



Positioned Within a Growing Regional Economy

Greater Sacramento continues to emerge as one of California's fastest-growing economic regions, offering businesses a strategic alternative to higher-cost coastal markets.

Regional Advantages Include:

- Population growth outpacing California overall
- Approximately 30% lower operating costs than the Bay Area
- 1.2 million regional employees
- Highly educated workforce with more than 38% holding a bachelor's degree or higher
- Strong technical and workforce training pipeline in aviation, logistics, manufacturing, and transportation
- Expanding transportation and logistics sector with strong projected employment growth

The region also offers exceptional quality of life, access to major West Coast markets, and a growing ecosystem of educational institutions and workforce development programs supporting aerospace, aviation, logistics, and industrial operations.

Built for Cargo, Aerospace & Industrial Growth

Development Site has been planned to accommodate a wide range of development types, including:

- Large-scale cargo and logistics facilities
- Advanced manufacturing and industrial campuses
- Maintenance, Repair & Overhaul (MRO) operations
- Warehouse and distribution facilities
- Corporate and operational hangars
- Aviation-support and airport-compatible commercial uses

The development concept includes significant industrial anchor opportunities exceeding 490,000 square feet, mid-sized industrial and warehouse facilities, scalable cargo operations, and aviation facilities with direct airfield connectivity. Dedicated truck circulation, staging areas, and internal roadway systems are designed to support high-volume logistics activity while maintaining efficient separation from aviation operations.



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MATHER AIRPORT

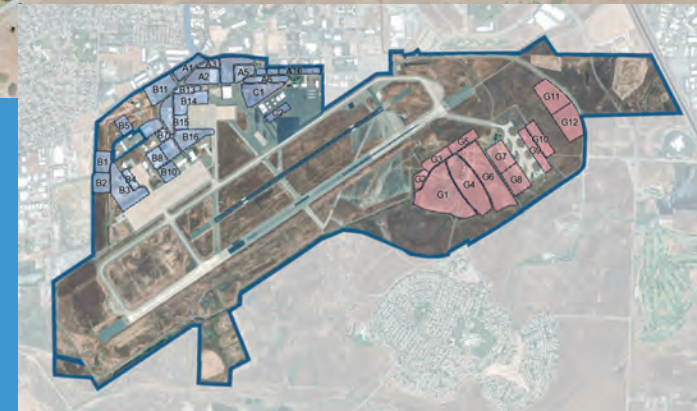
Sacramento, California



A Premier Aviation & Industrial Development Opportunity

Positioned on more than 500 acres in the southern portion of Mather Airport, Development Site represents one of the West Coast's most transformative aviation and industrial development opportunities. With approximately 455 developable acres, direct runway connectivity, frontage along Mather Boulevard and Douglas Road, and scalable development capacity, Development Site is uniquely positioned to support the next generation of cargo, logistics, aerospace, advanced manufacturing, MRO, and aviation-support development.

Planned as a cargo and aviation-focused district, Development Site integrates large-format industrial facilities, warehouse and distribution space, aviation support infrastructure, and scalable airfield access into a unified development vision. The site's phased framework allows development to respond strategically to market demand while supporting long-term expansion and operational flexibility for users ranging from regional operators to national logistics and aerospace tenants.



A Rare Opportunity for Long-Term Growth

Development Site provides developers, infrastructure partners, and industry leaders with a rare opportunity to participate in the creation of a next-generation aviation and industrial district at one of Northern California's most strategically located airports. Through coordinated infrastructure investment and phased implementation, Development Site is positioned to become a catalyst for regional economic growth, aviation expansion, and long-term private sector investment.

Infrastructure Investment Creates Long-Term Economic Impact

Strategic infrastructure investment within Development Site represents a critical opportunity to position Mather Airport as a premier aviation and logistics hub for Northern California. Planned taxiway connectors, roadway improvements, utility extensions, and airfield access enhancements will significantly increase the site's competitiveness for major employers, developers, and aviation users.

Investment in development-ready infrastructure will:

- Accelerate private sector investment and site absorption
- Reduce barriers for aviation and industrial tenants
- Support job creation and long-term economic growth
- Enhance regional logistics and cargo capabilities
- Strengthen Sacramento County's position within the West Coast supply chain network
- Increase long-term airport revenue generation and land value

Strategic Development Advantages

- Approximately 455 developable acres within a 514-acre development district
- Direct runway and taxiway access supporting aviation-dependent operations
- Frontage and access from Mather Boulevard and Douglas Road
- Planned roadway and taxiway enhancements to improve long-term regional connectivity
- Existing on-site utilities supporting development feasibility
- Level topography favorable for large-scale industrial and aviation construction
- Flexible Airport Special Use zoning supporting aviation-related commercial and industrial uses
- Phased development strategy supporting near-term and long-term investment opportunities



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