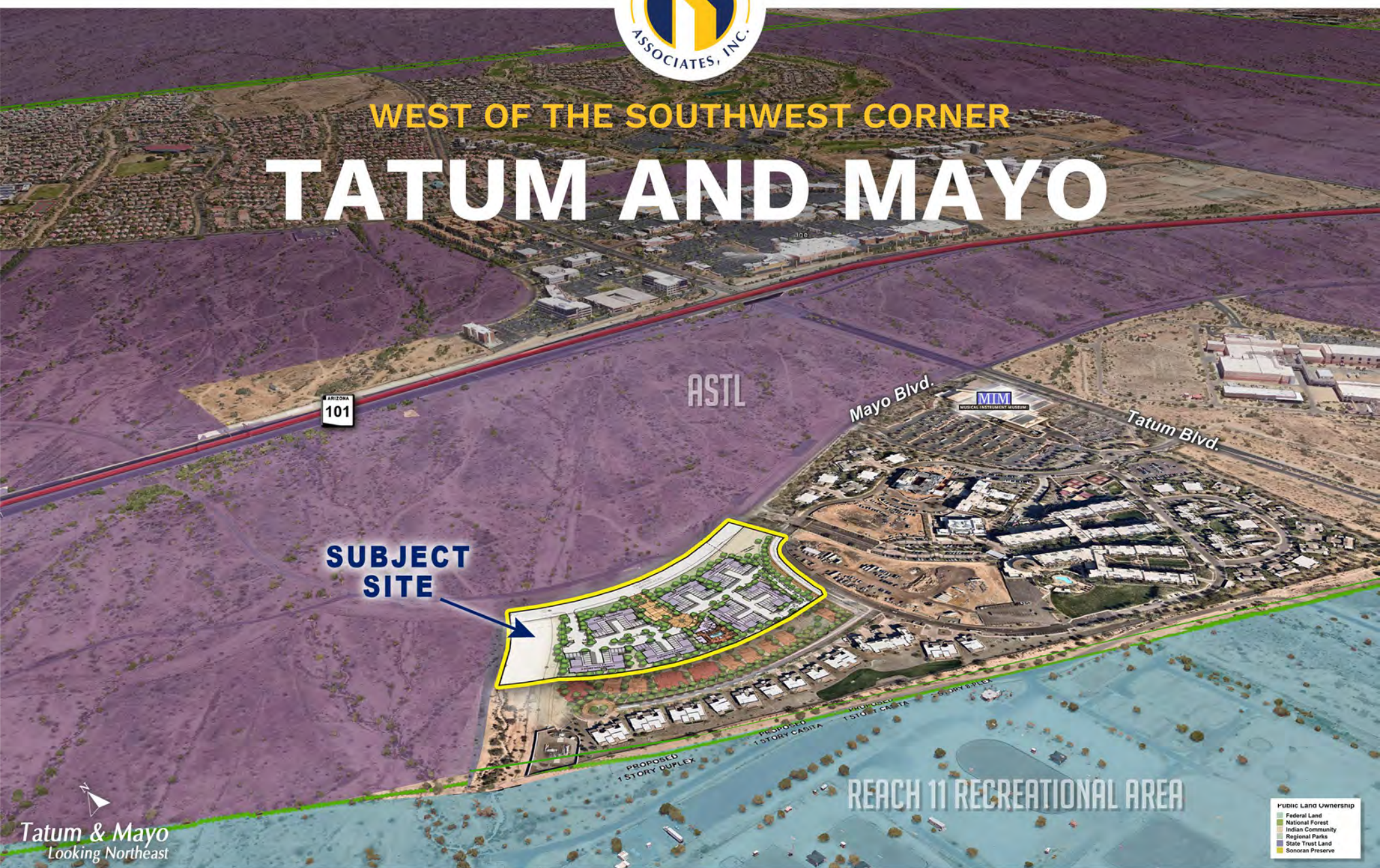




# WEST OF THE SOUTHWEST CORNER TATUM AND MAYO



Public Land Ownership	
	Federal Land
	National Forest
	Indian Community
	Regional Parks
	State Trust Land
	Sonoran Preserve



PHONE 480.367.0700 / FAX 480.367.8341  
[www.NathanLandAZ.com](http://www.NathanLandAZ.com)

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





FOR MORE INFORMATION, CONTACT:  
NATE NATHAN / nate@nathanlandaz.com  
COURTNEY BUCK / courtney@nathanlandaz.com

## 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>.







FOR MORE INFORMATION, CONTACT:

NATE NATHAN / nate@nathanlandaz.com  
COURTNEY BUCK / courtney@nathanlandaz.com

## LOCATION

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

## SIZE

±11.212 Gross Acres (±10.141 Net Acres)

## PRICE

Minimum Suggested Offering Price: \$1,200,000 per Acre

## TERMS

Submit

## PROJECT GUIDELINES

- Must be Age Targeted Product (55+)
- Density Limit: 180 Apartment Units
- Building Height: Approved site plan 49 ft/ 4 stories.  
*\*Preference is max. 3-Story units facing south, max. 4-Story units in the center and facing North*
- Parking should be placed along the south portion of the project to effectively increase building height setback, and needs to be sufficient for entire project.
- End units on the southern end of property should have of a courtyard design, similar to existing Sagewood product.
- 8 ft screening wall on southern boundary
- Amenities should be facing south (Pool, Dog Park. Courts etc.)
- Project finishes/ materials compatible and complementary to The Desert Ridge Specific Plan.
- *Quality institutional uses will also be considered.*

## 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.*

## ASSESSOR PARCEL NUMBER

212-39-939 (portion)

## ZONING

PUD | City of Phoenix

## ARTICLE

Sagewood nears completion of Phase II, AZ Big Media, 3.8.2021  
<https://azbigmedia.com/real-estate/sagewood-nears-completion-of-phase-ii/>.

## BID DUE BY DATE

All offers are due on or before Monday, March 28, 2022 by 12:00pm (noon) MST.





### **IMPACT FEE REIMBURSEMENT TO SELLER**

Rather than paying the City of Phoenix waste water impact fee, at the required time in the building permit process Buyer will buy the impact fee credit from the Seller and Seller will assign the impact fee credit to the project from the Bank established with the City.

### **MAYO BOULEVARD IMPROVEMENTS**

Purchaser acknowledges that as a condition of the development, the City will require installation of half of Mayo Boulevard (including a gutter and sidewalk), at Purchaser's sole cost and expense. Purchaser understands that the cost of all such improvements shall be borne by Purchaser, but the right-of-way for Mayo Boulevard will thereafter be dedicated to the City.

### **AVAILABLE DUE DILIGENCE**

<https://nathanandassociatesinc.box.com/s/s42exwzfz9t3wfaxjumpyuvh1lgrtezj8r>

- ALTA Sagewood
- CCRC Interpretation History
- CC&Rs
- Clean Water Act Section 404 Permit Modification
- Conceptual Exhibit – Phase 6 Age Restricted Apartments
- Desert Ridge Specific Plan
- Development Agreement Memo
- Development Agreement
- Master Developer Response Letter
- Permitted Uses for Desert Ridge Parcel 9-1
- Recorded Relinquishment and Assig 20210638668
- Report of Geotechnical Investigation
- Site Traffic Counts and Demographics





## PHOENIX QUICK FACTS



### POPULATION

2020 population: **1,628,812**  
Population growth annually: **1.31%**  
Median age of **33.7**



### GROWTH

Population estimate 2025: **1,738,046**  
Number of households: **620,603**



### RANKING

**10th** most populated metro area in U.S.  
**#17** best city in the U.S. for jobs  
The **11th** in best big cities to live in the U.S.



### ECONOMICS

**Phoenix** is emerging in the **new economy** with strength in high technology, manufacturing, bioscience research and advanced business services.



### PHOENIX'S LARGE EMPLOYERS

Banner Health **10,754**  
American Express **6,602**  
Honeywell **6,067**  
Amazon **5,607**  
Fry's Food Store **5,358**  
Dignity Health **5,284**  
Chase **5,274**  
Bank of America **5,274**  
U Haul **4,954**  
Phoenix Children's Hospital **4,826**



### EDUCATION

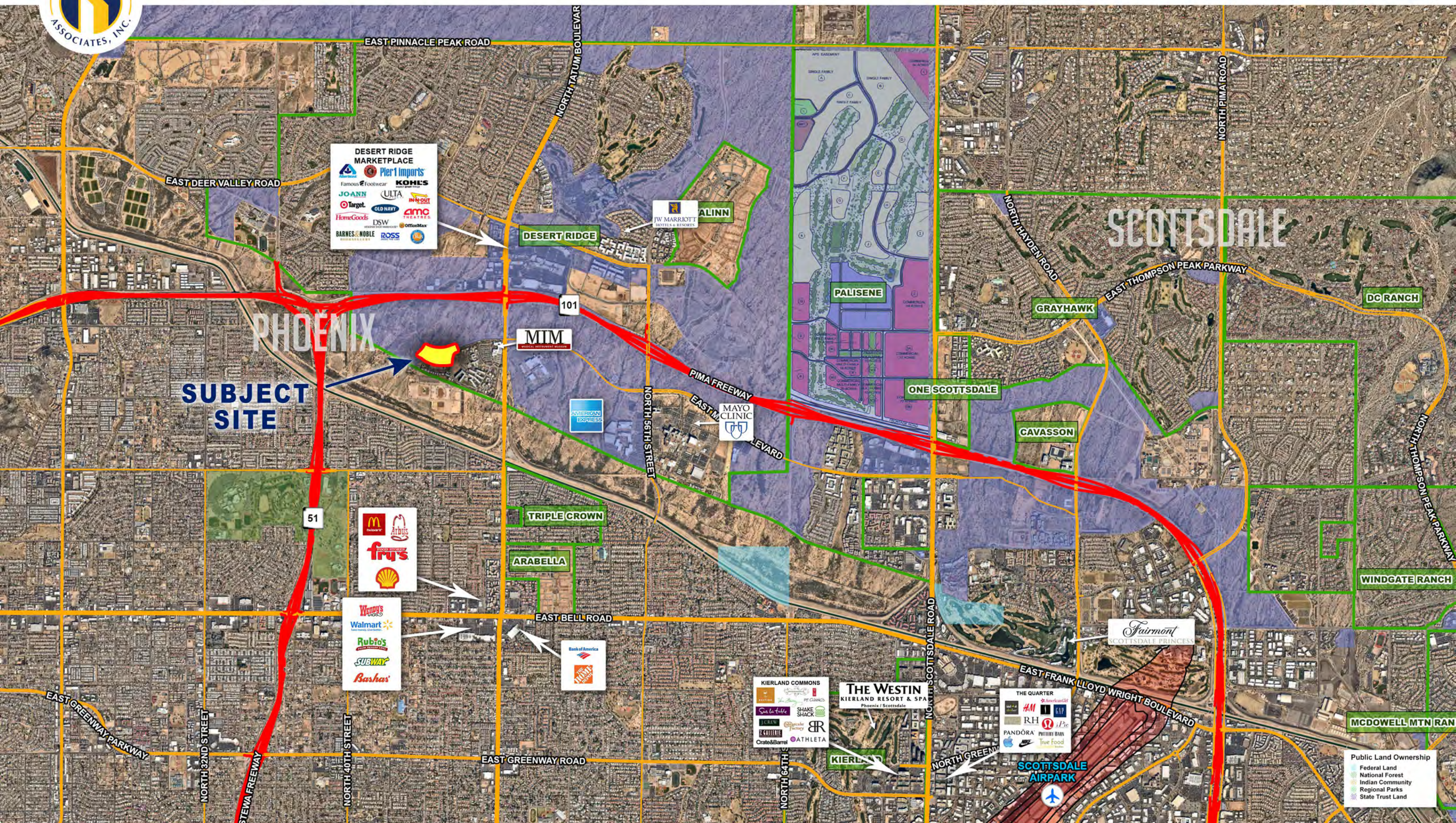
Phoenix is home to the strongest academic institutions available in the region.

Arizona State University **119,951**  
University of Arizona - Phoenix **45,918**  
Northern Arizona University- Phoenix **30,736**  
Grand Canyon University **102,000**  
Maricopa Community College **114,775**













**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





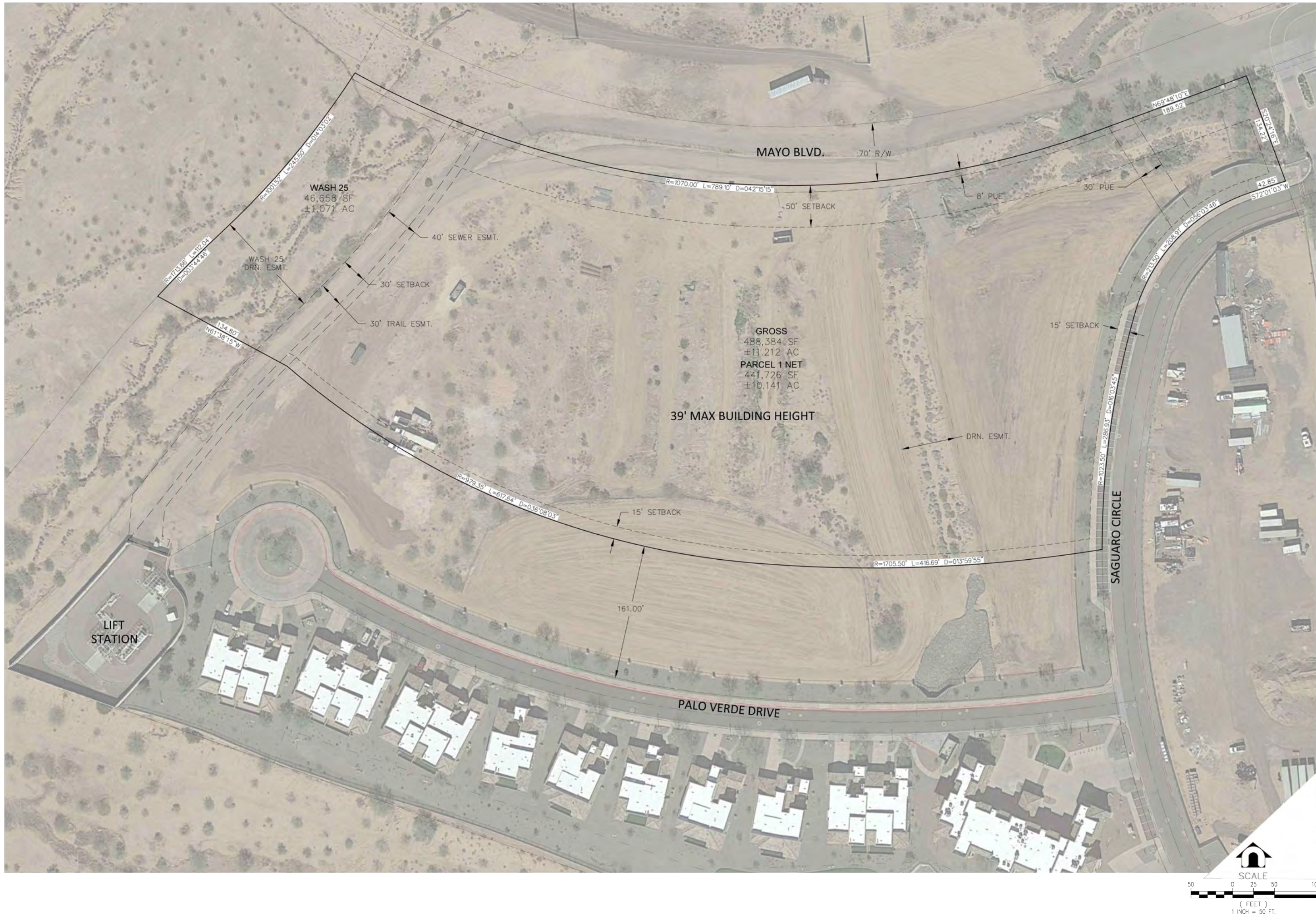








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Save Date: 2/7/2019 12:54 PM  
By: Jcf  
File: S:\ADMIN\KTO\Proposals\Pro2019\LCS\SAGEWOOD VACANT PARCEL\PARCEL MAP.dwg



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.

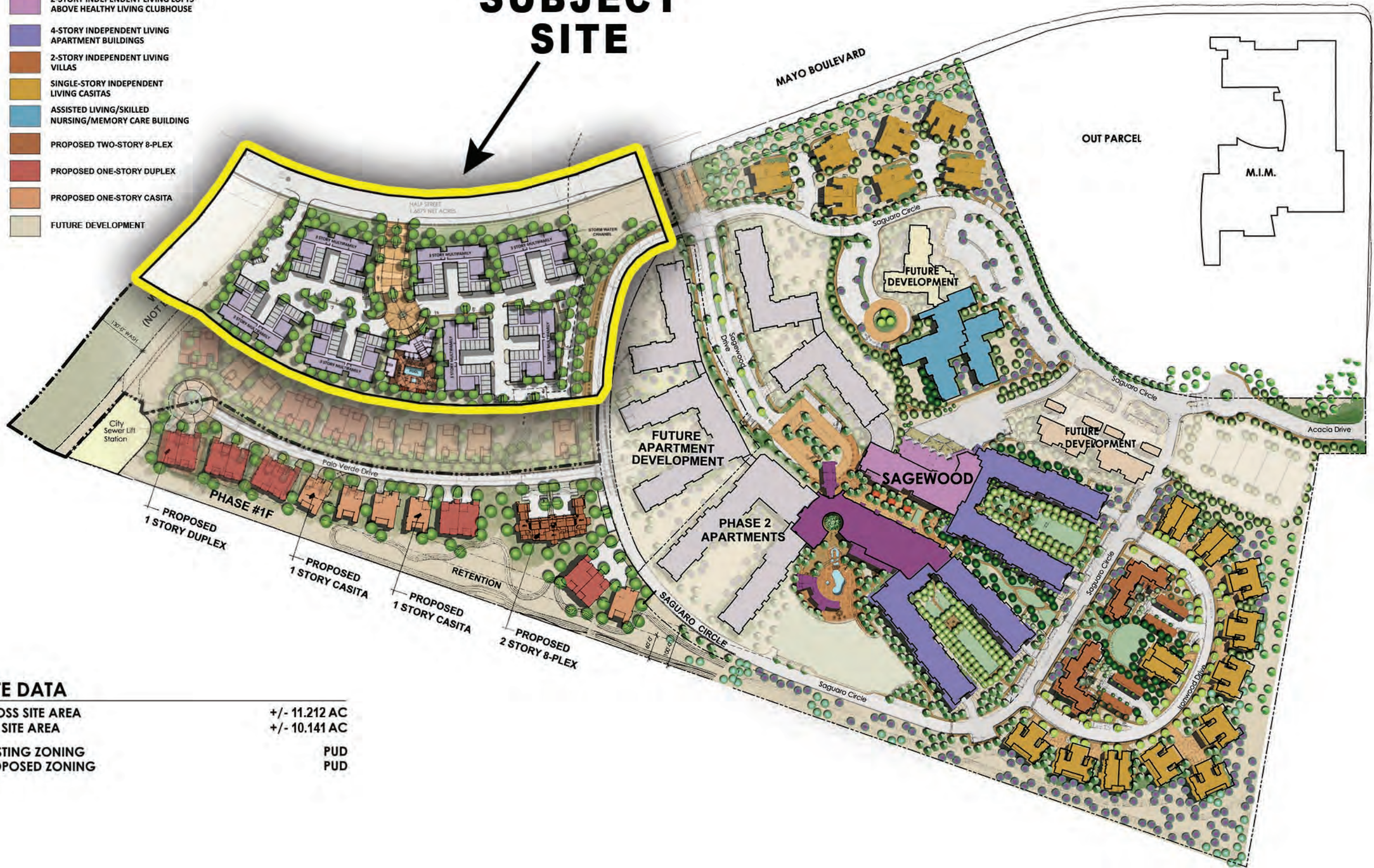
1  
OF 1



# 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