



## **Welcome to Halo Vista: Mack Real Estate Group and McCourt Partners Announce Name for New Phoenix Technology District at TSMC**

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### **30 Million SF Mixed-Use Development Adjacent to TSMC Campus**

#### **FOR IMMEDIATE RELEASE**

**October 28, 2024 – Phoenix** – Mack Real Estate Group (MREG) and McCourt Partners have announced the name of their 2,300+ acre mixed-used, master-planned development in Phoenix’s North Valley: Halo Vista. Located immediately adjacent to Taiwan Semiconductor Manufacturing Corporation’s (TSMC) \$65 billion semiconductor fabrication campus, Halo Vista is positioned to become a hub for science and innovation, driving economic growth and attracting world-class talent to the region.

“Halo Vista captures our vision for the cutting-edge environment to be built around the tremendous economic driver that is TSMC,” said Richard Mack, CEO of MREG. “TSMC is perhaps the most important manufacturing company in the world right now, and we aspire to build a new community into the Phoenix landscape that acknowledges and builds off of TSMC’s powerful economic engine. We believe that our thoughtful and compelling mix of research, engineering, industrial, residential, commercial, retail, and recreational properties will create a development with lasting local, national, and global significance. The naming of Halo Vista is an aspirational view towards creating the ecosystem, infrastructure and community to surround TSMC with symbiotic companies and people that will help each other to thrive in the dynamic Phoenix market.”

The announcement was made with an evening event at The Global Ambassador Hotel, bringing together the Phoenix real estate community alongside elected officials and local agency heads including: Mayor of Phoenix Kate Gallego, Community and Economic Development Director Christine Mackay, and Phoenix City Councilwoman Ann O’Brien. Mr. Mack and Jordan Lang, President of McCourt Partners, officially unveiled the Halo Vista name and previewed a preliminary land plan.

“We’re thrilled to share the name of this landmark project, a key milestone in realizing our vision for a global innovation center,” said Mr. Lang of McCourt. “The name embodies the innovation, community spirit, and forward-thinking approach that define this development, and we believe it will serve as a lasting symbol of growth and opportunity for Phoenix.”

In May 2024, The Arizona State Land Department (ASLD) awarded the development rights for what is now Halo Vista to an affiliate of MREG, and McCourt was announced as MREG’s partner in the development. Under an agreement with ASLD, the developers will control land sales within the site, oversee infrastructure improvements, and have the right to vertically develop a large portion of Halo

Vista across multiple uses.

“Halo Vista is the most ambitious project in Mack’s many years of commitment to the greater Phoenix market,” said Craig Henig, Managing Director in the Phoenix office of MREG. “We’re excited to continue our development activities here and look forward to partnering with others who share our conviction in this area and its full potential.”

MREG is a real estate firm with a national development and investment footprint, including a major presence in Phoenix. In addition to Halo Vista, MREG is currently developing industrial properties in Phoenix’s Deer Valley and Scottsdale and is an active multifamily developer in Phoenix, with several traditional multifamily and build-for-rent projects under way or recently completed. McCourt Partners is a full-service real estate development, investment and management firm with a portfolio of innovative development projects across the United States and around the world. The company’s experience in large-scale and complex projects includes development of what is known today as the Boston Seaport District.

### **About Mack Real Estate Group**

Mack Real Estate Group, LLC (MREG) is an institutional real estate investment firm with roots in several Mack family real estate businesses, dating back to the 1960s. Today, MREG’s equity, credit and property management businesses employ over 250 people with offices across the US including New York, Seattle, Phoenix, Miami and Raleigh. MREG’s equity business specializes in the acquisition, development and management of multifamily and industrial properties located in gateway and high-growth markets. Its recently created portfolio, excluding legacy Mack family assets, represents approximately 9,100 multifamily units and 6 million square feet of industrial space, including development and pre-development pipeline. The firm’s affiliated credit business, Mack Real Estate Credit Strategies, L.P. (MRECS), has originated, co-originated, or acquired more than \$20 billion of loans since 2015 across multiple lending strategies. An MRECS affiliate manages one of the largest publicly traded commercial mortgage REITs, Claros Mortgage Trust, Inc. (NYSE: CMTG). For more information, please visit [mackregroup.com](http://mackregroup.com).

### **About McCourt Partners**

McCourt Partners is a community-driven, family-owned real estate development, investment and management firm. With more than \$1 billion of permanent capital, it has made significant investments in flagship projects in New York City, Los Angeles, Austin, Dallas, London and Miami. McCourt Partners endeavors to build stronger communities through inclusive space, green technology, and resilient design. For more information, visit [www.mccourtpartners.com](http://www.mccourtpartners.com).

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