



33.56027,-112.22223

— NEIGHBOR SCREEN

PEORIA, AZ

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

IMPORTANT

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NEIGHBOR SCREENS

Adj. = Adjacent Parcel
C = Confidence in Sources

Residents

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|---|------|---|------------|--|---------|-----------|---|---|
| 143-22-006A, 143-22-006D, 143-22-006C | | Salt River Project Agricultural Improvement And Power District | Individual | Salt River Project (SRP) is a major Phoenix-area power and water utility (¹); see ORG table for details. | unknown | High | Coordinate with SRP through formal channels (e.g., its community relations team) to address any project issues. | M |
| 143-21-005D | | Kamala Hollon | Individual | Kamala Hollon has no documented participation in local government or public comments on development issues in Peoria (²). | unknown | Low | One-on-one outreach focusing on listening to any land use or property concerns. | M |
| 142-20-119, 142-20-123 | | Keith J. Ringler | Individual | Keith J. Ringler has no known role in local government and no reported stance on area development (³). | unknown | Low | Personal outreach highlighting respect for his property and seeking to hear any concerns. | M |

| PINs | Adj. | Name | Type | Claims | Stance | Influence | Approach | C |
|------------|------|-----------------------|------------|--|---------|-----------|---|---|
| 142-20-098 | | James A. Violette Jr. | Individual | James A. Violette Jr. is absent from public civic records and has made no known statements on local development (4). | unknown | Low | Approach privately to understand any concerns about property or land-use changes. | M |

Entities

| PINs | Adj. | Name | Type | Claims | Influence | Classification | Approach | C |
|----------|------|---------------------|-------------|---|-----------|-----------------|---|---|
| 14220158 | | Phi Plp 13 Llc | llc | Phi PLP 13 LLC owns a 17.5-acre parcel at Peoria Logistics Park, which houses a new 157,000 ft² Frito Lay distribution center opened in 2023 (5) (6). The Texas-based snack company Frito Lay was the first tenant to occupy this site, highlighting the parcel's use as an industrial logistics facility (7). The LLC has no publicly known officers or parent company; it appears to be a single-purpose entity holding the property for investment (beneficial ownership is not disclosed in Arizona filings) (8). | Low | land_investment | Little direct engagement possible (ownership is opaque); coordinate with the Frito Lay facility's management to address any issues, ensuring Helpen's project does not interfere with their distribution operations | M |
| 14220157 | ✓ | Trader Joes Company | corporation | Trader Joe's Company purchased 16 acres in Peoria in 2024 for \$7.1 million to build a 155,000 ft² cold-storage distribution center (9). The new facility, located just south of Frito Lay's, will serve as Trader Joe's regional hub, chosen for its central Valley location and the ability to custom-design the warehouse (10) (11). There is no indication Trader Joe's has opposed local development; the firm's focus is on efficient supply chain operations, and its presence underscores industrial growth in the area (12). | Medium | land_investment | Engage the Peoria distribution center's management early to discuss any project impact on traffic or infrastructure; emphasize minimal disruption and highlight any improvements (e.g., road upgrades) that could benefit Trader Joe's operations | M |

| PINs | Adj. | Name | Type | Claims | Influence | Classification | Approach | C |
|---|------|--|------|--|-----------|-----------------|--|---|
| 14223012A, 14223006D, 14223012B, 14223006E, 14223014B | ✓ | Aligned Data Centers Peoria Prop Co Llc | llc | Aligned Data Centers Peoria Prop Co LLC (a unit of Aligned Data Centers) acquired nearly 80 acres at Peoria Logistics Park for \$43.2 million in October 2024 (¹³). The company has not yet announced specific development plans for the site, indicating it is in a land-banking or pre-construction stage for a future data center campus (¹⁴). Aligned is a large data center developer backed by global investors (CenterSquare, Mubadala, Macquarie) and already operates a 55-acre, 180 MW data center campus in the Phoenix area (¹⁵). This suggests significant financial strength and a focus on expanding digital infrastructure in Peoria. | High | land_investment | Initiate dialogue with Aligned's regional development executives; explore mutually beneficial arrangements (e.g., shared infrastructure or renewable energy supply) and ensure Helpen's plans complement their data center project to foster cooperation rather than competition | M |
| 14321010D, 14321010A | | Westech Lumber Llc | llc | Westech Lumber LLC is a local building materials supplier located at 8525 N 75th Ave in Peoria (¹⁶). Operating as Westech Building Supplies (part of the Younger Brothers Companies) since around 2009, it provides lumber, hardware, and construction materials to large contractors in the Phoenix area (¹⁷). The company does not appear in any land use disputes or political campaigns; as a vendor, its interest lies in a robust construction market and it benefits from increased development activity rather than opposing it (¹⁸). | Low | unknown | Meet informally with Westech's owner/manager; explain how Helpen's project can contribute to local construction growth, and offer open communication to mitigate any inconveniences during construction, aligning the project with Westech's business interests | M |

| PINs | Adj. | Name | Type | Claims | Influence | Classification | Approach | C |
|--|------|-------------------------------|-------------|--|-----------|----------------|--|---|
| 14321007A | | Westech Components Inc | corporation | Westech Components Inc is affiliated with Westech Lumber, sharing the same address at 8525 N 75th Ave in Peoria (¹⁹). It serves as the corporate entity behind Westech's operations, which have been serving Phoenix-area builders for over a decade (²⁰). There is no separate public profile or outreach by Westech Components Inc itself, suggesting it functions mainly as an internal holding/operating company rather than an independent community actor (²¹) (²²). | Low | unknown | No separate engagement needed beyond dealing with Westech Lumber's leadership; Westech Components has no independent activities, so addressing any concerns through the Westech Lumber contacts effectively covers this entity as well | M |
| 14321011A, 14321005E | | 19 Acres LLC | llc | 19 Acres LLC is a private limited liability company recorded as the owner of two parcels totaling roughly 19 acres in Peoria (²³). The entity's name suggests it was created to hold a 19-acre land investment, and no other active business operations or public information are associated with it (beyond property records) (²⁴). It is not listed in Arizona's corporate filings under that exact name, implying it may be organized out-of-state or as a special-purpose vehicle (beneficial owners are not publicly disclosed) (²⁵). No public stance on local development has been documented for 19 Acres LLC, indicating it functions purely as a landholder seeking appreciation or eventual sale of the land (²⁶). | Low | speculation | Identify and engage via the registered agent or listed owner; a direct purchase or partnership offer may be effective given their likely interest in monetizing the land | M |
| 14220120, 14220106, 14220105, 14220003E | ✓ | Peoria City Of | municipal | The City of Peoria is the municipal government of Peoria, Arizona, and it owns several parcels in the project vicinity (²⁷). Peoria was incorporated in 1954 and as a fast-growing suburb of Phoenix it often acquires land for public purposes (such as future roads, utilities, or parks) (²⁸). City-owned parcels typically align with infrastructure plans or open space, and the city government generally supports development that fits its General Plan and provides economic benefits (increasing tax base or community amenities) (²⁹) (³⁰). There is no indication of the city opposing private development on nearby land; rather, the city tends to collaborate with developers (Peoria partnered with VanTrust and others on industrial projects in the area) (³¹). | High | municipal | Engage city officials through formal channels; align project benefits with city development goals (emphasize tax revenue, jobs, or community improvements); maintain transparency and address any municipal concerns early | M |

| PINs | Adj. | Name | Type | Claims | Influence | Classification | Approach | C |
|------------------------------------|------|--|------|---|-----------|-----------------|--|---|
| 14220118, 14220117, 14220114 | ✓ | Caretaker West Peoria Parcel LLC | llc | Caretaker West Peoria Parcel LLC is an LLC owning multiple adjacent parcels in west Peoria (as indicated by county parcel records) (32). The company's purpose appears to be holding this land ("Parcel") for investment, with no other business activities visible publicly (33). No information on its principals is readily available through Arizona's corporation records (it may be registered out-of-state or via an intermediary), and thus the beneficial owner is unknown (34). The entity has not been identified in any local news or political contributions, suggesting a passive stance focused only on property ownership and eventual development or sale (35). | Low | land_investment | Locate the managing member or agent (possibly via title records) and open dialogue about purchase or collaboration; emphasize how the project could enhance their land's value or offer a buyout at a premium, as they are likely motivated by ROI | M |
| 14220156 | | Ci351 Peoria Logistics LLC / Douglas Peoria Logistics LLC | llc | Ci351 Peoria Logistics LLC (also referenced as Douglas Peoria Logistics LLC) appears to be connected to a logistics/industrial development project in Peoria (36). The parcel under this entity lies in the Peoria Logistics Park area near Northern Ave and 75th Ave, a booming industrial corridor where VanTrust Real Estate and others have attracted major tenants like Frito-Lay and Trader Joe's (37). Public records show large transactions in this park (e.g., Trader Joe's purchased 16 acres for \$7.1 M to build a distribution center) (38), indicating that Ci351/Douglas Peoria Logistics LLC is likely a special-purpose vehicle involved in selling or developing land for such corporate users. This suggests the entity is backed by a sophisticated developer or investor with substantial capital and an interest in maximizing the industrial use of the site (39) (40). There is no sign of opposition to development from this entity – on the contrary, its business model relies on development, so it would focus on any competitive or operational impacts to its project rather than ideological objections (41). | Medium | land_investment | Reach out to the development manager or parent company (e.g., through VanTrust or known partners) to find synergies (infrastructure sharing or coordinated planning); assure that the project will not impede their logistics operations and could even complement them (e.g., improving roads or utilities) | M |

| PINs | Adj. | Name | Type | Claims | Influence | Classification | Approach | C |
|---|------|----------------------------------|------|---|-----------|-----------------|---|---|
| 14220116, 14220107, 14220115, 14220108 | | F&J Ruiz Holdings LLC | llc | F&J Ruiz Holdings LLC is an Arizona domestic LLC formed in 2016, primarily for holding real estate (42). According to state filings, it is managed by Reynaldo Ruiz (of Tempe, AZ) with another member, Lucia Zuniga Magdaleno, based in Mesa, AZ (43). The LLC owns multiple parcels in Peoria, but it does not conduct an active public business (no storefront or operations), indicating its purpose is likely land investment or family asset holding (44). The owners have not publicized any views on local development; they appear to be absentee landowners whose interest lies in the land's appreciation or sale potential rather than influencing community issues (45). | Low | speculation | Engage the managing member, Reynaldo Ruiz, through contact information on file (or via their statutory agent); highlight how the proposed development could raise their land's value or offer them a profitable exit, as they are likely to respond to clear financial incentives | M |
| 14220121, 14220122 | | Sharro LLC | llc | Sharro LLC is an Arizona domestic LLC whose managing member is Rocco J. Arpaio of Scottsdale (added July 2022) (46). The company holds at least two parcels in Peoria, and no other active business operations are evident from public records (47). | Low | land_investment | Engage managing member Rocco Arpaio directly with a collaborative offer (e.g., premium purchase or joint venture); address any concerns about property value impact and acknowledge his local connections to build goodwill | M |
| 14220110, 14220134, 14220099 | | DCMS Properties LLC | llc | DCMS Properties LLC is an Arizona limited liability company with scant public information about its owners or activities (48). It appears to function solely as a land-holding entity for its Peoria parcels, with no other business filings or visible operations (49). | Low | land_investment | Contact the owner via registered agent with a straightforward purchase or partnership proposal; emphasize financial upside and a quick transaction, since the interest is likely purely investment-driven | M |

| PINs | Adj. | Name | Type | Claims | Influence | Classification | Approach | C |
|-----------|------|------------------------------------|------|---|-----------|-----------------|---|---|
| 14321009A | | Num 1 Job LLC | llc | Num 1 Job LLC is an Arizona LLC managed by Umirali Nisanbayev of Phoenix (recorded as taking office in 2009) (50). Beyond holding its parcel, this entity has no public-facing business operations or additional corporate disclosures on record (51). | Low | land_investment | Reach out to managing member Umirali Nisanbayev with a clear buyout offer; highlight the immediate financial gain, as his interest in the property seems purely speculative and he may be amenable to a profitable exit | M |
| 14220113 | | JGJ Real Estate Experts LLC | llc | JGJ Real Estate Experts LLC is an Arizona-registered realty firm (one of many licensed real estate LLCs in Peoria) (52). Apart from its indication of being a real estate sales team, there are no separate business operations or corporate disclosures publicly noted for this entity (53). | Low | land_investment | Engage the JGJ principals by addressing potential market impacts openly; provide data showing minimal effect on home values and possibly involve them in marketing or realty aspects of the project to turn their expertise toward collaboration rather than opposition | M |
| 14220104 | | MLM Property Management LLC | llc | MLM Property Management LLC is an Arizona limited liability company identified as the owner of parcel 142-20-104 in Maricopa County (54). No principals or detailed corporate filings for this entity were found in state records or public databases (55). The company's ownership and operations are not publicly disclosed, indicating a private landholding with unknown beneficial owners (56). No liens, lawsuits, or UCC financing statements are on record under this entity's name in the past two years (57). | Low | speculation | Investigate the managing member via county records; outreach through certified letter offering dialogue on development plans, since beneficial ownership is unclear | M |

| PINs | Adj. | Name | Type | Claims | Influence | Classification | Approach | C |
|-------------------------|------|--------------------------|------|---|-----------|-----------------|---|---|
| 14321008B, 14321001A | | 8769 75Th Ave LLC | llc | 8769 75th Ave LLC is an Arizona LLC formed in April 2009 (registered as “Successful Options LLC”) and remains active and in good standing (58). The LLC's principals are Ted Gremmel and Kelly Gremmel of Mesa, Arizona, who have been listed as members since its formation (59). The entity's mailing address is a PO Box in Apache Junction, AZ, but its principal office is in Mesa (60) (61). This LLC acquired two adjacent parcels (APNs 143-21-001A and 143-21-008B) in Peoria, totaling several acres of undeveloped land, during the late 2000s real estate downturn at relatively low prices (62). There are no known business operations on the property; it appears to be a land investment held by the Gremmels, who have no prominent local political ties (Mr. Gremmel serves as a constable in Pinal County) (63). | Low | land_investment | Engage Ted and Kelly Gremmel with a clear value proposition (e.g., above-market offer or partnership for their parcels); highlight how the development could increase their land's worth or provide an exit at a profit | M |
| 14220101 | | JMM 8657 LLC | llc | JMM 8657 LLC is an Arizona limited liability company linked to the Hernandez family, formed in August 2022 and associated with the construction trade (64) (65). Corporate records list Richard Eliseo Hernandez Martinez as a member and Rubi Florencio Martinez as the managing member, both using a Phoenix address on file (66). The LLC's name corresponds to the street number of its parcel (likely 8657 W. – matching the property's address), suggesting it was created to hold or develop that specific piece of land (67) (68). The entity's business purpose is filed under “Construction,” and no other public information (such as website or press) is available, implying it functions as a private property holding or development vehicle for the family's masonry business (69) (70). | Low | land_investment | Coordinate with Richard Hernandez (or designated manager) to address any plans they have for the parcel; emphasize how the project could align with their business interests or offer favorable buyout/lease terms to mitigate opposition | M |
| 14220135 | | Cabo Holdings LLC | llc | Cabo Holdings LLC is a California-formed LLC (established August 23, 2022) with its principal office in Newport Beach, CA (71). The company's registered agent is a professional service (Legalinc Registered Agents, Inc.), and no individual owners or managers are listed in public filings (72). It appears to function purely as a landholding entity for its Arizona parcel, with no known operations or community presence in Peoria (73). No local business licenses or political activities are associated with Cabo Holdings LLC, indicating its interest is likely limited to property investment (beneficial owner remains unknown) (74). | Low | speculation | Engage via its registered agent to discuss purchase or partnership; emphasize favorable ROI as an exit strategy since it's a speculative holder with no local agenda | M |

| PINs | Adj. | Name | Type | Claims | Influence | Classification | Approach | C |
|-----------|------|-----------------------|------|--|-----------|-----------------|--|---|
| 14220070 | | In The Saddle LLC | llc | In The Saddle LLC is an Arizona limited liability company holding parcel 14220070 in Peoria (⁷⁵). The entity's name suggests a possible equestrian or personal ranch connection, but there are no public records of its principals or any active business operations (⁷⁶). It does not maintain a website or public profile, and no news or community involvement has been documented under this LLC (⁷⁷). Aside from property ownership records, In The Saddle LLC remains essentially anonymous in public databases, implying it is a private holding likely used for family land or niche purposes (⁷⁸). | Low | agriculture | Identify the individual owners (through property records) and engage them directly; address concerns about noise or disruption if the land is used for equestrian or rural purposes, emphasizing mitigation efforts | M |
| 14220100 | | Wilson & Wilson LLC | llc | Wilson & Wilson LLC is an Arizona domestic LLC that holds parcel 14220100 in Peoria (⁷⁹). The LLC appears to be family-named (likely owned by individuals with the Wilson surname), but no officers or members are publicly listed in corporate records (aside from statutory agent information) (⁸⁰). It has no observable business operations or online presence, indicating it serves as a vehicle for owning land or assets rather than an active enterprise (⁸¹). No news, court filings, or regulatory documents reference Wilson & Wilson LLC outside of standard property and incorporation records, suggesting it operates quietly as a private investment holding (⁸²). | Low | land_investment | Reach out personally to the Wilson family behind the LLC; build trust by highlighting how the project can coexist or even enhance their property's value, and be prepared to negotiate buyout if they are holding land for investment | M |
| 14223023B | | Arizona Boiler Co Inc | inc | Arizona Boiler Company, Inc. is a long-established local business in Peoria (founded 1960) that provides industrial boiler services (⁸³). It is a third-generation family company led by President Terry R. Melot since 1969, growing into Arizona's largest complete boiler service provider (⁸⁴). The company's headquarters and main facility are located at 8282 N 75th Ave, Peoria, and it has a significant presence servicing commercial, industrial, and government projects statewide (⁸⁵) (⁸⁶). Arizona Boiler Co. employs local workers and has been operating in the community for decades, though it has not been publicly involved in land development disputes or political campaigns (its focus remains on its industrial services) (⁸⁷). | Medium | unknown | Meet directly with company leadership (e.g., President Terry Melot) to address any concerns about the project's impact on their operations; emphasize measures to control noise, traffic or dust near their facility and explore mutually beneficial arrangements (e.g., supplier opportunities or community goodwill initiatives) | M |

| PINs | Adj. | Name | Type | Claims | Influence | Classification | Approach | C |
|----------|------|-----------------|------|---|-----------|-----------------|--|---|
| 14220087 | | 8556 Peoria LLC | llc | 8556 Peoria LLC is a limited liability company likely created to hold a specific property in Peoria (its name corresponds to a street number, suggesting a parcel address) (88). It exemplifies a single-purpose real estate holding LLC: for instance, similar entities like “Glez C Properties, LLC” have been used to acquire an industrial property in Peoria for \$9.5 million (89). Public information on 8556 Peoria LLC is scarce – no listed principals or active business operations – indicating it exists purely for owning or developing the parcel in question (90). The company does not appear in any news or community records, meaning its role is confined to the land title with any decision-making resting with its private investors or managers (91). | Low | land_investment | Identify the managing member or parent investors and open dialogue regarding their plans for the property; if they are looking to sell or partner, highlight how the proposed development can meet their financial goals (or make a competitive offer to acquire the parcel) | M |