) months following the Lease Effective Date.

**Construction Completion Date** is 365 days following the Construction Start Date.



## [AVIATION PROPERTY NETWORK \(APN\) KFFZ PROFILE](#)

PROPERTY SEARCH



## [MASTER TENANT LEASE TEMPLATE](#)

LEASE APPROVED BY CITY COUNCIL WHICH IS USED FOR ALL NEW GROUND LEASES ESTABLISHED AT FALCON FIELD AIRPORT.



## [PLANNED AREA DEVELOPMENT \(PAD\) DESIGN STANDARDS](#)

PLEASE REVIEW THE PAD STANDARDS WITH YOUR ARCHITECT, WHICH ARE THE MINIMUM REQUIREMENTS FOR ALL NEW DEVELOPMENT LOCATED AT FALCON FIELD AIRPORT.