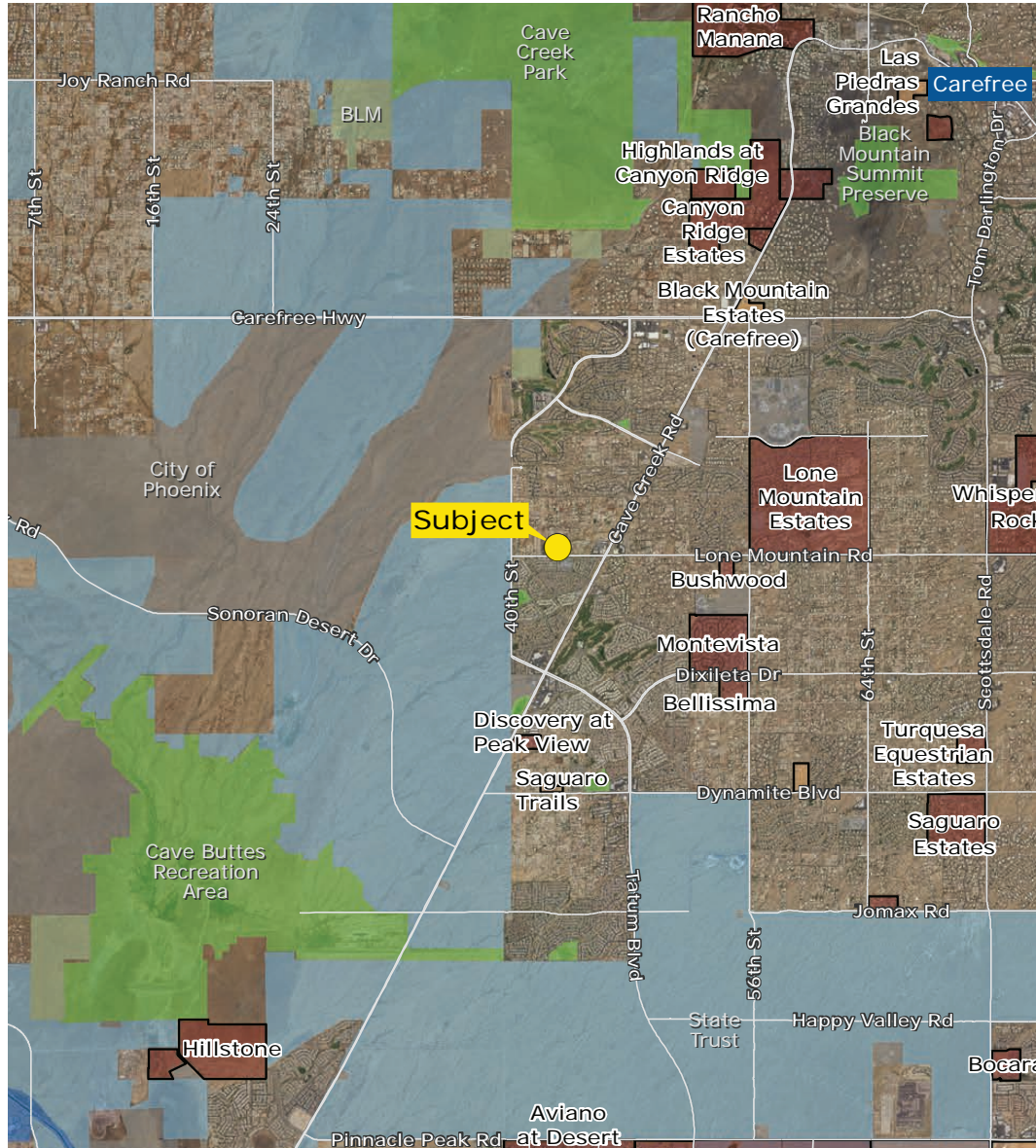


SENIOR LIVING PROPERTY FOR SALE - FULLY ENTITLED

EXCLUSIVE LISTING | LONE MOUNTAIN ROAD & 43RD STREET | PHOENIX, ARIZONA



PROPERTY DETAILS New to the market is this architect ready, 60 bed, fully entitled Assisted Living & Memory Care building site in the highly desirable Northeast Phoenix/Cave Creek area. It is a rare mid-block, residential setting that promotes a live/work lifestyle, while preserving a peaceful, neighborhood environment.

LOCATION W/NWC Cave Creek Road and Lone Mountain Road

SIZE ±4.23 net acres

PRICE \$1.6M

PARCEL 211-36-003B

ZONING PUD, City of Phoenix (Zoning Case Z-28-14-2)

PUD

STANDARDS	PUD
Number of Lots	One
Maximum Height	One Story and 18 Feet
Building Setbacks:	
South	Min. 35 Feet
West	Min. 28 Feet
East	Min. 35 Feet
North	Min. 35 Feet
Max. Lot Coverage	40% of Net Lot Area
Open Space	Min. 60% of Net Lot Coverage
Max. No. of Beds	Max. 60 Beds
Accessory Buildings	Min. 35 Feet from all Property Lines

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Est. Population	±5,623	±26,964	±47,621
2018 Est. HH Income	\$122,930	\$129,104	\$135,670

Source: Esri, 2018

TAXES \$3,723.42 (2018)

COMMENTS

- Located just west of Cave Creek Road
- Property is entitled for 60 units
- Signalized intersection at:
Cave Creek Road & Lone Mountain Road
- Strong Demographics in the trade area

Michele Pino | mpino@landadvisors.com Mike Brinkley | mbrinkley@landadvisors.com

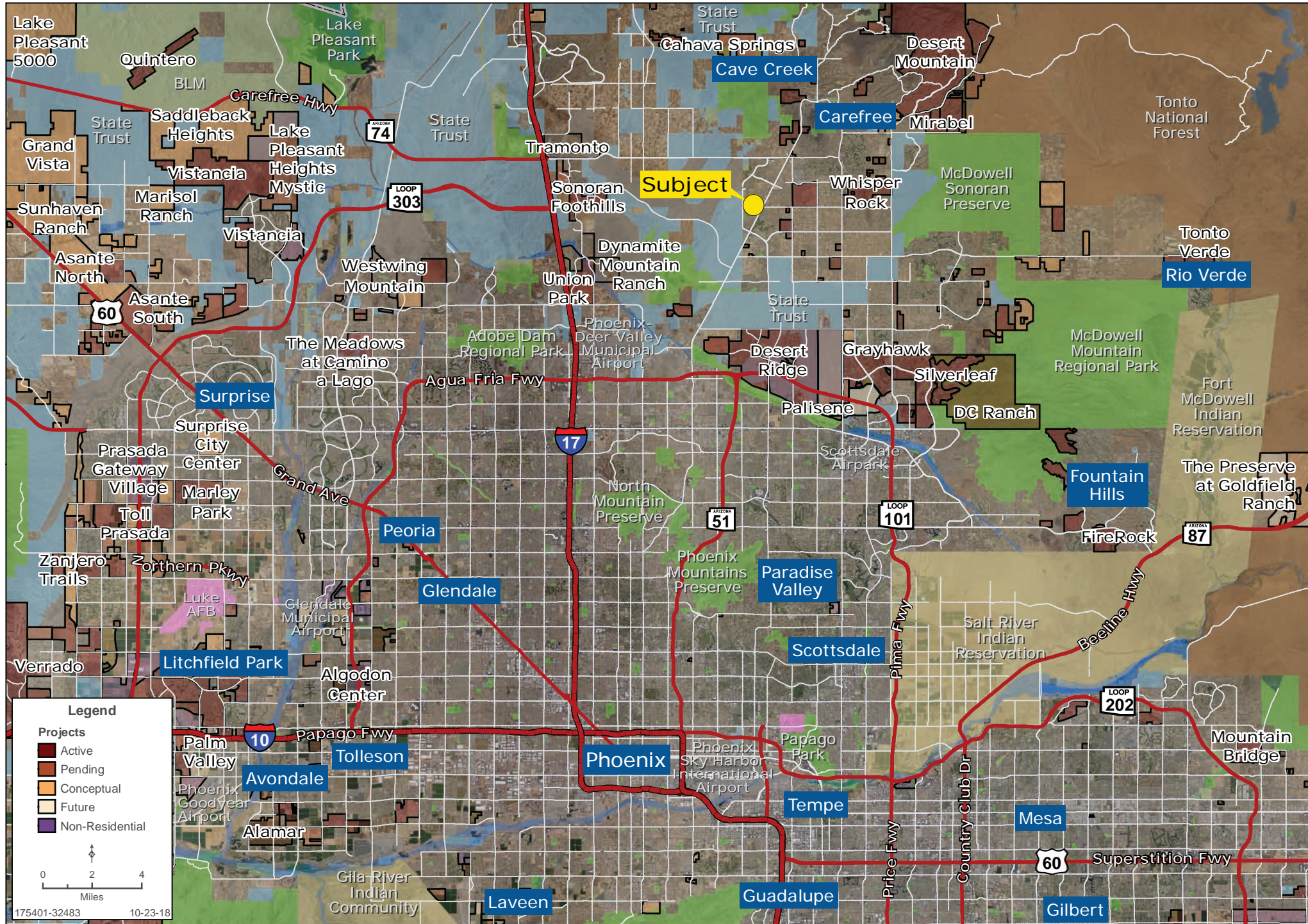
4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZMaricopa175401 - 11.28.18



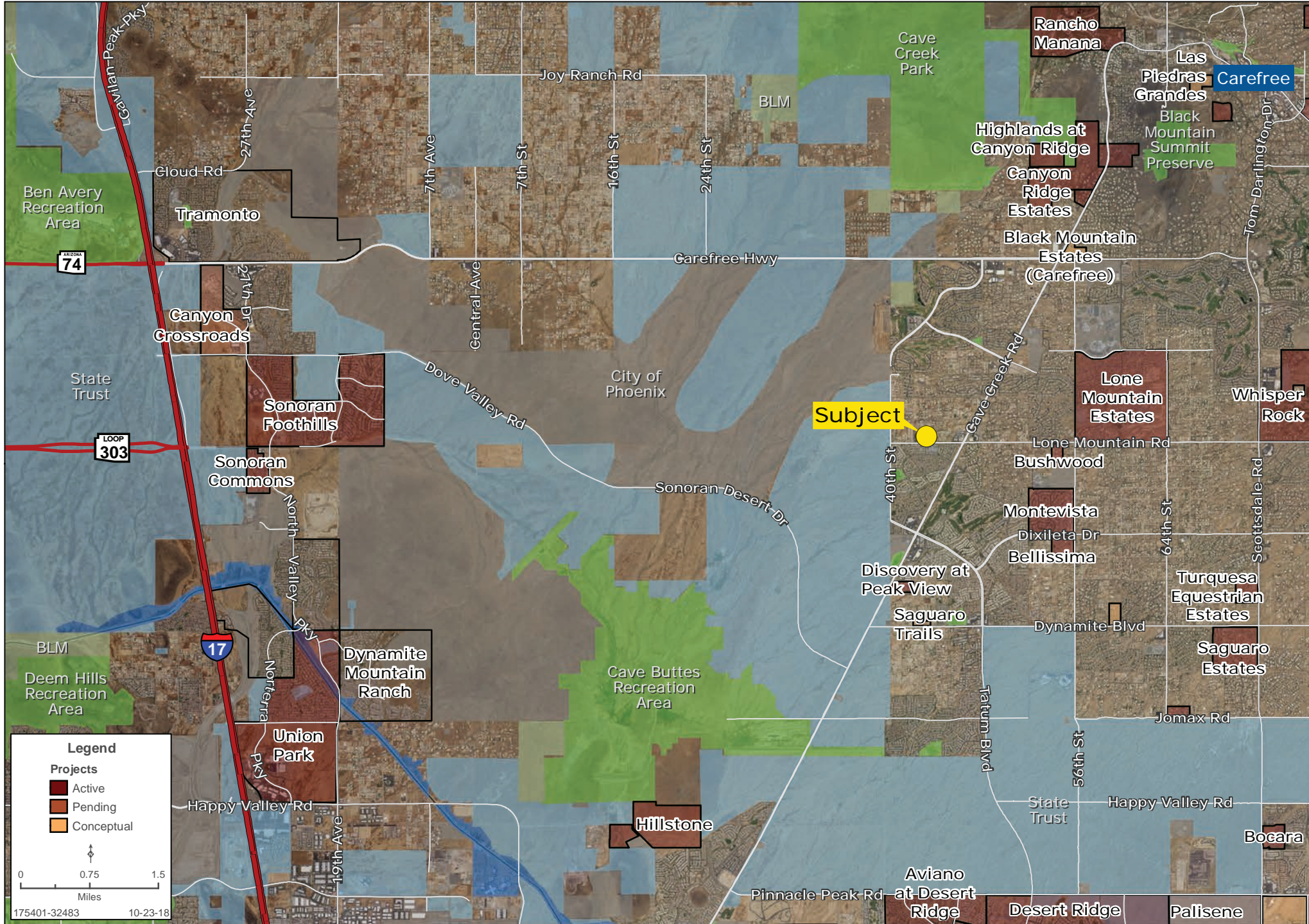
REGIONAL MAP

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SURROUNDING DEVELOPMENT MAP

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SURROUNDING AREA MAP

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Legend

Projects

- Active
- Conceptual

0 0.25 0.5
Miles

175401-32483 10-23-18

PROPERTY DETAIL MAP

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