



PARADISE VALLEY
COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
Black Mountain

CAREFREE HWY



WAGON WHEEL

VILLAGE AT
SURREY HILLS

E CARRIAGE DR

N SUSSETTRAIL

E SURREY DR

SUBJECT SITE
BLACK MOUNTAIN
VISTA MARKET PLACE



NOT TO SCALE

BLACK MOUNTAIN VISTA MARKET PLACE

NWC CAVE CREEK ROAD AND SURREY DRIVE, CAVE CREEK, AZ

NEW DEVELOPMENT OPPORTUNITY
OFFERED BY:

MAX BIPPUS
First Vice President
+1 602 735 5518
max.bippus@cbre.com



BLACK MOUNTAIN VISTA MARKET PLACE



PROPERTY HIGHLIGHTS

- ±3.334 Acres Available
- ± 20,900 SF Leasable Area according to Conceptual Site Plan
- ±105 Parking Spaces according to Conceptual Site Plan
- Zoned Town Core Commercial (Town of Cave Creek) TCC
- ±14,000 Estimated Average Daily Trips



CAVE CREEK HIGHLIGHTS

- Location: ±27 Miles NE of Downtown Phoenix
- Elevation: ±2,126 Feet
- Median Home Value: \$531,368 (Source: Esri)
- Annual and Weekly Events Including:
 - A Taste of Cave Creek
 - Bike Week
 - Hidden in the Hills Art Tours



DEMOGRAPHICS

- Population: ±38,034
- Median Age: ±57.0 years
- Average Income: \$143,777 (Source: Esri)

CONCEPTUAL PLAN



CONTACT:

MAX BIPPUS

First Vice President
+1 602 735 5518
max.bippus@cbre.com

CBRE

2575 East Camelback Road, Suite 500
Phoenix, AZ 85016
www.cbre.us/phoenix

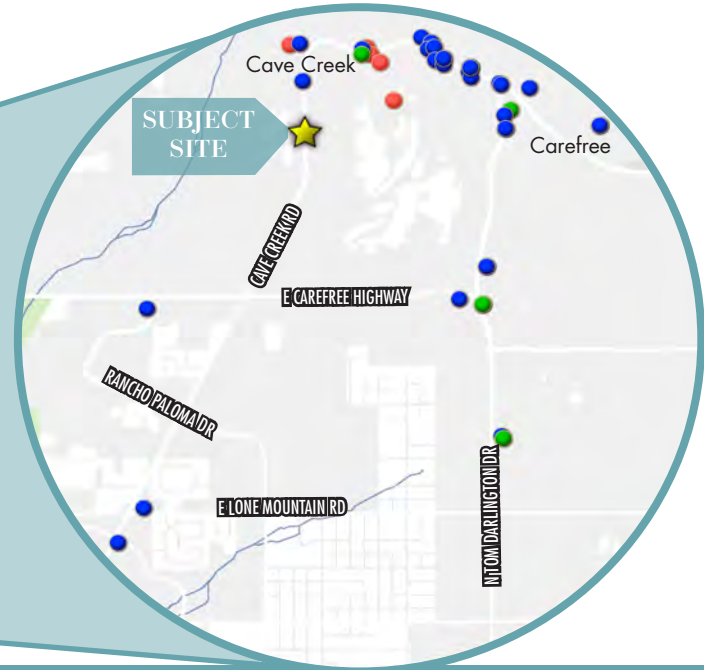
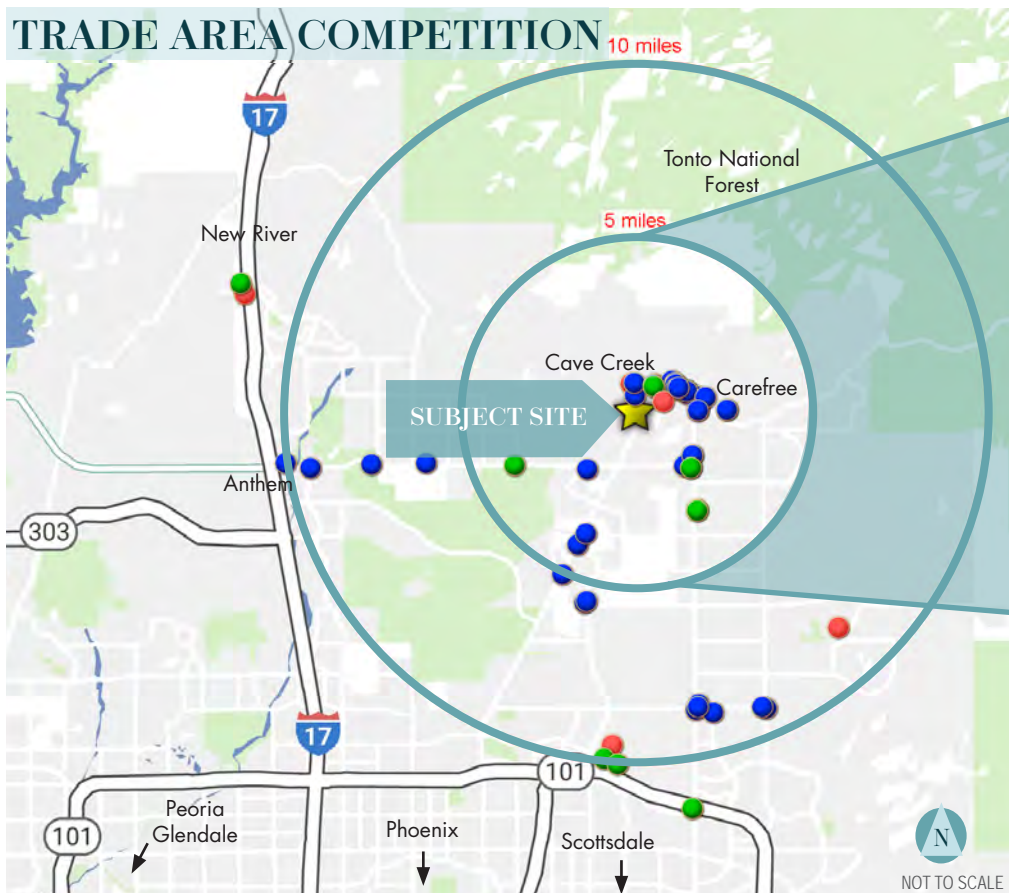
BLACK MOUNTAIN VISTA MARKET PLACE

PLANNED HOUSING IN CAVE CREEK, AZ



- | | | | |
|--|--|---|---|
| 1 Galloway Ridge
(60 Planned Homes) | 4 Desert Mountain
(190 Planned Homes) | 7 Enclave at Carefree
(12 Planned Homes) | 10 El Regalo
(60 Planned Homes) |
| 2 Hidden Rock
(42 Planned Homes) | 5 Cielo Stellato
(14 Planned Homes) | 8 The Reserve
(31 Planned Homes) | 11 Villas at the Boulders
(40 Planned Homes) |
| 3 Eastwood
(39 Planned Homes) | 6 Black Mountain Vista
(20 Planned Homes) | 9 Rancho Paloma & Peak View Park
(169 Planned Homes) | 12 Scottsdale Heights
(54 Planned Homes) |

BLACK MOUNTAIN VISTA MARKET PLACE



Locations Identified

- Pubs & Restaurants: 44
- Retail Destinations: 11
- Resorts & Hotels: 10

&
More

CONTACT:

MAX BIPPUS
First Vice President
+1 602 735 5518
max.bippus@cbre.com

2575 East Camelback Road, Suite 500
Phoenix, AZ 85016
www.cbre.us/phoenix

CBRE

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.