

GOLD MOUNTAIN

EXCLUSIVE LISTING | MARICOPA COUNTY, ARIZONA



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PROPERTY OVERVIEW

LOCATION The property is located north of Cave Creek Road at the end of Fleming Springs Road in Maricopa County, Arizona (north of Cave Creek and adjacent to Scottsdale municipalities).

SIZE ±822.3 acres (available all or in part)

PRICE \$20,000 per acre

TAXES \$59,095.22 (2016)

ZONING RU-190

DEVELOPMENT REGULATIONS Due the topography of the property, future building envelopes will be regulated by the Maricopa County Hillside Development Standards. [Click here for additional information.](#)

JURISDICTION Maricopa County

UTILITIES

- Electrical Service: Arizona Public Services (APS).
- Water Service: Exempt onsite wells
- Wastewater: Septic systems.

COMMENTS

- Contiguous ±822.3 acre property is adjacent to renowned Desert Mountain master plan and the Tonto National Forest.
- An existing graded road runs from the southern entrance to the northern boundary, providing access to the majority of the project.

PARCELS

Parcel ID	Size (Acres)	Taxes (2016)
202-17-049A	±41.25	\$2,427.08
202-17-046A	±36.45	\$1,732.66
202-17-043A	±36.45	\$2,381.70
202-17-002M	±44.99	\$3,687.26
202-17-041A	±36.66	\$2,375.82
202-17-047A	±36.3	\$2,387.60
202-17-044A	±39.86	\$2,635.00
202-17-045A	±39.94	\$1,820.74
202-17-048A	±36.58	\$2,399.38
202-17-055	±36.18	\$3,085.64
202-17-054	±35.91	\$3,054.38
202-17-046B	±36.34	\$3,370.58
202-17-016B	±29.97	\$3,702.62
202-17-026D	±62.56	\$3,687.34
202-17-050	±65.4	\$3,740.30
202-17-001Q	±39.89	\$4,337.32
202-17-016C	±48.59	\$3,131.28
202-17-001P	±29.62	\$1,863.54
202-17-001R	±89.36	\$7,274.98
Total (19 Parcels)	±822.3	\$59,095.22

PROPERTY STORY

Situated in the northern reaches of Maricopa County in the foothills of Cave Creek and Carefree, Arizona, the subject property, known as Gold Mountain, is one of the most unique properties in the valley. The project came to be through a series of acquisitions during 2013 and 2014 totalling ±822 acres and making it one of the largest contiguous landholdings in the northeast valley. The project provides a sense of absolute seclusion while being only a short drive from numerous activities and amenities including, shopping, restaurants, art festivals, golfing, and medical services.

Gold Mountain is accessed along paved streets starting at Cave Creek Road and School House Road to Fleming Springs Road and through an existing gated community to the base of the project. Fleming Springs Road continues on to the property, through a private gate, and traverses up ±1,500 feet of elevation change all the way to the northern boundary of Gold Mountain.

Over the years, several potential development plans have been introduced to complement the surrounding area and the site's pronounced characteristics. Surrounding owners have completed extensive infrastructure improvements to their adjacent properties including the complete grading of Fleming Springs Rd through the subject property, underground electric lines and the installation of multiple private wells. While some of the existing wells and powerlines extend through the subject property, they are not intended to serve it and their ability to service any future development will need to be verified through the providers and/or owners. What truly sets Gold Mountain apart from any other project in Phoenix are the long-range views the site provides that span across the Phoenix MSA.

With several key improvements made to the property and the natural beauty of the desert vegetation and saguaro forests, the future development potential of Gold Mountain remains a blank slate for a future owner.



PROPERTY PHOTOS



CAVE CREEK, ARIZONA

CAVE CREEK, ARIZONA Established as a gold mining town and stopping point for the U.S. Calvary in the mid 1870s, Cave Creek is an old western town located high above Phoenix in the foothills of Black Mountain, Skull Mesa and Elephant Butte. While phoenix and most other metropolitan cities have grown and modernized over the last century, Cave Creek has maintained its old west feel with saloons, boutique shops, rodeos and an unrushed sense of living.

The Carefree Cave Creek area is quickly becoming a valley favorite for all types of live entertainment featuring a very diverse variety of acts and events from which to choose. With nearly a dozen venues offering live entertainment several nights per week, Cave Creek's entertainment district is red hot. All genres of music from original country to pop cover bands and jazz are featured. In addition to music, other live entertainment includes live bull riding, rodeo events, western dance lessons, stand-up comedians, concerts, car shows and live theater.

SPUR CROSS RANCH One of the best kept local secrets for hikers and nature lovers, Spur Cross is one of the newest additions to Maricopa County Regional Park System. The conservation area encompasses 2,154 acres of diverse, rugged upper Sonoran Desert. The north Valley location, accessible from the town of Cave Creek (Spur Cross and Cave Creek Roads), contains fascinating archaeology sites and lush riparian areas along Cave Creek, which flows throughout the winter months. Remnants of early mining and ranching, from which the park gets its name, are still apparent in the park. This area is a must see for all wildflower lovers in the spring. The abundant vegetation present in the conservation area provides a rich habitat for a diverse assemblage of wildlife. Spur Cross is a hiker's dream – there are many miles of terrain from easy to extremely difficult. Consult the ranger maps for details. Horseback riding and foot traffic on all paths, biking on limited paths – no ATVs or other motorized vehicles.

CAVE CREEK RECREATION AREA This desert oasis provides any hiker and equestrian majestic views. The Go John Trail loops around a mountain to provide the illusion of being miles away from civilization. In the 1870s, fever stricken gold seekers staked their dreams on the jasper-studded hills. Guided trails to these sites give visitors an opportunity to travel back in time. Easy access just minutes from Cave Creek this park has covered picnic areas, tent and RV camping sites, as well as rest rooms and some of the area's best hiking trails.

TONTO NATIONAL FOREST Encompassing nearly 3 million acres around the Phoenix metropolitan area, the Tonto National Forest is one of the largest and most visited forests in the United States. The forest hosts many outdoor activities including hiking, biking, offroading, boating, camping, and horseback riding. Multiple Tonto recreation sites are located a short distance from downtown Cave Creek and are open for year round use.



Go John Trail, Cave Creek Recreation Area



Spur Cross Ranch



Tonto National Forest

DOWNTOWN CAVE CREEK

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AMENITIES DRIVE TIME MAP

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PHOENIX MSA OVERVIEW

PHOENIX METROPOLITAN SURROUNDING AREA

The Phoenix MSA housing market has continued to improve over the past years as more home buyers are entering and returning to the market. In both the new home and resale home markets we are beginning to see a large increase in "boomerang" buyers who are re-entering the home market after suffering from ineligibility due to foreclosures 7+ years ago. Together the new buyer and returning buyer are putting a strain on the supply of homes around the valley which has driven the supply of resale homes throughout the Phoenix MSA down to 2.6 months across all price points. Even at these supply levels, Phoenix remains relatively affordable compared to neighboring major metro markets making it very attractive to the younger generation workforce who is being priced out of homeownership in surrounding states. In addition to affordability, job growth remains strong in high skill sectors including tech, financial, and health.

NEW HOME PERMIT GROWTH

- Phoenix Single Family home permits breached 18,000 in 2016, a ±12% increase over 2015 permitting
- Industry professionals are predicting continued permit growth with estimates ranging from 19,440 to 22,500 in 2017 and year over year growth through 2019.
- The Northeast valley permit levels have consistently remained between 500 and 600 permits over the past 12 months as the limited land supply constricts any new large scale developments.

Phoenix Annual Population Growth

Population Growth

1990's: 1,024,000
2000's: 936,000
2010's: 835,000

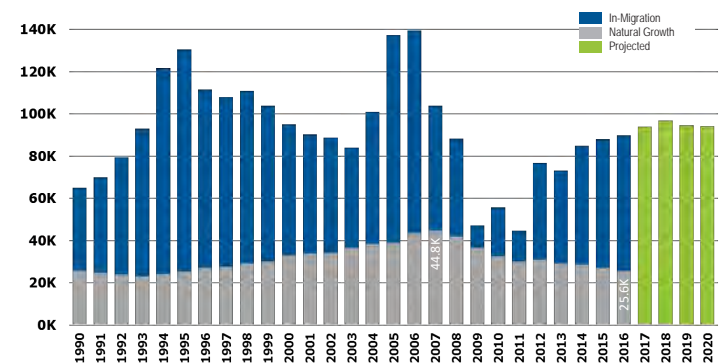
Natural Growth

2007 Peak: 44,800
2016 Est: 25,600
Change: -19,200

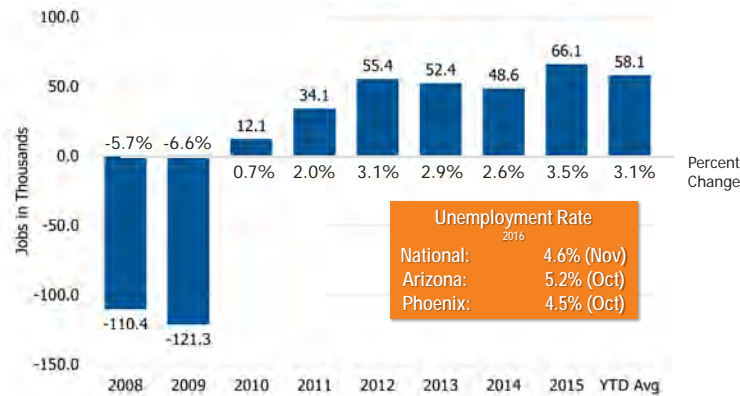
Declining births & increasing deaths

Sources: US Census Bureau, Arizona Dept. of Administration & Arizona Dept. of Health Services

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Metro Phoenix Annual Employment Change

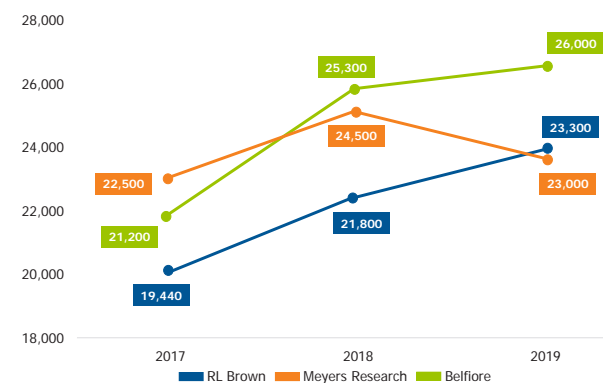


Unemployment Rate 2016
National: 4.6% (Nov)
Arizona: 5.2% (Oct)
Phoenix: 4.5% (Oct)

Source: Arizona Dept. of Employment and Population Statistics

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Expert Permit Projections

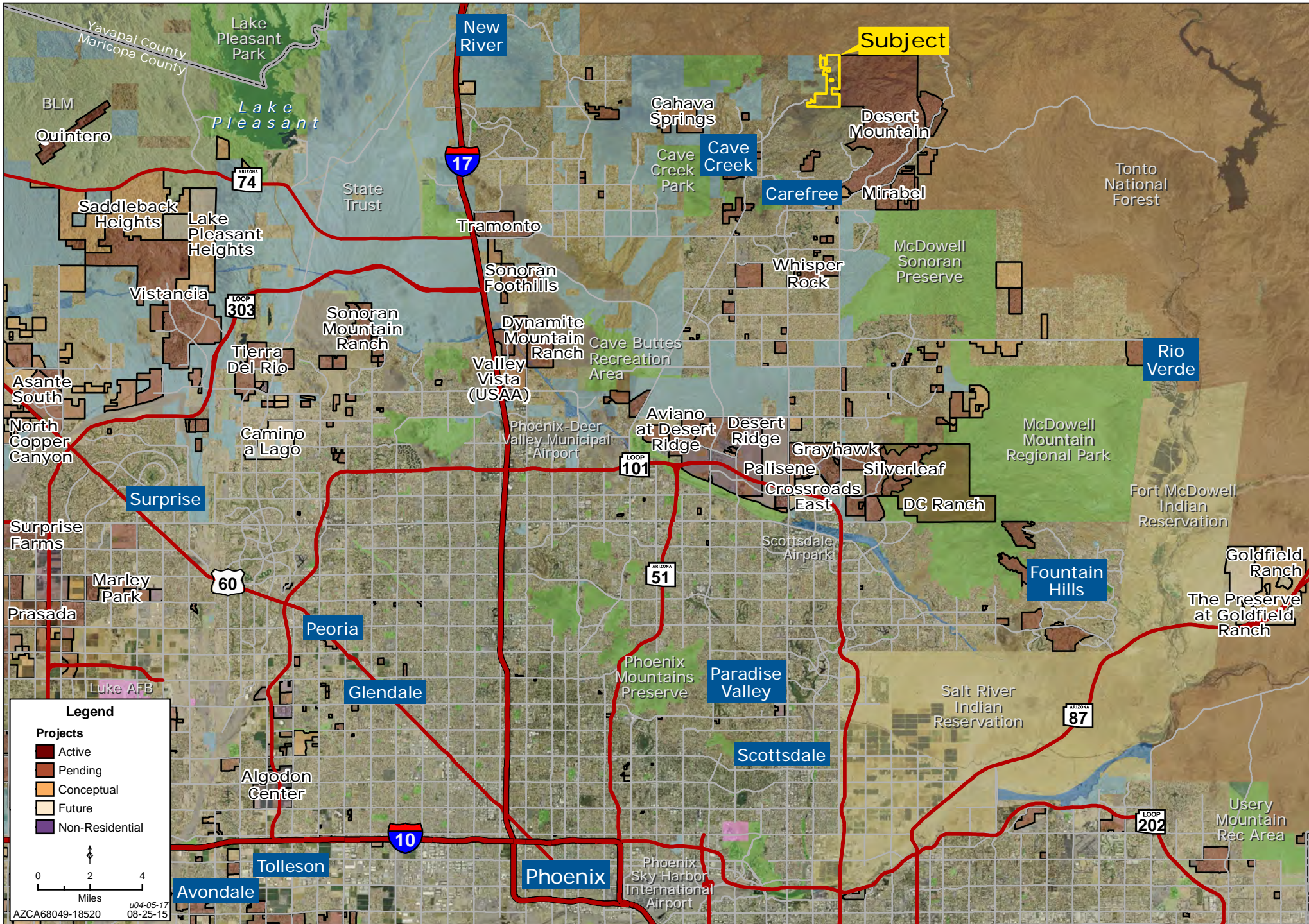


Sources: RL Brown, Meyers Research, Belfiore Real Estate Consulting

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REGIONAL MAP

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Subject

Surprise

Peoria

Glendale

Avondale

Tolleson

Phoenix

Paradise Valley

Scottsdale

Fountain Hills

Rio Verde

New River

Cave Creek

Carefree

Desert Mountain

Mirabel

Tramonto

Sonoran Foothills

Sonoran Mountain Ranch

Dynamite Mountain Ranch

Valley Vista (USAA)

Phoenix-Deer Valley Municipal Airport

Aviano at Desert Ridge

Desert Ridge

Palisene

Grayhawk

Crossroads East

Silverleaf

DC Ranch

Scottsdale Airpark

McDowell Mountain Regional Park

Fort McDowell Indian Reservation

Salt River Indian Reservation

Useery Mountain Rec Area

Tonto National Forest

McDowell Mountain Regional Park

Fort McDowell Indian Reservation

Goldfield Ranch

The Preserve at Goldfield Ranch

Salt River Indian Reservation

Useery Mountain Rec Area

Legend

- Projects
- Active
- Pending
- Conceptual
- Future
- Non-Residential

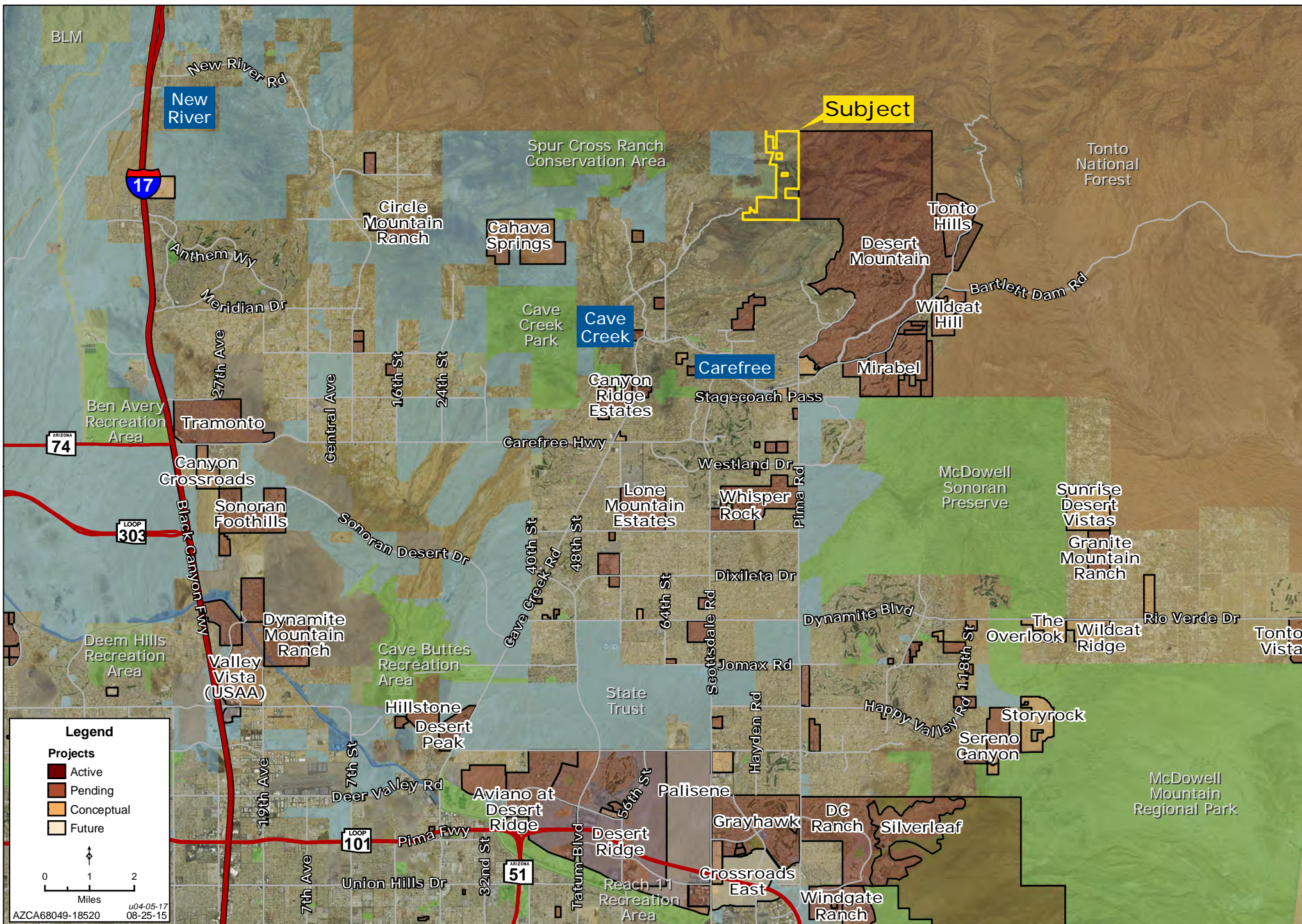
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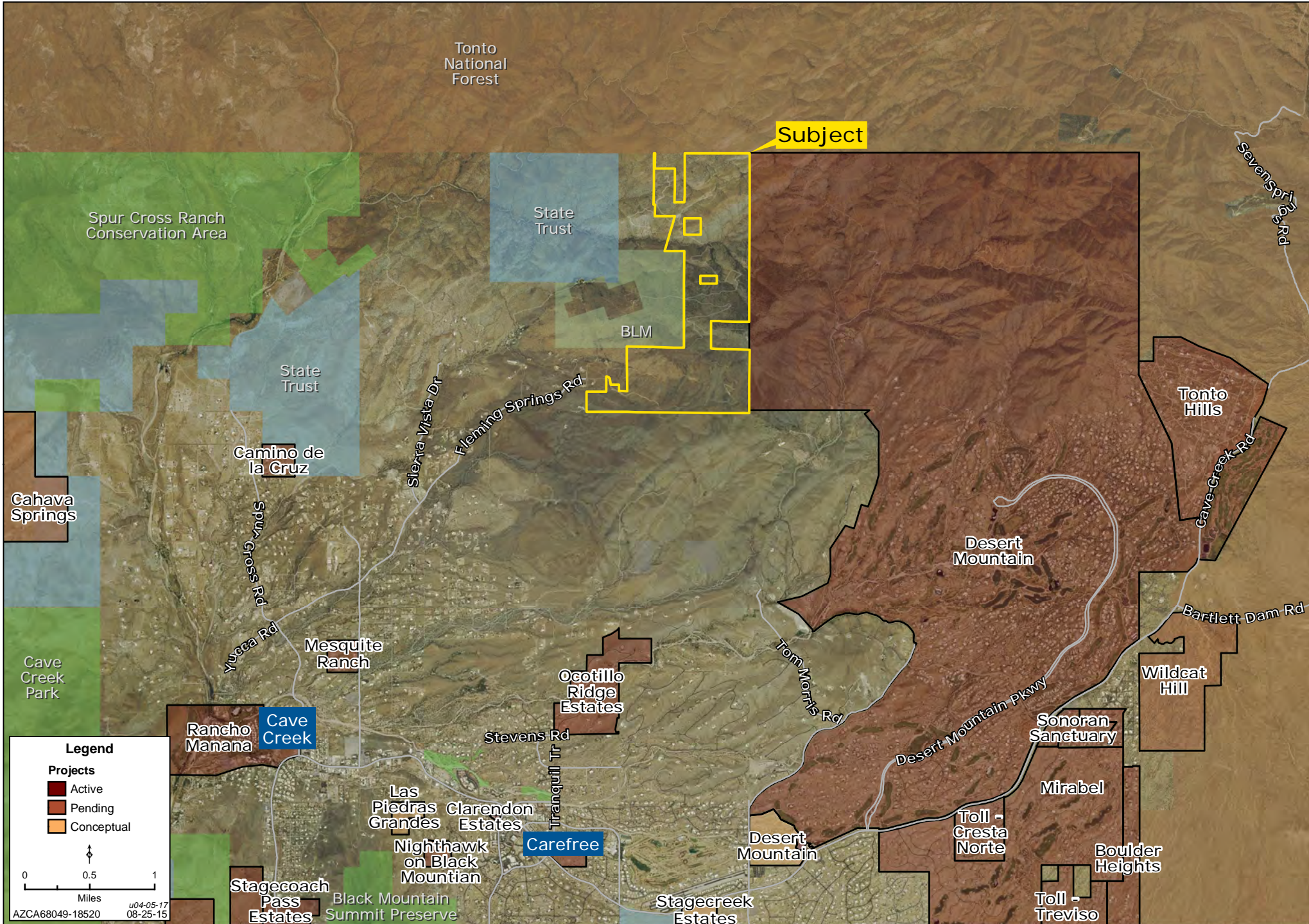
SURROUNDING DEVELOPMENT MAP

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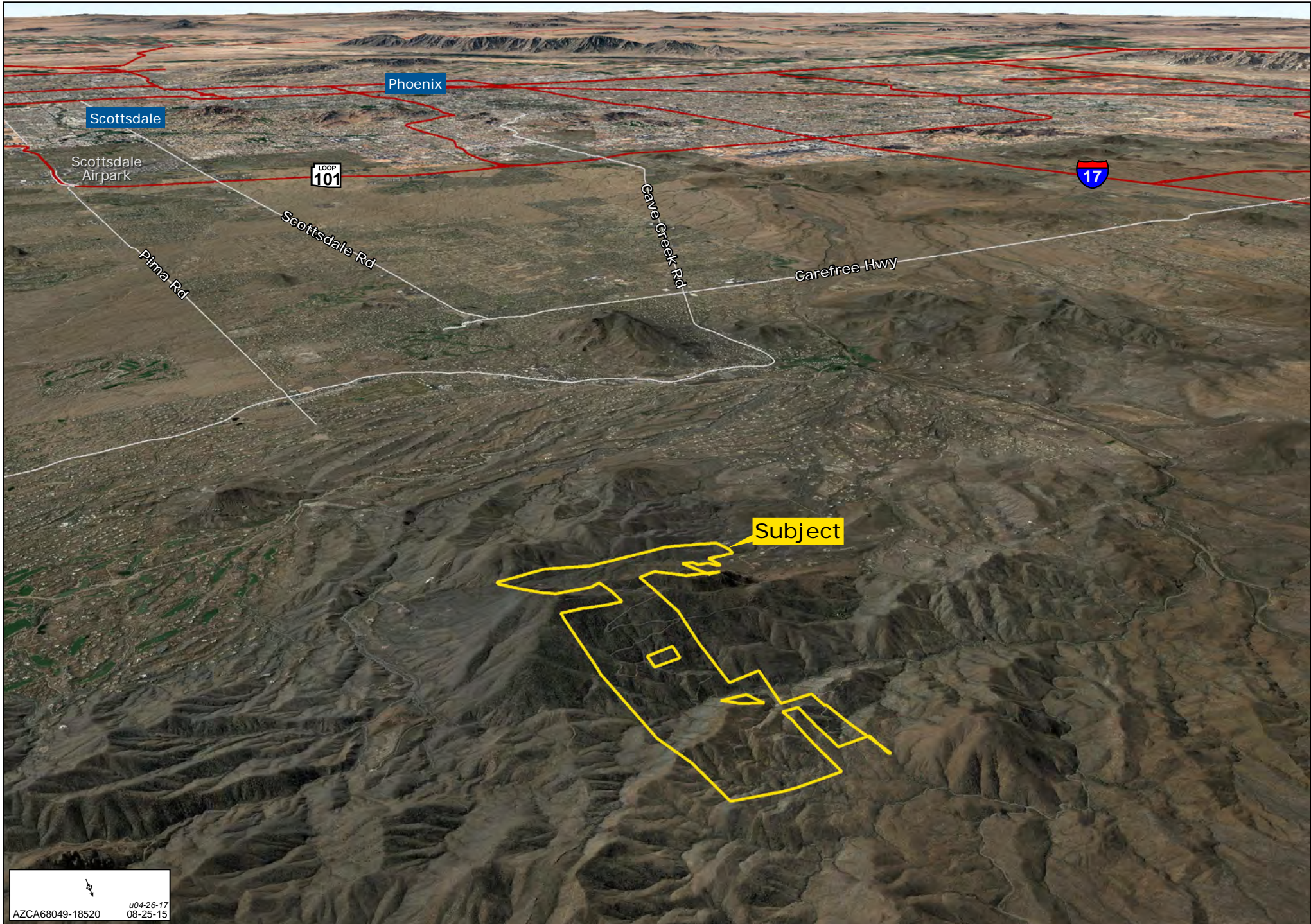
SURROUNDING AREA MAP

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OBLIQUE MAP

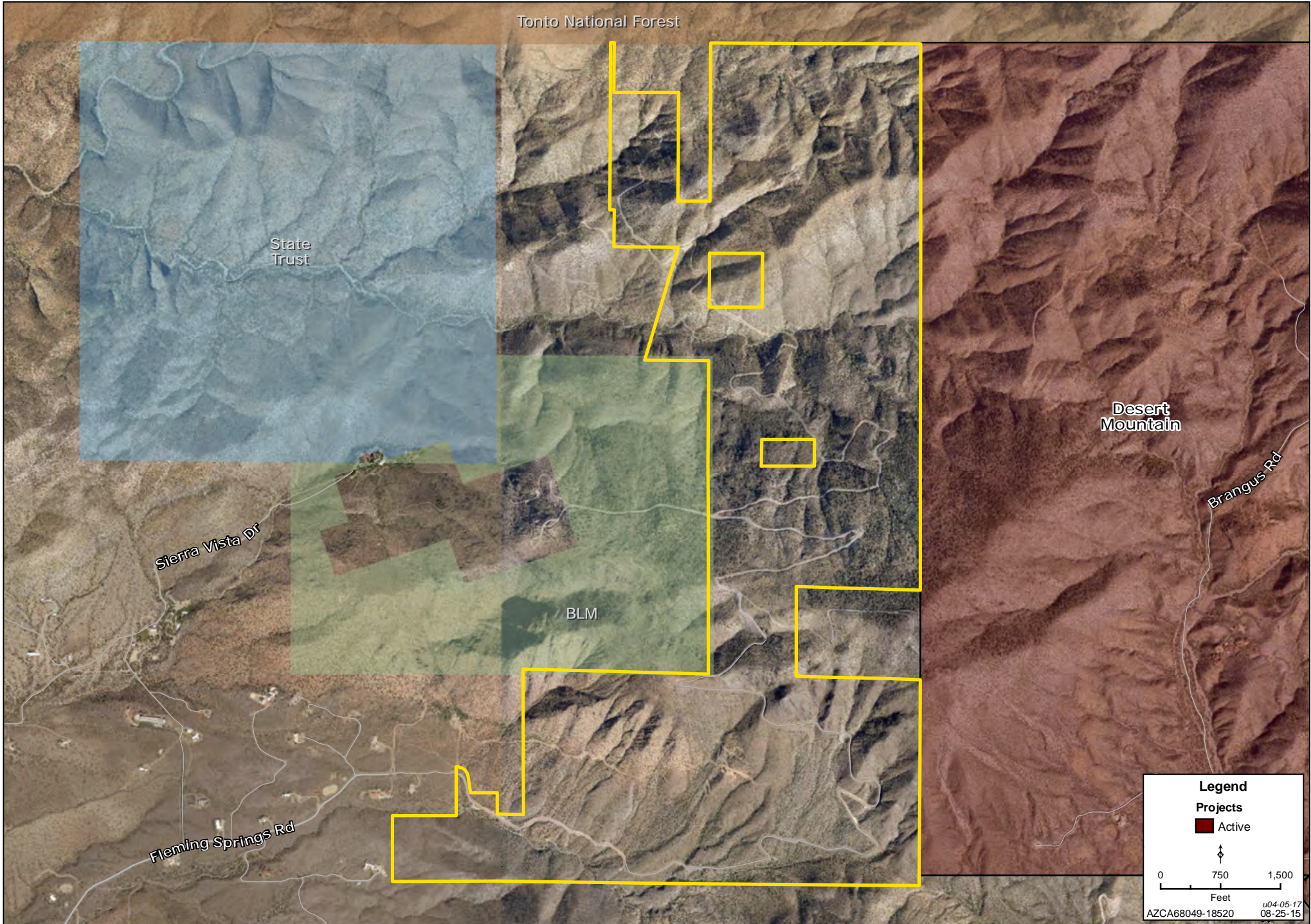
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PROPERTY DETAIL MAP

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ELEVATION CONTOURS MAP

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