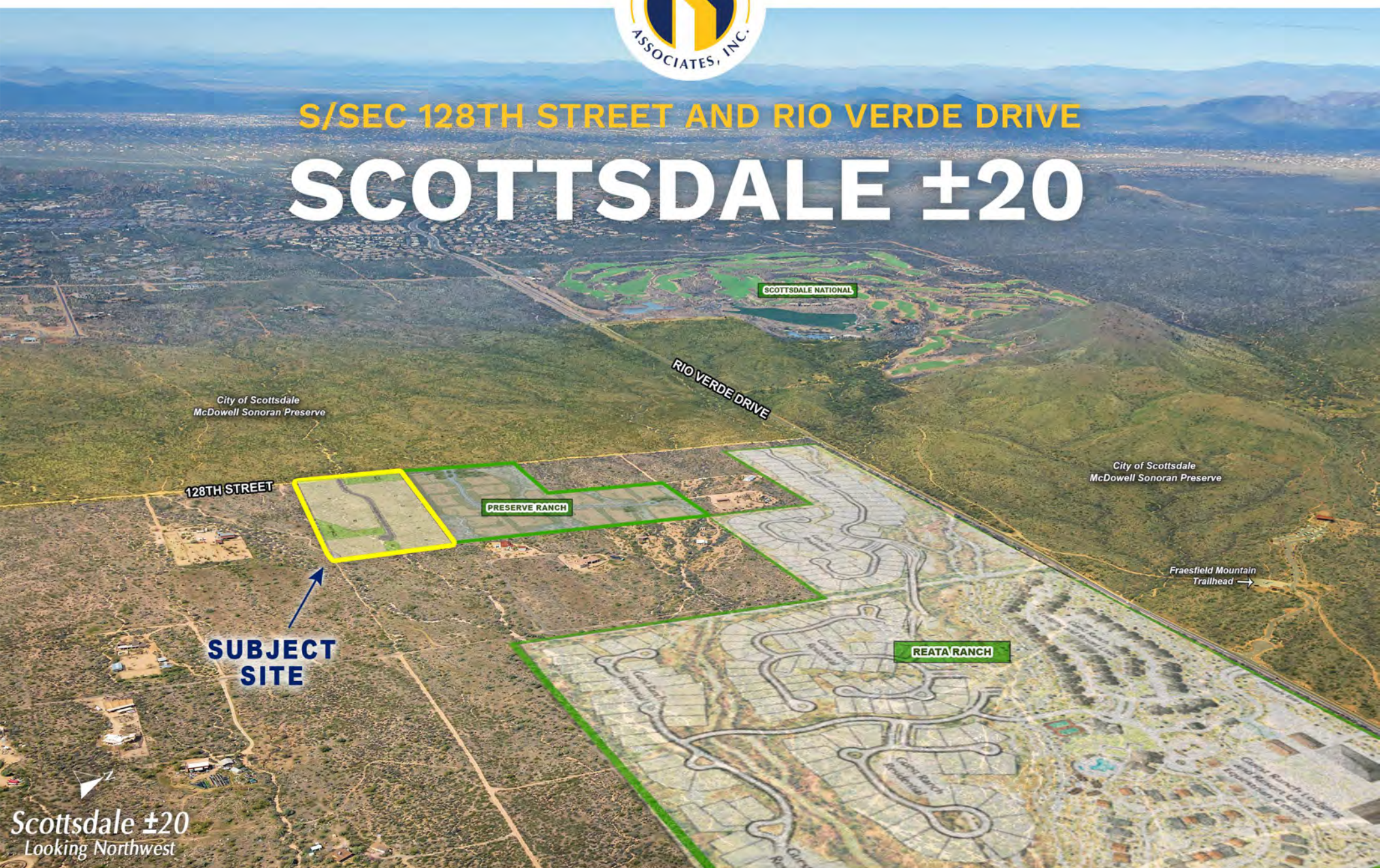




S/SEC 128TH STREET AND RIO VERDE DRIVE SCOTTSDALE ±20



Scottsdale ±20
Looking Northwest



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



CITY OF SCOTTSDALE

SCOTTSDALE ±20

LOCATION

Located south of the southeast corner of 128th Street and Rio Verde Drive in the City of Scottsdale, Arizona.

SIZE

±20 Acres

ASSESSOR PARCEL NUMBER

216-77-026

ZONING

R1-130 | City of Scottsdale

PRICE

Submit

TERMS

Cash

PROPERTY TAXES

2024 Assessment: \$2,318.52

COMMENTS

Development opportunity located in the shadow of both Scottsdale National and the Reata Resort Community.

UTILITIES

** Utilities providers have not been verified.*

- Power: APS (planned Line extension from 122nd Street East to 136th Street).
- Water: City of Scottsdale (planned Line extension from 122nd Street East to 136th Street).
- Sewer: City of Scottsdale exempt Individual Septic – If rezone is achieved either a lift station or a satellite treatment plant will be required.
- Gas: Southwest Gas
- Cable: Cox Communication



SCOTTSDALE QUICK FACTS



POPULATION

2024 population: **245,231**
Population growth 2010-2020: **18.7%**
Median age of **48.4**



GROWTH

Population estimate 2030: **272,353**
Number of households: **117,787**



TRANSIT PROXIMITY

US-60 **4 miles**
Loop 101 **4 miles**
Loop 303 **4 miles**
I-10 **6 miles**



PLANNING AND DEVELOPMENT

Cavan Commercial **21,145 SF building**
SKW Contractors LLC **7,500 SF building**
Consolidated Resources **50,000 SF building**
Cives Steel Company **150 employees**
Source: *elmirageed.com*



LARGEST EMPLOYERS

Honor Health **6,841**
Vanguard **3,300**
CVS Health **3,012**
City of Scottsdale **2,727**
General Dynamics **2,500**
Mayo Clinic **2,427**
Scottsdale Unified School District **2,149**
Nationwide **1,710**
Yelp **1,300**
GoDaddy **719**

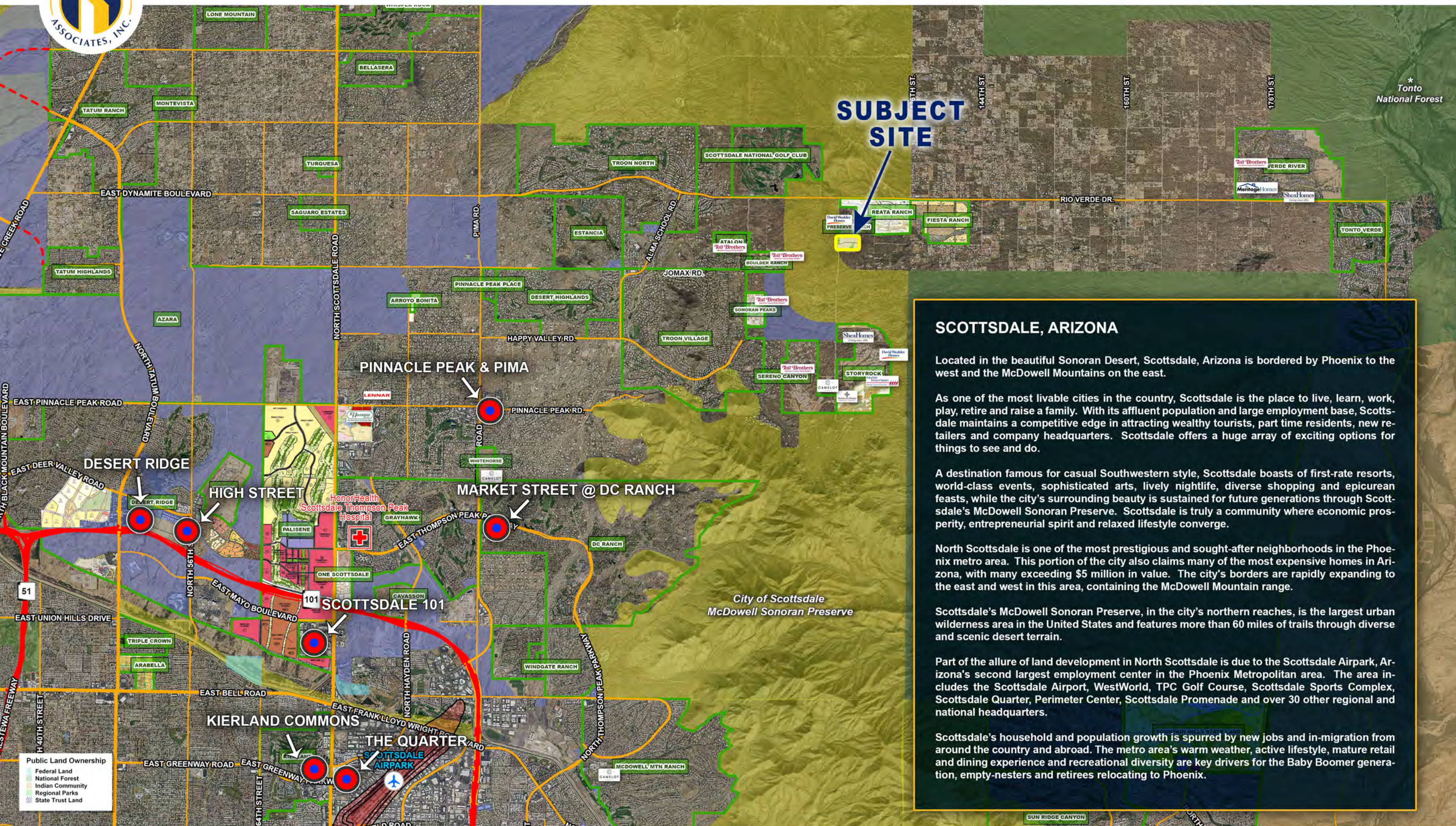
Source: *scottsdaleaz.gov*



NEW BUSINESS/ EXPANSIONS

Aspire Loyalty Travel Solutions **50,000 SF expansion | 68 new jobs**
Connect Wireless **10,000 SF | 18 new jobs**
JDA Software **13,000 SF expansion**
Lime **4,200 SF | 15 new jobs**
Lou Malnati's Pizzeria **10,000 SF | 40 new jobs**
Nationwide **286,000 SF | 1,240 new jobs**
NeoLight **4,000 SF expansion | 16 new jobs**
PayPal **20,000 SF expansion | 95 new jobs**
Turo **6,000 SF/ expansion | 80 new jobs**

Source: *scottsdaleaz.gov*



SCOTTSDALE, ARIZONA

Located in the beautiful Sonoran Desert, Scottsdale, Arizona is bordered by Phoenix to the west and the McDowell Mountains on the east.

As one of the most livable cities in the country, Scottsdale is the place to live, learn, work, play, retire and raise a family. With its affluent population and large employment base, Scottsdale maintains a competitive edge in attracting wealthy tourists, part time residents, new retailers and company headquarters. Scottsdale offers a huge array of exciting options for things to see and do.

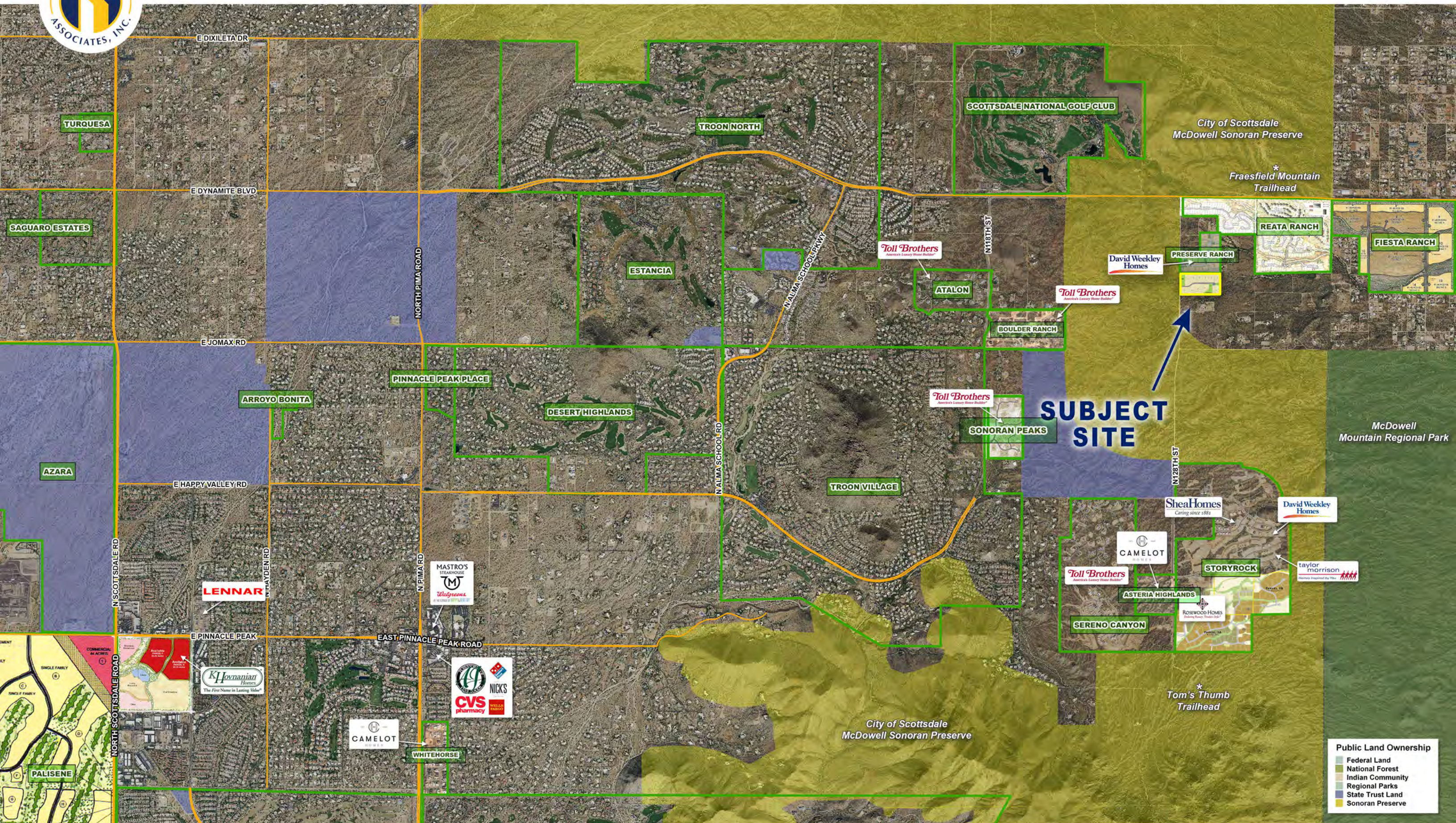
A destination famous for casual Southwestern style, Scottsdale boasts of first-rate resorts, world-class events, sophisticated arts, lively nightlife, diverse shopping and epicurean feasts, while the city's surrounding beauty is sustained for future generations through Scottsdale's McDowell Sonoran Preserve. Scottsdale is truly a community where economic prosperity, entrepreneurial spirit and relaxed lifestyle converge.

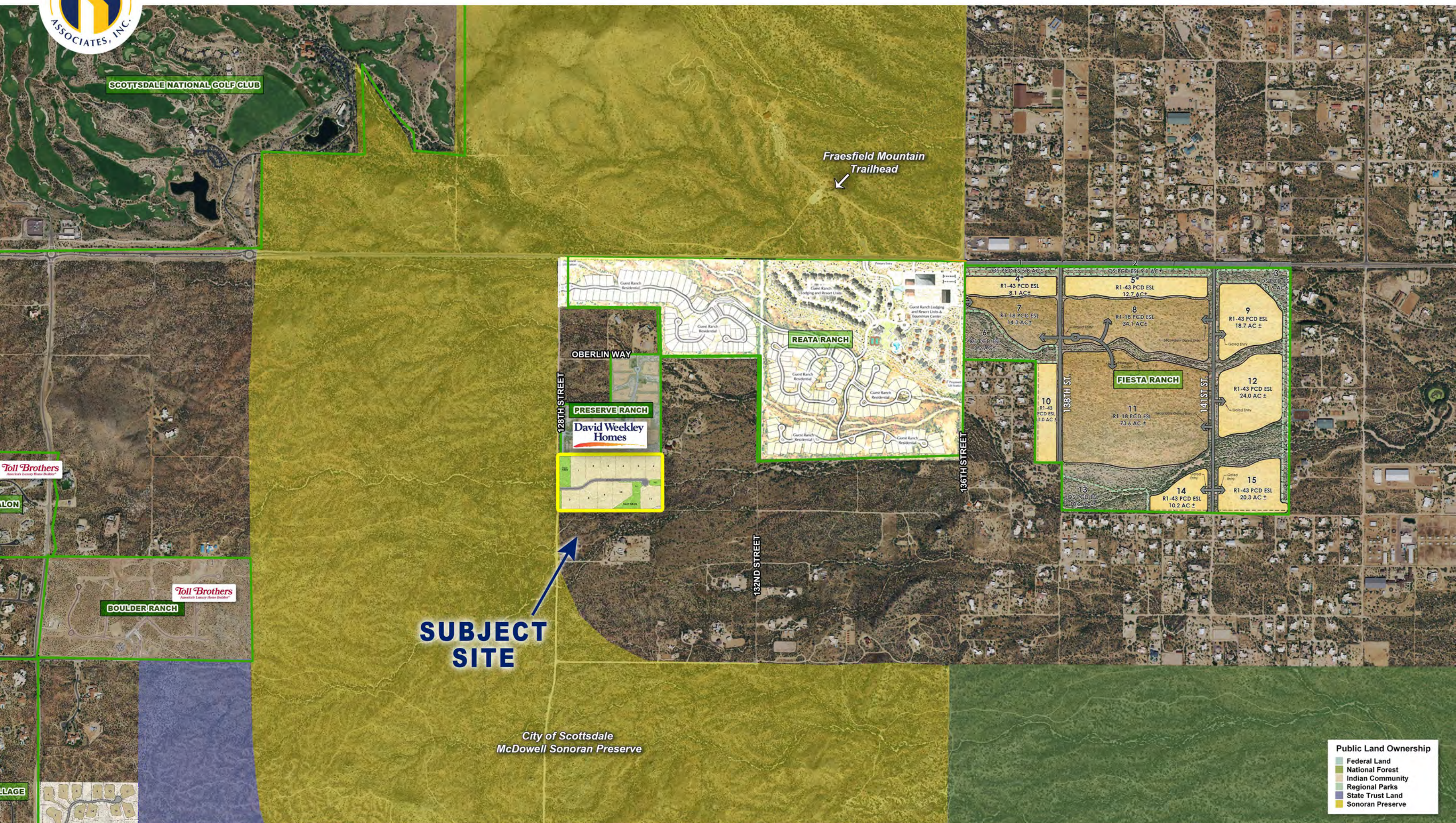
North Scottsdale is one of the most prestigious and sought-after neighborhoods in the Phoenix metro area. This portion of the city also claims many of the most expensive homes in Arizona, with many exceeding \$5 million in value. The city's borders are rapidly expanding to the east and west in this area, containing the McDowell Mountain range.

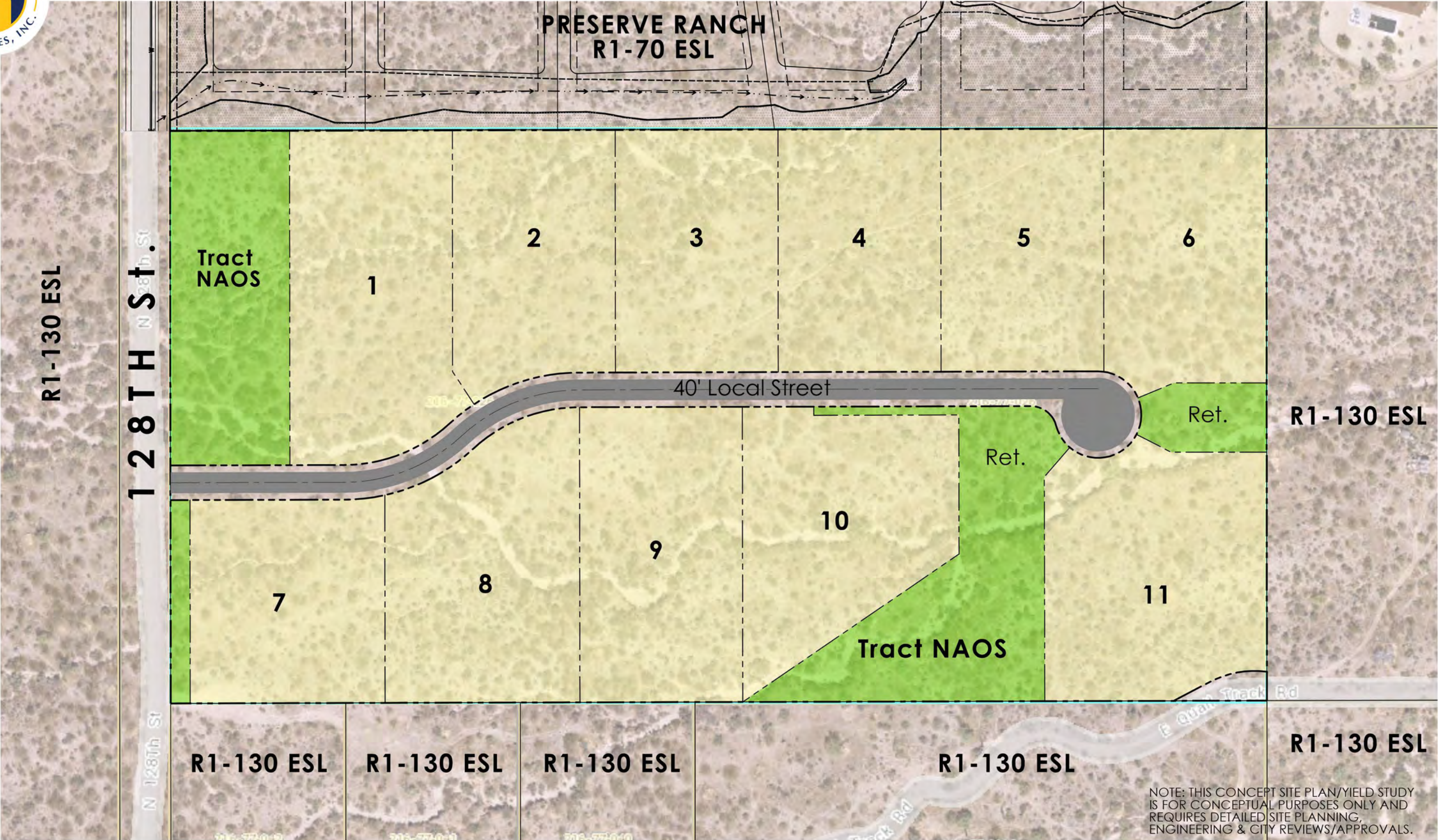
Scottsdale's McDowell Sonoran Preserve, in the city's northern reaches, is the largest urban wilderness area in the United States and features more than 60 miles of trails through diverse and scenic desert terrain.

Part of the allure of land development in North Scottsdale is due to the Scottsdale Airport, Arizona's second largest employment center in the Phoenix Metropolitan area. The area includes the Scottsdale Airport, WestWorld, TPC Golf Course, Scottsdale Sports Complex, Scottsdale Quarter, Perimeter Center, Scottsdale Promenade and over 30 other regional and national headquarters.

Scottsdale's household and population growth is spurred by new jobs and in-migration from around the country and abroad. The metro area's warm weather, active lifestyle, mature retail and dining experience and recreational diversity are key drivers for the Baby Boomer generation, empty-nesters and retirees relocating to Phoenix.







NOTE: THIS CONCEPT SITE PLAN/YIELD STUDY IS FOR CONCEPTUAL PURPOSES ONLY AND REQUIRES DETAILED SITE PLANNING, ENGINEERING & CITY REVIEWS/APPROVALS.



128TH ST & QUAIL CREST ROAD

SCOTTSDALE, AZ

CONCEPTUAL SITE PLAN

02.22.22



DRAWN BY: BR SCALE: APPROX.