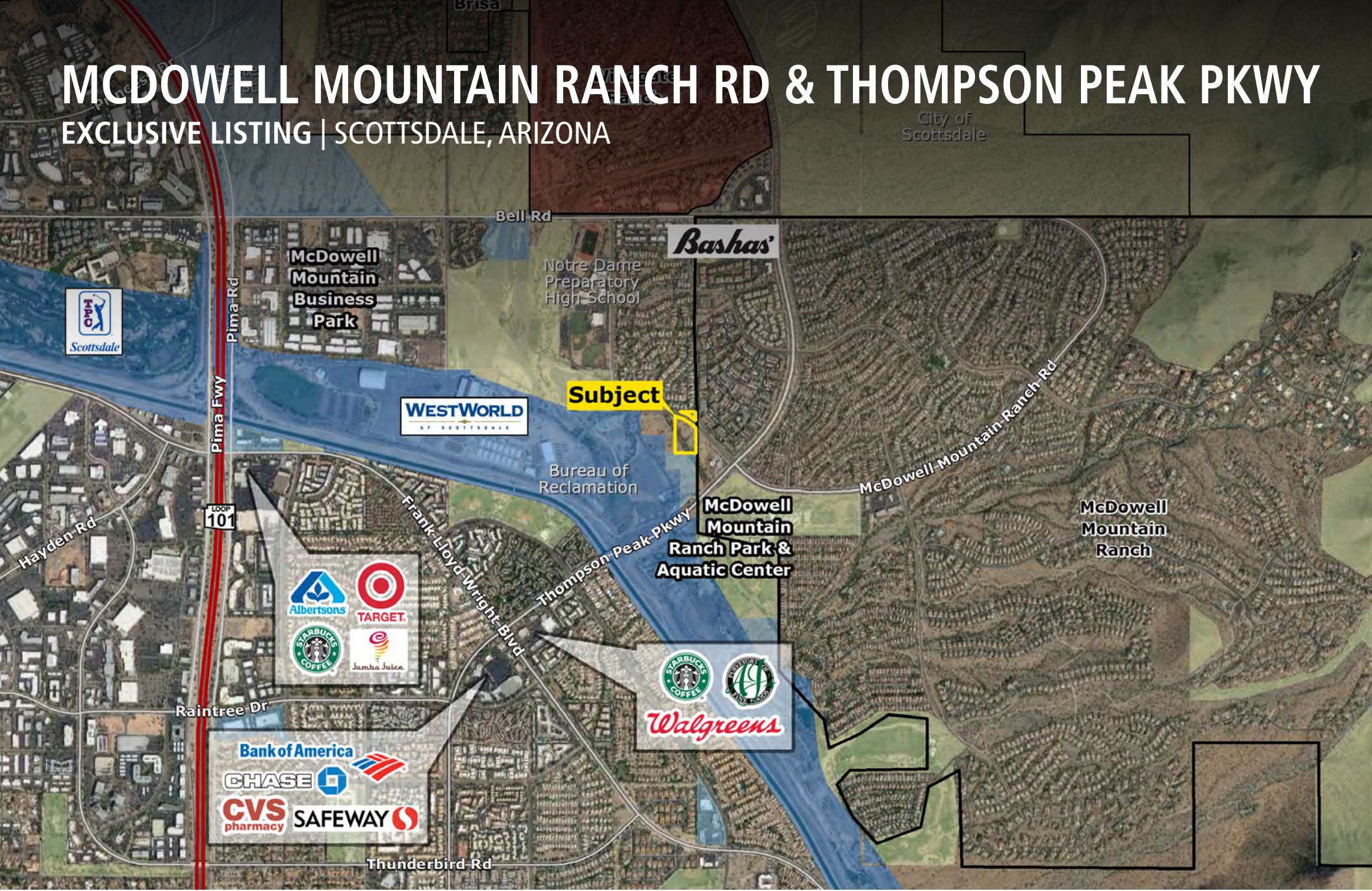


MCDOWELL MOUNTAIN RANCH RD & THOMPSON PEAK PKWY

EXCLUSIVE LISTING | SCOTTSDALE, ARIZONA



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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. AZMaricopa185482-3617



PROPERTY OVERVIEW

LOCATION Property is located north of the northwest of McDowell Mountain Ranch Road and Thompson Peak Parkway in Scottsdale, Arizona

SIZE ±4.25 acres

PRICE Submit (Seller to allow time for entitlements)

ZONING R1-35 PCD ESL (Expected rezone to R-5 PCD ESL (with stips) is believed to comply with general plan designation)

GENERAL PLAN GP-Urban Neighborhoods; Allows for 8+ du/ac

PARCELS 217-14-039A & 217-14-039B

SCHOOLS Scottsdale Unified School District (Desert Canyon Elementary School and Saguaro High School)

UTILITIES

- Power - Arizona Public Service (APS)
- Water - City of Scottsdale
- Sewer - City of Scottsdale
- Gas - Southwest Gas

COMMENTS

- **URBAN NEIGHBORHOODS:** Densities in Urban Neighborhoods are usually eight or more dwellings per acre. Urban Neighborhoods are generally located near retail centers, offices, or other compatible non-residential uses, serving as transitional land uses between lower-density residential areas and higher intensity non-residential areas. General Plan was changed in 2005 for the 3.9 acres on the south side of MMRrd to Urban Neighborhoods. The current zoning is R1-35 PCD ESL (Horseman's Park PCD East). Expected rezone to R-5 PCD ESL (with stips) is believed to comply with general plan designation.
- **Old Verde Canal:** The portions of the Old Verde Canal that are preserved may potentially be eligible for a 2:1 NAOS credit; and if retained, it is our understanding that the Old Verde Canal may be modified. Buyer to confirm with City of Scottsdale.

ARMLS Resale Home Prices (2 mile radius, between 8/2016 - 2/2017)

| Avg. Sold Price | Approx. SF | Avg. Price Per SF |
|-----------------|------------|-------------------|
| \$519,341 | 2,214 | \$218.04 |



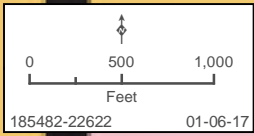
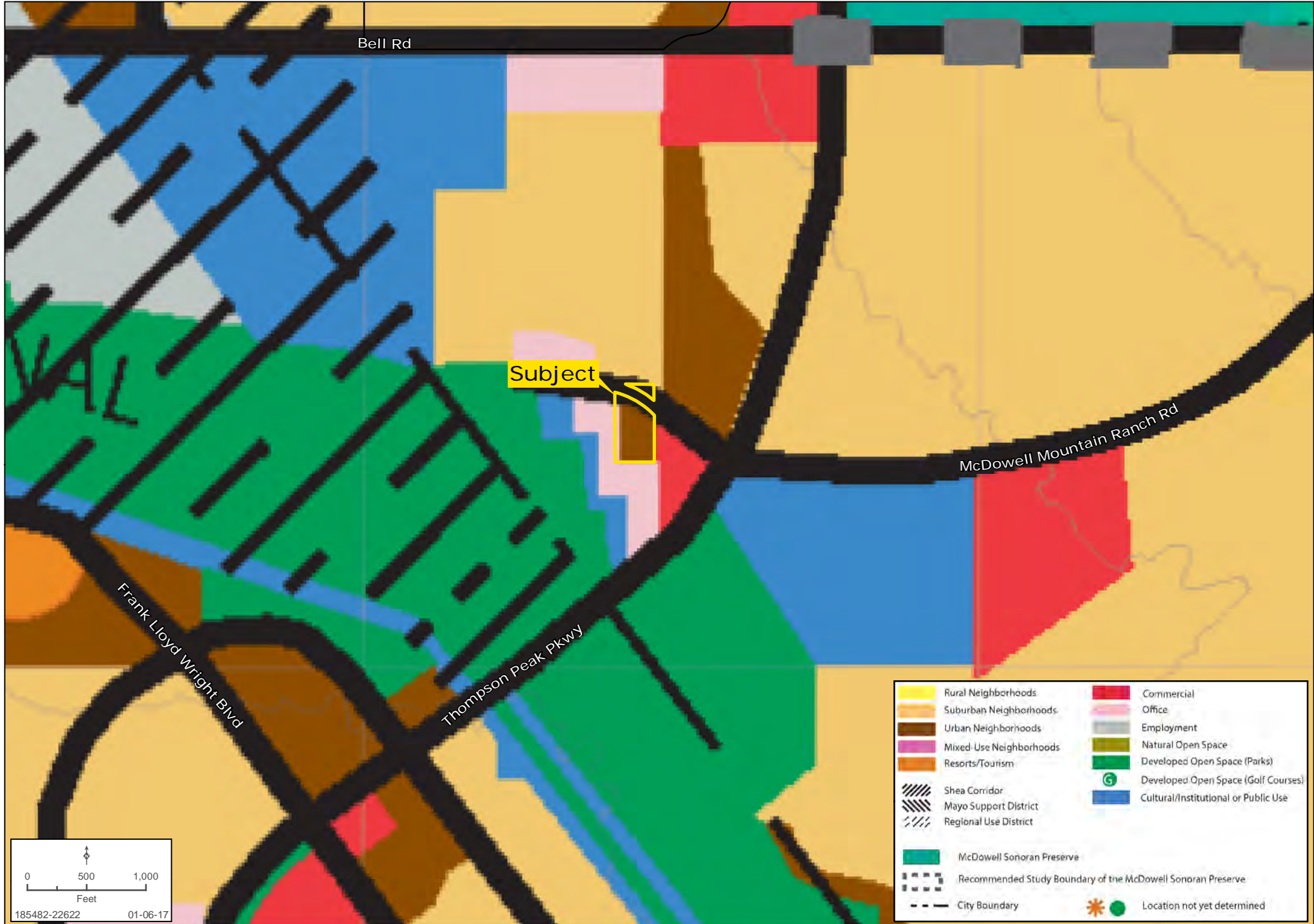
PROPERTY DETAIL MAP

Bret Rinehart | 480.483.8100 | www.landadvisors.com



GENERAL PLAN MAP

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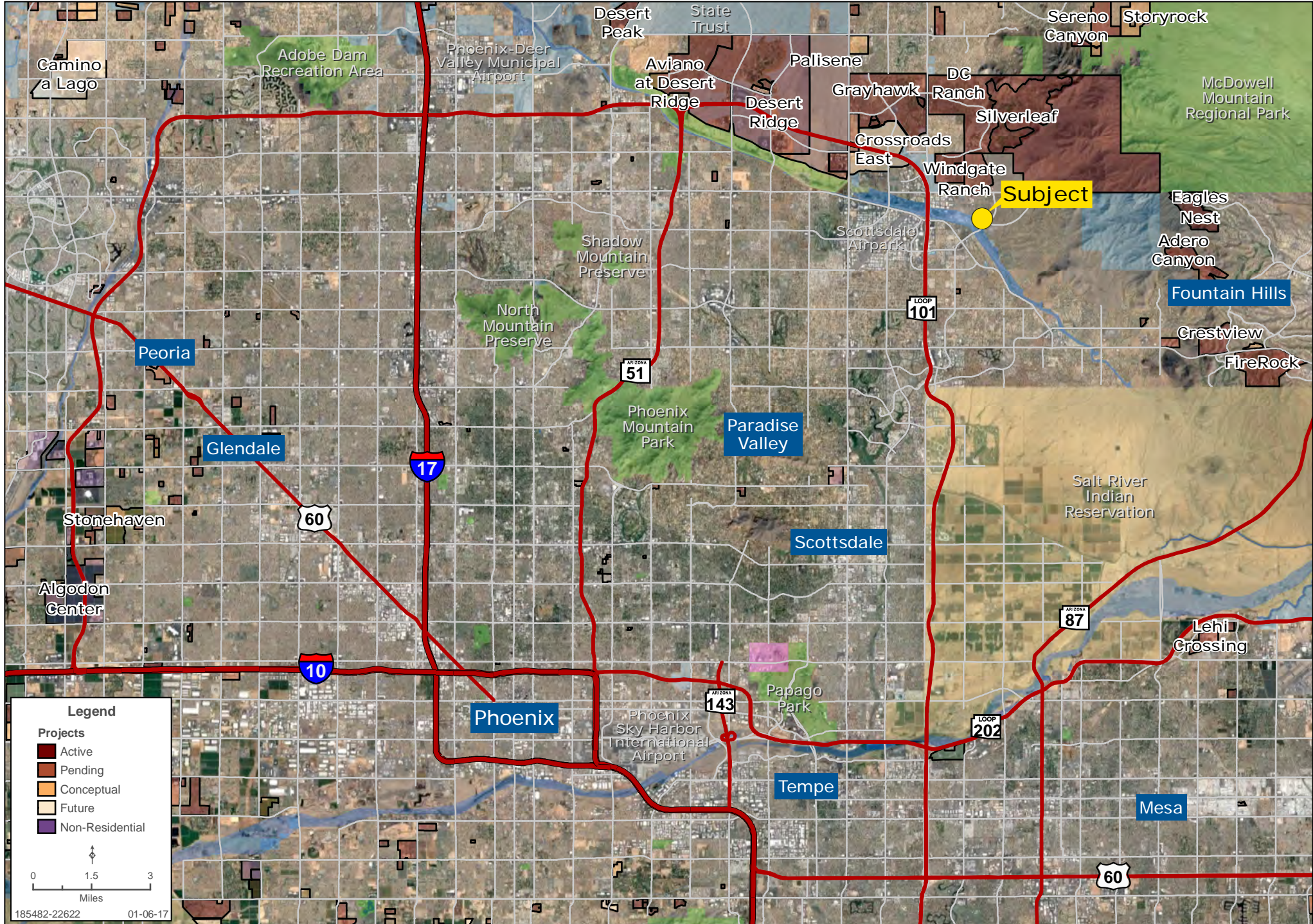
SURROUNDING AREA MAP

Bret Rinehart | 480.483.8100 | www.landadvisors.com



REGIONAL MAP

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CONCEPTUAL SITE PLAN

The attached exhibits are conceptual in nature and are intended to merely show proposed potential unit counts and layouts with and without retaining the Old Verde Canal as well as various access points. The conceptual site plans have not been submitted to the city of Scottsdale.



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This document, together with the concept and design presented herein, is intended only for the specific purpose and client for which it is prepared. No use of and no reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC. Subject to engineering and City review and approval.

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Executive Summary

McDowell Mountain Ranch Road and Thompson Peak Parkway
9975 E McDowell Mountain Ranch Rd, Scottsdale, Arizona, 85260
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.63098
Longitude: -111.86547

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 8,020 | 39,409 | 101,154 |
| 2010 Population | 8,881 | 45,895 | 111,643 |
| 2016 Population | 9,088 | 49,130 | 118,139 |
| 2021 Population | 9,392 | 52,345 | 124,743 |
| 2000-2010 Annual Rate | 1.02% | 1.54% | 0.99% |
| 2010-2016 Annual Rate | 0.37% | 1.10% | 0.91% |
| 2016-2021 Annual Rate | 0.66% | 1.28% | 1.09% |
| 2016 Male Population | 48.6% | 48.1% | 48.2% |
| 2016 Female Population | 51.4% | 51.9% | 51.8% |
| 2016 Median Age | 39.9 | 43.4 | 46.2 |

In the identified area, the current year population is 118,139. In 2010, the Census count in the area was 111,643. The rate of change since 2010 was 0.91% annually. The five-year projection for the population in the area is 124,743 representing a change of 1.09% annually from 2016 to 2021. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 39.9, compared to U.S. median age of 38.0.

Race and Ethnicity

| | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| 2016 White Alone | 84.3% | 87.2% | 88.7% |
| 2016 Black Alone | 2.1% | 1.7% | 1.7% |
| 2016 American Indian/Alaska Native Alone | 0.4% | 0.4% | 0.4% |
| 2016 Asian Alone | 8.7% | 6.7% | 5.5% |
| 2016 Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2016 Other Race | 1.5% | 1.3% | 1.2% |
| 2016 Two or More Races | 3.0% | 2.7% | 2.5% |
| 2016 Hispanic Origin (Any Race) | 7.1% | 6.4% | 6.0% |

Persons of Hispanic origin represent 6.0% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 30.0 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

| | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| 2000 Households | 3,605 | 16,363 | 42,083 |
| 2010 Households | 4,132 | 20,174 | 50,053 |
| 2016 Total Households | 4,225 | 21,541 | 52,819 |
| 2021 Total Households | 4,362 | 22,895 | 55,658 |
| 2000-2010 Annual Rate | 1.37% | 2.12% | 1.75% |
| 2010-2016 Annual Rate | 0.36% | 1.05% | 0.86% |
| 2016-2021 Annual Rate | 0.64% | 1.23% | 1.05% |
| 2016 Average Household Size | 2.15 | 2.27 | 2.22 |

The household count in this area has changed from 50,053 in 2010 to 52,819 in the current year, a change of 0.86% annually. The five-year projection of households is 55,658, a change of 1.05% annually from the current year total. Average household size is currently 2.22, compared to 2.21 in the year 2010. The number of families in the current year is 31,341 in the specified area.



Executive Summary

McDowell Mountain Ranch Road and Thompson Peak Parkway
9975 E McDowell Mountain Ranch Rd, Scottsdale, Arizona, 85260
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.63098
Longitude: -111.86547

| | 1 mile | 3 miles | 5 miles |
|---------------------------------|-----------|-----------|-----------|
| Median Household Income | | | |
| 2016 Median Household Income | \$88,603 | \$89,434 | \$86,699 |
| 2021 Median Household Income | \$100,466 | \$102,044 | \$99,882 |
| 2016-2021 Annual Rate | 2.54% | 2.67% | 2.87% |
| Average Household Income | | | |
| 2016 Average Household Income | \$108,414 | \$129,117 | \$128,673 |
| 2021 Average Household Income | \$119,080 | \$141,253 | \$140,775 |
| 2016-2021 Annual Rate | 1.89% | 1.81% | 1.81% |
| Per Capita Income | | | |
| 2016 Per Capita Income | \$49,690 | \$57,091 | \$57,792 |
| 2021 Per Capita Income | \$54,499 | \$62,301 | \$63,056 |
| 2016-2021 Annual Rate | 1.86% | 1.76% | 1.76% |

Households by Income

Current median household income is \$86,699 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$99,882 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$128,673 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$140,775 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$57,792 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$63,056 in five years, compared to \$32,025 for all U.S. households

Housing

| | | | |
|------------------------------------|-------|--------|--------|
| 2000 Total Housing Units | 4,094 | 18,312 | 47,561 |
| 2000 Owner Occupied Housing Units | 2,467 | 11,325 | 30,469 |
| 2000 Renter Occupied Housing Units | 1,138 | 5,038 | 11,614 |
| 2000 Vacant Housing Units | 489 | 1,949 | 5,478 |
| 2010 Total Housing Units | 4,725 | 23,640 | 59,649 |
| 2010 Owner Occupied Housing Units | 2,258 | 13,000 | 33,534 |
| 2010 Renter Occupied Housing Units | 1,874 | 7,174 | 16,519 |
| 2010 Vacant Housing Units | 593 | 3,466 | 9,596 |
| 2016 Total Housing Units | 4,805 | 24,980 | 62,373 |
| 2016 Owner Occupied Housing Units | 2,136 | 13,063 | 33,584 |
| 2016 Renter Occupied Housing Units | 2,089 | 8,478 | 19,235 |
| 2016 Vacant Housing Units | 580 | 3,439 | 9,554 |
| 2021 Total Housing Units | 4,962 | 26,415 | 65,434 |
| 2021 Owner Occupied Housing Units | 2,192 | 13,773 | 35,219 |
| 2021 Renter Occupied Housing Units | 2,170 | 9,122 | 20,440 |
| 2021 Vacant Housing Units | 600 | 3,520 | 9,776 |

Currently, 53.8% of the 62,373 housing units in the area are owner occupied; 30.8%, renter occupied; and 15.3% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 59,649 housing units in the area - 56.2% owner occupied, 27.7% renter occupied, and 16.1% vacant. The annual rate of change in housing units since 2010 is 2.00%. Median home value in the area is \$528,590, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.31% annually to \$536,826.