



33.56027,-112.22223

— NEIGHBOR SCREEN

# PEORIA, AZ

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AI Powered Deep Diligence





## ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

**Coordinates** 33.56027,-112.22223

**PIN** Not provided

**Request Date** 2025-12-16

Maricopa County, AZ • 33.56027,-112.22223

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## NEIGHBOR SCREENS

Adj. = Adjacent Parcel

C = Confidence in Sources

### Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
143-21-005D		<b>Kamala Hollon</b>	Individual	Kamala Hollon is listed as the owner of a parcel in northern Peoria, Arizona . She has no known history of participation in local public meetings or land-use debates ( 1 ). No news articles or official records were found of Hollon taking any stance on development issues .	unknown	Low	Initiate a personal, respectful dialogue to learn her views. Emphasize listening to any concerns she may have about land use changes.	M
142-20-119, 142-20-123		<b>Keith J. Ringler</b>	Individual	Keith J. Ringler (listed in records sometimes without his middle initial) owns two parcels in the area ( 2 ). There is no indication from public sources that Ringler has been active in local civic matters or spoken about development projects ( 3 ). No public statements or media references were found documenting any position by Ringler regarding development or energy initiatives .	unknown	Low	Approach one-on-one through a neighborly introduction. Ask about any concerns he might have and highlight a willingness to address issues important to him.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
142-20-098		<b>James A. Violette Jr</b>	Individual	James A. Violette Jr. appears as a landowner of record for a parcel in this vicinity . No public records of Violette engaging in local government meetings or community boards were found ( 4 ). There are likewise no documented comments by Violette about development or energy projects in the area in news or official archives .	unknown	Low	Engage via a friendly personal visit or call, emphasizing open communication. Invite him to share any thoughts or questions about the project at his convenience.	M

## Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
14220158		<b>Phi Plp 13 Llc</b>	llc	PHI PLP 13 LLC holds an approximately 13.8-acre undeveloped parcel in the Peoria Logistics Park at Northern Ave & 75th Ave [71†L2-L6; "remaining 13.8 acre parcel ... at the northwest corner of Northern and 75th"]. The entity appears to be a land-holding affiliate of the park's developer (VanTrust Real Estate), with no active operations beyond marketing the site for build-to-suit industrial use ( 5 ). Beneficial owner unknown. No record of political contributions or community activism was found; its role is limited to owning land for future development.	Medium	land_investment	Engage via VanTrust Real Estate's local representative (developer of Peoria Logistics Park); position Helpen's project as a compatible use or tenancy for the remaining parcel to align interests; emphasize speed and credibility given their focus on closing out the park	M
14220157	✓	<b>Trader Joes Company</b>	corporation	Trader Joe's Company (based in Monrovia, CA) purchased 16 acres at Peoria Logistics Park in Dec 2023 to build a 155,000 sq ft refrigerated distribution center, paying \$7.1 million cash [72†L21-L29; "Trader Joe's ...16 acres...paid \$7.1 million in cash"]. The facility (under construction as of 2024) will serve the grocer's regional stores ( 6 ). Trader Joe's is a privately-held grocery chain ultimately owned by the family of founder Theo Albrecht [62†L1-L4; "Owner   Family of Theo Albrecht"]. The company is not known for local political engagement, focusing instead on efficient operations; no opposition to nearby development is documented.	Medium	unknown	Coordinate with Trader Joe's facility management early to address any concerns (traffic, infrastructure) impacting their new distribution center; emphasize improvements or stability in local infrastructure that will benefit their logistics operations	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
14223012A, 14223006D, 14223012B, 14223006E, 14223014B	✓	<b>Aligned Data Centers Peoria Prop Co Llc</b>	llc	Aligned Data Centers Peoria PropCo LLC (affiliated with Aligned Data Centers of Plano, TX) acquired roughly 80 acres in the Peoria Logistics Park for \$43.2 million in October 2024 [13†L38-L45; "acquired nearly 80 acres ... for \$43.2 million"]. The land purchase from VanTrust positions Aligned for a future data center campus, though specific development plans have not been publicly announced yet ( 7 ). Aligned Data Centers already operates at least two large campuses in the Phoenix metro (Phoenix and Glendale) and is expanding its footprint [9†L1-L4; "Aligned Data Centers has added to its presence...two campuses in Phoenix and Glendale"]. The company has substantial financial backing and technical resources, but no record of local political activity; it generally supports growth that ensures robust power and infrastructure for its facilities.	High	unknown	Engage Aligned's regional development or facilities director to discuss Helpen's project in context of supportive infrastructure (e.g., power supply or grid upgrades that could benefit their data center plans); highlight mutual benefits in reliability and sustainability to align with their interests	M
14321010D, 14321010A		<b>Westech Lumber Llc</b>	llc	Westech Lumber LLC is a local building materials supplier located at 8525 N 75th Ave in Peoria [39†L16-L24; "Westech Lumber is located at 8525 N 75th Ave in Peoria, AZ"]. It operates as part of Younger Brothers Companies (a major Phoenix-area construction contractor group). In late 2023, Younger Brothers (Westech's parent) bought ~20 acres adjacent in Peoria Logistics Park for \$7.5 million cash to expand its truss and door manufacturing facilities [73†L1-L4; "20 acres ... to Younger Brothers Cos., a truss and door manufacturer ... \$7.5 million"]. Westech has been serving Arizona's construction industry since 2009 [42†L51-L57; "Westech has been proudly serving ... since our inception in 2009"] and maintains strong ties with local builders. No evidence of any anti-development stance; the company benefits from and actively participates in growth (supplying materials to new projects).	Medium	unknown	Engage Westech/Younger Brothers leadership informally through local business networks; emphasize how Helpen's project could drive construction demand (materials, jobs) and commit to minimizing any disruptions to their operations, converting them into potential allies or suppliers	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
14321007A		<b>Westech Components Inc</b>	corporation	Westech Components Inc appears to be the manufacturing arm of Younger Brothers Companies, focused on building components (e.g. trusses and doors) in Peoria [73†L1-L4; "Younger Brothers Cos., a truss and door manufacturer"]. The company (via Younger Brothers) purchased roughly 20 acres of land in 2023 at the Peoria Logistics Park for \$7.5 million to construct a new production facility, indicating a commitment to local expansion [73†L1-L4; "20 acres ... \$7.5 million ... in all cash"]. As part of the Westech brand, it has served the Phoenix area construction market since 2009 ( 8 ). Westech Components/Younger Brothers is growth-oriented and stands to gain from increased development (through supplying building components); it has no record of opposing development projects. Its ownership is private (family-owned) with no public political activities noted.	Medium	unknown	Connect with Younger Brothers' management overseeing the new manufacturing site; stress that Helper's plans could support or utilize their products/services. Building a collaborative relationship (e.g., sourcing materials locally) can turn them into proponents and mitigate any concerns about increased competition for labor or utilities	M
14321011A, 14321005E		<b>19 Acres LLC</b>	llc	19 Acres LLC is an Arizona limited liability company named for a 19-acre landholding in Peoria ( 9 ). The LLC's beneficial owners are not disclosed in public records, and no media or corporate filings detail its principals (indicating a likely private real estate investment) ( 10 ). The entity's activity appears limited to passive land ownership – there are no known business operations or development projects associated with it ( 11 ). No financing statements or liens are on file under the LLC's name, suggesting it holds the parcel free of mortgage debt ( 12 ).	Low	speculation	Identify the LLC's manager via state filings; engage through a buyout or partnership offer to monetize their 19 acres, aligning our project with their financial interests	M
14220120, 14220106, 14220105, 1422003E	✓	<b>Peoria, City of</b>	municipal	The City of Peoria (population ~191,000) owns multiple parcels in the area as part of municipal holdings ( 13 ). As the local government, Peoria exercises zoning and permitting authority over land development and generally encourages projects that boost economic growth ( 14 ). City officials have recently highlighted the benefits of new developments in Peoria's north end, signaling a pro-development outlook for compatible projects ( 15 ). Any project on or adjacent to city land would be subject to public planning processes and alignment with Peoria's general plan and community standards ( 16 ).	High	municipal	Engage city planning staff and elected officials early; emphasize alignment with Peoria's development goals and address any community concerns to secure municipal support	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
14220118, 14220117, 14220114	✓	<b>Caretaker West Peoria Parcel LLC</b>	llc	Caretaker West Peoria Parcel LLC is a private entity holding several West Peoria parcels; its ownership structure is not publicly transparent ( 17 ). No active business operations or corporate history for this LLC are evident beyond property ownership (implying it functions as a landholding vehicle) ( 18 ). The lack of news or filings on this entity suggests it is likely controlled by an individual or investment group quietly speculating on land ( 19 ). There are no recorded development plans or known improvements on its parcels, indicating the land is being passively held at this time ( 20 ).	Low	speculation	Attempt to identify the managing member through county records; approach with potential purchase or incentive that realizes a return on their parcels, addressing any concerns about project impacts on land value	M
14220156		<b>Ci351 Peoria Logistics LLC / Douglas Peoria Logistics LLC</b>	llc	Ci351 Peoria Logistics LLC (also referenced as Douglas Peoria Logistics LLC) appears to be an entity involved in industrial development, given its name and holdings ( 21 ). The region has seen large-scale logistics projects (e.g., a 165-acre Peoria Logistics Park attracting major warehouse tenants) ( 22 ), and this LLC likely represents a developer or investor in a similar logistics venture. The exact ownership is not publicly documented, but the "Douglas" moniker suggests affiliation with a developer named Douglas or a related company. No adverse records or litigation involving this LLC were found, implying it operates as a standard real estate development entity in good standing ( 23 ).	High	land_investment	Engage the developer's representative (e.g., Douglas Co.) to explore coordination – emphasize that the project won't impede their logistics operations and may offer mutual benefits (infrastructure improvements, buffer zones); be prepared for formal negotiations or opposition mitigation given their capacity	M
14220116, 14220107, 14220115, 14220108		<b>F&amp;J Ruiz Holdings LLC</b>	llc	F&J Ruiz Holdings LLC is an Arizona domestic LLC controlled by members of the Ruiz family ( 24 ). State records list Sheree Ruiz as the registered agent, with Sheree Ruiz and Joaquin Ruiz III as members of the LLC ( 25 ). This entity owns multiple adjacent parcels, suggesting a family-held land investment possibly for future development or sale. There is no indication of active business operations on these properties; the holdings appear to be vacant land or rental properties rather than a running enterprise ( 26 ).	Low	land_investment	Reach out personally to the Ruiz family principals (Sheree and Joaquin III); highlight how the project can increase nearby land values or offer a favorable buy-out/lease. Address any quality-of-life concerns if they reside locally	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
14220121, 14220122		<b>Sharro LLC</b>	llc	Sharro, LLC is an Arizona limited liability company operating a small metal window and door manufacturing business in Phoenix for over two years, with only about two employees ( <sup>27</sup> ). The company's official address is in Phoenix (3003 North Central Ave), and it has no known public activities in Peoria beyond holding its land parcels ( <sup>28</sup> ).	Low	speculation	Engage the LLC's owner (a small business proprietor) with a direct purchase offer or partnership, emphasizing how the project can enhance their land's value; their interests are likely purely financial, so compensation or profit-sharing could prevent any opposition	M
14220109		<b>Transwestern Pipeline Company LLC</b>	llc	Transwestern Pipeline Company, LLC is a major interstate natural gas pipeline operator (founded 1957) now owned by Energy Transfer ( <sup>29</sup> ). Its pipeline system traverses Arizona, connecting New Mexico gas-producing regions to markets in Arizona, Nevada and California ( <sup>30</sup> ). As a FERC-regulated pipeline utility, its local presence is limited to the existing pipeline easement, with focus on safety and maintenance rather than new development ( <sup>31</sup> ).	Medium	energy_developer	Coordinate early with Transwestern's right-of-way management to ensure the project respects pipeline safety and clearance requirements; address any technical concerns to secure their acquiescence, as their interest is primarily maintaining pipeline integrity	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
14220110, 14220134, 14220099		<b>DCMS Properties LLC</b>	llc	DCMS Properties LLC is an Arizona LLC identified as the owner of multiple parcels in the area, with no other active business operations apparent ( <sup>32</sup> ). The company's principals and ultimate owners are not disclosed in public records, and no development projects or community activities are associated with it (beneficial ownership and intentions remain unknown) ( <sup>33</sup> ).	Low	land_investment	Identify and approach the individuals behind DCMS Properties (likely a local investor group) with proposals that align with their financial interests, such as a land purchase or joint venture; they are likely to respond to monetary incentives given their passive investment role	M
14321009A		<b>Num 1 Job LLC</b>	llc	Num 1 Job LLC is a little-known Arizona limited liability company that holds a single parcel (APN 143-21-009A) in the project vicinity ( <sup>34</sup> ). It has no discernible business activity or public information beyond the land ownership record, effectively serving as a private holding for its owner ( <sup>35</sup> ).	Low	speculation	Engage the owner (likely an individual investor) with a straightforward buyout or benefit offer; with no broader agenda or community ties, they are primarily motivated by financial terms and can be dissuaded from opposition through compensation	M

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14220113		<b>JGJ Real Estate Experts LLC</b>	llc	JGJ Real Estate Experts LLC is an Arizona-registered LLC (presumably a small real estate investment or brokerage entity) that owns a parcel in the area ( <a href="#">36</a> ). The firm has virtually no public profile or readily available information aside from its name, indicating it operates as a private venture with a focus on real estate holdings rather than any public-facing activities ( <a href="#">37</a> ).	Low	land_investment	Approach the LLC's principals (likely local real estate professionals) to discuss mutually beneficial outcomes; for instance, offering them a role in any land transactions or development could align their financial interests with the project and mitigate opposition	M
14220104		<b>Mlm Property Management Llc</b>	llc	MLM Property Management LLC is an Arizona-registered LLC with no publicly listed operations beyond holding its Peoria property [27±L12-L19; "registered with ... business name, principal address, mailing address, owner name"]. It has no online presence or media mentions, indicating the company serves purely as a landowner without active business activity or community engagement ( <a href="#">38</a> ). Beneficial ownership is not disclosed in public records, and no evidence of the LLC's stance on local development issues could be found ( <a href="#">39</a> ).	Low	land_investment	Reach out via registered agent or mailing address; emphasize how the project could raise nearby property values and ensure their property remains undisturbed	M
14321008B, 14321001A		<b>8769 75Th Ave Llc</b>	llc	8769 75th Ave LLC is a property holding entity (likely formed for development purposes) that owns the largest adjacent tract (over 15 acres) on 75th Avenue [87±L1-L4; "2/7/2025   Sold   \$2,075,000...+200.7%"]. Its ownership is shielded behind the LLC, with no principals named in public filings (beneficial owner is unknown) ( <a href="#">40</a> ). Real estate activity around this parcel suggests a speculative investment: a neighboring 1.95-acre lot sold for \$2.075 million in Feb 2025, a 200% increase from its 2019 sale price [87±L1-L4; "2/7/2025   Sold   \$2,075,000...+200.7%"]. This trend indicates the LLC's land is in an area of high development interest, implying the entity may be positioning for a future project or profitable resale rather than opposing new development ( <a href="#">41</a> ) ( <a href="#">42</a> ).	Medium	land_investment	Utilize official records to identify the developer behind this LLC and initiate discussions; propose coordinating on zoning/infrastructure and highlight mutual benefits (such as shared improvements) to reduce competitive tension or opposition	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
14220101		<b>Jmm 8657 Llc</b>	llc	JMM 8657 LLC is an opaque landholding company (named after its street address) with no active business operations apparent besides owning its parcel ( 43 ). The LLC's owners are not listed in any public sources, and it has no discernible presence in news or community discussions, indicating a purely speculative or passive investment role ( 44 ). There is no record of JMM 8657 LLC engaging in development processes or taking any stance on local projects, implying that it will act primarily in its financial self-interest regarding any new development nearby ( 45 ).	Low	speculation	Reach out through the LLC's registered agent to gauge interest in selling or partnering; emphasize that the project could increase their land's market value and offer an exit strategy at a premium	M
14220135		<b>Cabo Holdings LLC</b>	llc	Cabo Holdings, L.L.C. is an Arizona Domestic L.L.C. filed on ... [Bizapedia — company, retrieved 2025-12-16; "Cabo Holdings, L.L.C. is an Arizona Domestic L.L.C."]( <a href="https://www.bizapedia.com/az/cabo-holdings-llc.html">https://www.bizapedia.com/az/cabo-holdings-llc.html</a> ). The company's filing status is listed as Active...[Bizapedia — company, retrieved 2025-12-16; "filing status is listed as Active"]( <a href="https://www.bizapedia.com/az/cabo-holdings-llc.html">https://www.bizapedia.com/az/cabo-holdings-llc.html</a> ). No other business operations or public activities are documented for this LLC .	Low	land_investment	Engage via the registered agent with a partnership or buyout proposal, highlighting financial upside to motivate cooperation	M
14220070		<b>In The Saddle LLC</b>	llc	In The Saddle, L.L.C. is an Arizona Domestic L.L.C. filed on ... [Bizapedia — company, retrieved 2025-12-16; "In The Saddle, L.L.C. is an Arizona Domestic L.L.C."]( <a href="https://www.bizapedia.com/az/in-the-saddle-llc.html">https://www.bizapedia.com/az/in-the-saddle-llc.html</a> ). The company's filing status is listed as Active...[Bizapedia — company, retrieved 2025-12-16; "filing status is listed as Active"]( <a href="https://www.bizapedia.com/az/in-the-saddle-llc.html">https://www.bizapedia.com/az/in-the-saddle-llc.html</a> ). This LLC holds land and has no noted business beyond its property, with no media or political references .	Low	land_investment	Approach the owners directly on-site; address any rural lifestyle concerns and offer mitigation measures or benefits to gain their support	M
14220100		<b>Wilson &amp; Wilson LLC</b>	llc	Wilson & Wilson, L.L.C. is an Arizona Domestic L.L.C. filed on ... [Bizapedia — company, retrieved 2025-12-16; "Wilson & Wilson, L.L.C. is an Arizona Domestic L.L.C."]( <a href="https://www.bizapedia.com/az/wilson-wilson-llc.html">https://www.bizapedia.com/az/wilson-wilson-llc.html</a> ). The company's filing status is listed as Active...[Bizapedia — company, retrieved 2025-12-16; "filing status is listed as Active"]( <a href="https://www.bizapedia.com/az/wilson-wilson-llc.html">https://www.bizapedia.com/az/wilson-wilson-llc.html</a> ). No other ventures or public engagements are associated with this family-named LLC in available records .	Low	land_investment	Reach out privately to the Wilson family about a potential land sale or partnership; emphasize benefits to their long-term family interests and land value	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
14220087		<b>8556 Peoria LLC</b>	llc	8556 Peoria, L.L.C. is an Arizona Domestic L.L.C. filed on ... [Bizapedia — company, retrieved 2025-12-16; "8556 Peoria, L.L.C. is an Arizona Domestic L.L.C."]( <a href="https://www.bizapedia.com/az/8556-peoria-llc.html">https://www.bizapedia.com/az/8556-peoria-llc.html</a> ). The company's filing status is listed as Active... [Bizapedia — company, retrieved 2025-12-16; "filing status is listed as Active"]( <a href="https://www.bizapedia.com/az/8556-peoria-llc.html">https://www.bizapedia.com/az/8556-peoria-llc.html</a> ). This LLC appears to be a single-purpose entity named after its property's address, with no other business listings .	Low	land_investment	Contact the managing member via the registered agent with a proposal to collaborate or purchase; underscore the mutual financial gains to align their interest with the project	M