



# WEST OF THE SOUTHWEST CORNER OF TATUM AND MAYO



Tatum & Mayo  
Looking Northeast



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Scottsdale, AZ 85258





## WEST OF THE SOUTHWEST CORNER OF **TATUM AND MAYO**

### **EXECUTIVE SUMMARY**

Nathan & Associates, Inc. is pleased to offer for sale a unique development opportunity situated in the core of the desirable Desert Ridge Specific Plan, a highly sought-after area for local and national tenants and users.

With easy access off the Loop 101 Freeway, this exclusive active adult multi-family site lies in the heart of the North Phoenix area. The property is in the immediate vicinity of the highly coveted, world renowned Mayo Clinic Hospital as well as the Musical Instrument Museum (MIM, rated the top attraction in Phoenix and ranked in the top 15 museums in the United States). Also within a 1.5 radius is the new 90-acre American Express Corporate Campus, Desert Ridge Marketplace, The Shops at High Street and Desert Ridge Corporate Center. Nearby north Scottsdale is home to multiple entertainment venues, Scottsdale Airpark, Scottsdale 101, The Promenade, Kierland Commons and Scottsdale Quarter.

The property is flanked by Sagewood, a premier Life Plan Community, and is known for being an upscale senior living community. For more information: <https://www.sagewoodlcs.com>.

### **LOCATION**

Located west of the southwest corner of Tatum Boulevard and Mayo Boulevard in Phoenix, Arizona.

### **PROJECT**

±11.212 Gross Acres (±10.141 Net Acres)

- 3-Story Multifamily Buildings
- Density: 14.4 DU/Acre with the ability to increase the density based on submitting a plan to Sagewood.



## PRICE

Submit

## TERMS

Cash

## ASSESSOR PARCEL NUMBER

212-39-939 (part)

## ZONING

PUD | City of Phoenix

## SETBACKS:

- Mayo Boulevard Setback Requirement: 50'
- Other Streets Building Setback: 15'
- Side Building Setback: 15'

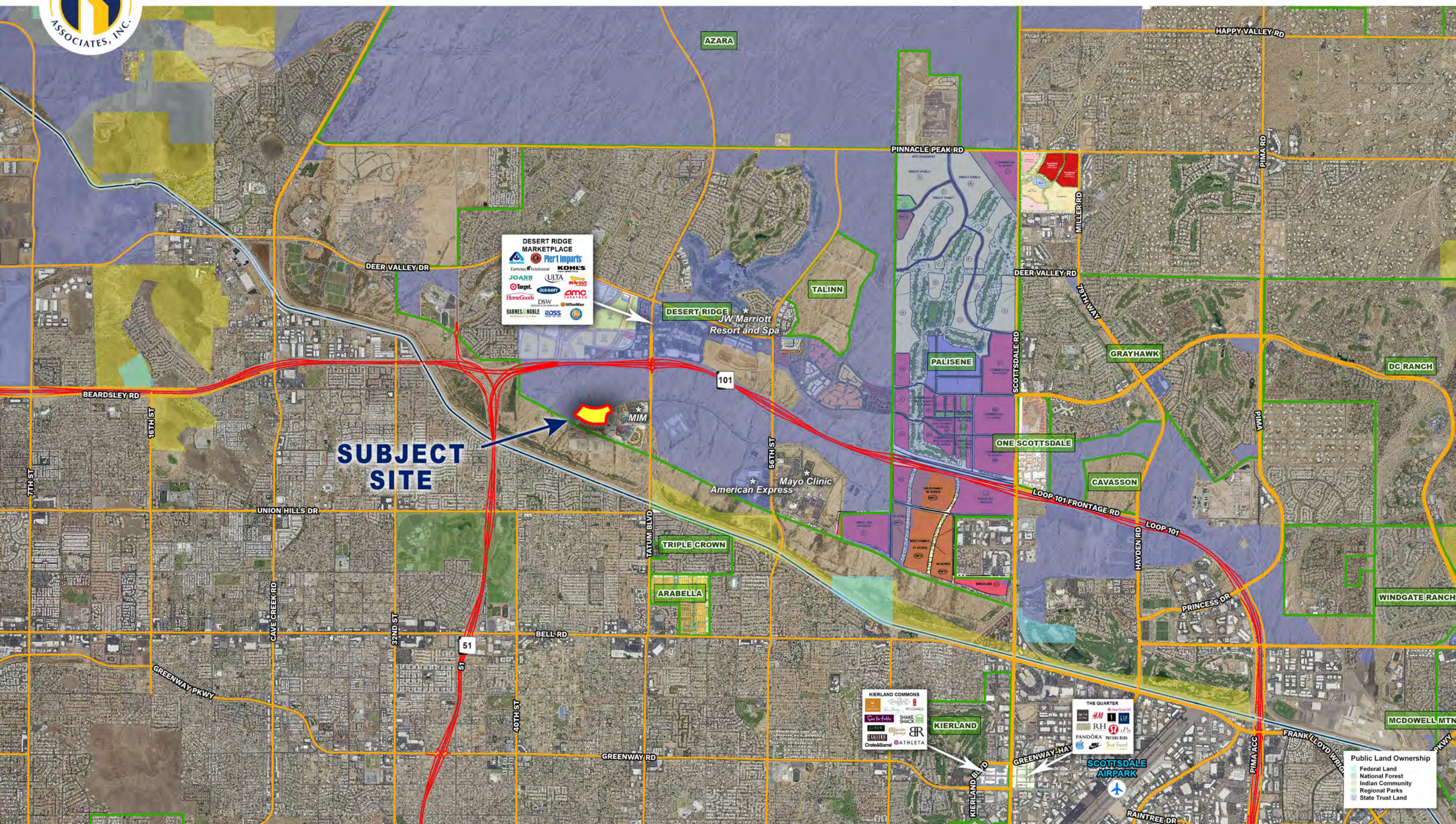
*\* Setbacks, allowable density, lot coverage and other development standards to be determined through the site planning process.*

## DUE DILIGENCE

<https://nathanandassociatesinc.box.com/s/s42exwfz9t3wfaxjumpyuvh1lgrtezj8r>

- ALTA Sagewood
- CCRC Interpretation History
- CC&Rs
- Clean Water Act Section 404 Permit Modification
- Conceptual Exhibit – Phase 6 Age Restricted Apartments
- Development Agreement Memo
- Development Agreement
- Master Developer Response Letter
- Permitted Uses for Desert Ridge Parcel 9-1
- Report of Geotechnical Investigation
- Site Traffic Counts and Demographics









**Average Daily Traffic Volume:**  
(Within a 1 mile radius of the site, per day)  
Tatum Boulevard: 29,255  
Loop 101 Freeway: 154,759  
51 Freeway: 85,092







**SUBJECT  
SITE**



ASTL

MAYO BLVD

**MIM**  
MUSICAL INSTRUMENT MUSEUM

TATUM BLVD

Public Land Ownership

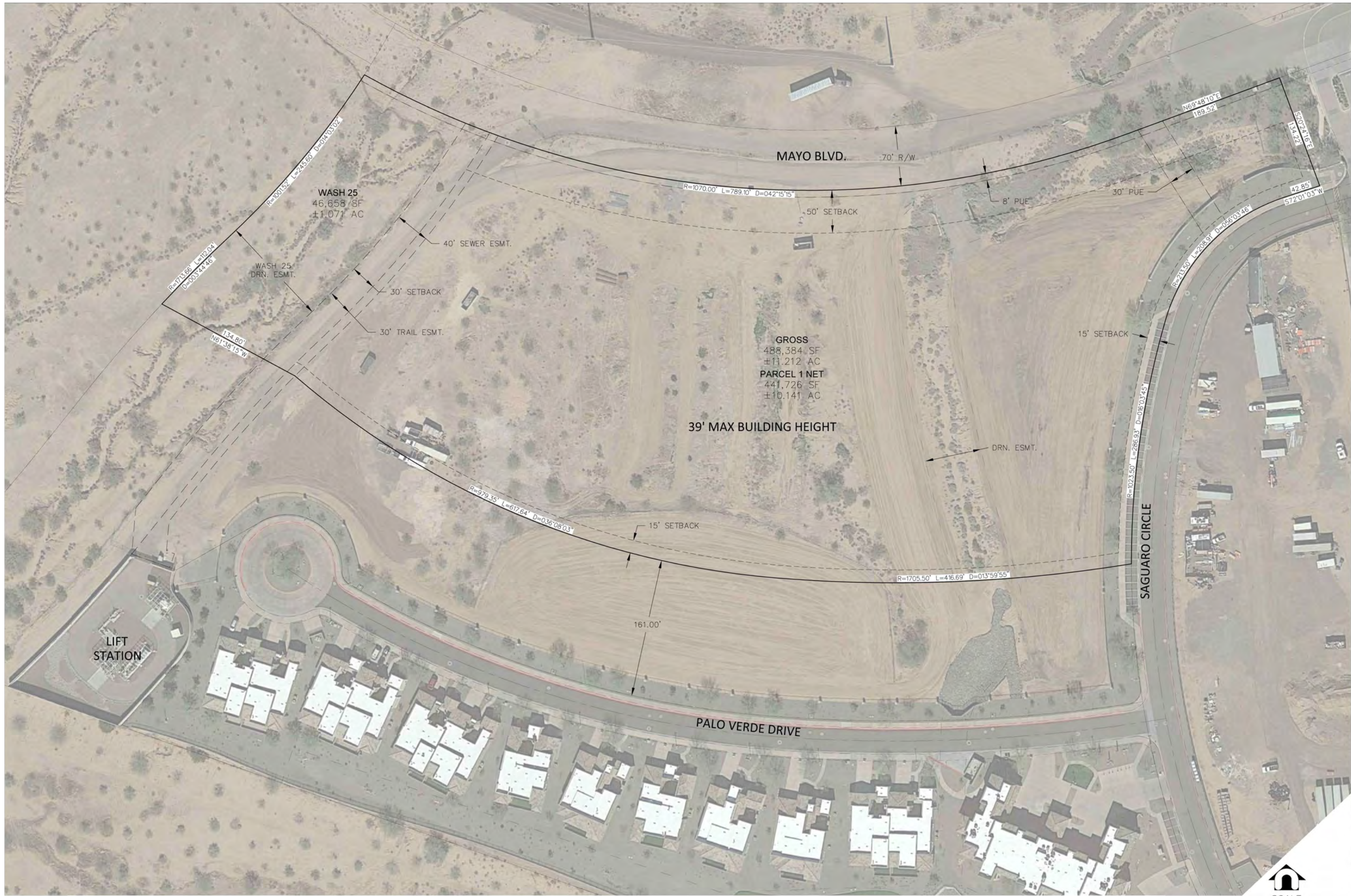
- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land







Plot Date: 2/7/2019 1:05 PM  
Save Date: 2/7/2019 12:54 PM  
By: Jcf  
File: S:\ADMIN\KTC\Proposals\Pro2019\LCS\SAGEWOOD VACANT PARCEL\PARCEL MAP.dwg



SAGEWOOD  
VACANT LCS PARCEL  
PHOENIX, ARIZONA

**DAVID EVANS  
AND ASSOCIATES INC.**  
4800 E Washington Street, Suite 250  
Phoenix, Arizona 85034  
Phone: 602.678.5151

REVISIONS: APPD.

DATE: Feb. 7, 2019  
DESIGN:  
DRAWN: JCF  
CHECKED:  
REVISION  
NUMBER:

SCALE: 1"=50'

PROJECT NUMBER:

DRAWING FILE:  
PARCEL MAP.dwg

SHEET NO.

1  
OF 1



# SAGEWOOD BUILDING LEGEND:

- PHASE
- 2-STORY INDEPENDENT LIVING  
LOFTS ABOVE COMMONS
  - 2-STORY INDEPENDENT LIVING LOFTS  
ABOVE HEALTHY LIVING CLUBHOUSE
  - 4-STORY INDEPENDENT LIVING  
APARTMENT BUILDINGS
  - 2-STORY INDEPENDENT LIVING  
VILLAS
  - SINGLE-STORY INDEPENDENT  
LIVING CASITAS
  - ASSISTED LIVING/SKILLED  
NURSING/MEMORY CARE BUILDING
  - PROPOSED TWO-STORY 8-PLEX
  - PROPOSED ONE-STORY DUPLEX
  - PROPOSED ONE-STORY CASITA
  - FUTURE DEVELOPMENT

## SUBJECT SITE



### SITE DATA

GROSS SITE AREA	+/- 11.212 AC
NET SITE AREA	+/- 10.141 AC
EXISTING ZONING	PUD
PROPOSED ZONING	PUD

CONCEPTUAL MASTER PLAN

## SAGEWOOD MASTER PLAN