Final Plat Approval -14 Semi Custom lots
Stadium Area- Glendale



Location: North side of Missouri on the alignment of 79th Avenue
Size: +/- 9 Acres
Utilities: To the site
Price: Submit
Zoning: SR-17 (17,000 S.F. lots) In 2007 the subject received final plat approval for 14 lots
Lot Size: Minimum 100' wide and 150' deep

Comments:

- **$1.3 Billion VAI Resort** (as of 11-4-26) ±2 mi. west: VAI Global Development is building 1,100+ rooms in 4 towers, an 11,000-seat amphitheater, lagoon & 9-acre Mattel Adventure Park. ±70% complete; 6–8 story towers topped out.
- As of 11-26, the 18 ARMLS closed resales on 0.3+ acre lots near the subject since 5-21 averaged $895K; see the comp map on page 7.
- Direct access to landscaped walking path and Grand Canal which extends from Peoria to Tempe.
- Site is 5 minutes from Loop 101, State Farm Stadium, Westgate, Tanger Outlets, Cabela's, Topgolf, BMW and Tesla.
- Walking distance to Heroes Regional Park on 81 acres with library, fishing lake, soccer, skate park, lighted fields and new pickleball courts.
- Seller may entertain a rezone to R1-10 PRD.

Insight Land & Investments
7400 E McDonald Dr, Ste 121
Scottsdale, Arizona 85250
602.385.1515
www.insightland.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Tracy Glass
602-330-3201

Insight Land & Investments

Regional Development



Insight Land & Investments

VAI Resort & Mattel Adventure Park



DEAL SYNOPSIS

As of November 4, 2026

DEVELOPER / OWNER
VAI Global Development (Tommy & Grant Fisher). Sole developer, owner & operator of Mattel Adventure Park since Aug. 2026.

INVESTMENT
±$1.3 Billion (City of Glendale estimate); originally $350M / 600 rooms.

SITE
±60 acres at Loop 101 & Cardinals Way, south of State Farm Stadium. ±2 miles west of subject.

HOTEL
1,100+ luxury rooms in 4 towers: Amphitheater (326), Rhythm (311), Cadence (299), VAI Villas (155). Projected rates $500–$900/night.

ENTERTAINMENT
11,000-seat 360° amphitheater (Live Nation); 52,000 SF Konos Island lagoon & beaches; nightclub; 13 dining concepts incl. José Andrés.

MEETINGS & SPA
150,000 SF conference center; 20,000 SF spa.

MATTEL ADVENTURE PARK
9 acres: Hot Wheels coasters, 3-story Barbie Dreamhouse, Thomas & Friends, Castle Grayskull laser tag. Mattel's first U.S. park.

STATUS
Four 6–8 story hotel towers structurally complete (Amphitheater Tower 8 stories); opening date TBA (VAI to announce 9–12 months ahead).

CITY IMPACT
±$32M per year projected city revenue.

WHY IT MATTERS
A destination resort with $500–$900/night rooms ±2 miles away signals a rising, higher-end submarket for the subject's 14 semi-custom lots.

INVESTMENT	SITE	HOTEL ROOMS	AMPHITHEATER	MATTEL PARK	TO SUBJECT
$1.3 Billion	±60 Acres	1,100+	11,000 Seats	9 Acres	±2 Miles

Sources: VAI Resort; City of Glendale; ABC15, KJZZ, Arizona Republic, Gen. Engineering (2024–2026). Building identifications on aerial approximate. Aerial: Google Earth / Landsat / Copernicus. Information deemed reliable but not guaranteed.

Insight Land & Investments

Grand Canal Trail and Walking Path



FINAL PLAT FOR MISSOURI COVE

OF A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS; THAT ROLAND DAVIS, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "MISSOURI COVE", A SUBDIVISION SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF "MISSOURI COVE" AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATIONS AND GIVES THE DIMENSIONS OF THE LOTS, STREETS AND TRACTS CONSTITUTING THE SAME AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME OR LETTER GIVEN TO EACH RESPECTIVELY ON SAID PLAT, AND HEREBY DEDICATES TO THE CITY OF GLENDALE THE STREET KNOWN AS MISSOURI AVENUE AS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN: TRACTS "A" THROUGH "D" ARE NOT TO BE CONSTRUED TO BE DEDICATED TO THE GENERAL PUBLIC, BUT ARE DECLARED FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS IN THE MISSOURI COVE ASSOCIATION AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND SHALL BE DEDICATED TO SAID ASSOCIATION FOR RECREATIONAL AND/OR OPEN SPACE PURPOSES. NO DWELLING UNIT SHALL BE ALLOWED TO BE CONSTRUCTED ON SAID TRACTS. TRACT "A" IS HEREBY DECLARED AS A PRIVATE STREET OVER WHICH IS HEREBY DEDICATED TO THE CITY OF GLENDALE AN EASEMENT FOR THE WATER AND SEWER, REFUSE COLLECTION, PUBLIC SAFETY AND EMERGENCY SERVICE VEHICLES, AND TO THE PUBLIC, AN EASEMENT FOR PUBLIC UTILITIES AND ACCESS RIGHTS ASSOCIATED THEREWITH AS SHOWN. TRACTS "B" AND "D" ARE HEREBY DECLARED FOR LANDSCAPING, PEDESTRIAN ACCESS, DRAINAGE, IRRIGATION, AND PUBLIC UTILITIES. TRACT "C" IS HEREBY DECLARED FOR LANDSCAPING, PEDESTRIAN ACCESS, AND PUBLIC UTILITIES.

IN WITNESS WHEREOF; ROLAND DAVIS, AS OWNER, HAS CAUSED HIS NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY HIS SIGNATURE.

BY: ROLAND DAVIS, OWNER

BY: _____ DATE: 11-29-07

ACKNOWLEDGMENT:

STATE OF ARIZONA } S.S.
COUNTY OF MARICOPA }

ON THIS 28 DAY OF November 2007, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ROLAND DAVIS WHO ACKNOWLEDGED HIMSELF AS OWNER, AND THAT HE, AS SUCH PERSON BEING AUTHORIZED SO TO DO, EXECUTED THE FORGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF SET MY HAND AND OFFICIAL SEAL

BY: Marilyn Pavelin MY COMMISSION EXPIRES: 8-1-09

Marilyn Pavelin Notary Public - Arizona Maricopa County My Commission Expires August 1, 2009

Marilyn Pavelin Notary Public - Arizona Maricopa County My Commission Expires August 1, 2009

CERTIFICATION:

I THOMAS D. JOHNSON HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR OF THE STATE OF ARIZONA. THAT THIS MAP CONSISTING OF 2 SHEETS CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF FEBRUARY 2007, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN, THAT THESE POSITIONS ARE CORRECT AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

_____
REGISTERED LAND SURVEYOR NO.

Registered Land Surveyor 16827 Thomas D. Johnson Arizona, U.S.A. 11-29-07

ENGINEER

GENERAL ENGINEERING SUPPORT
2608 S. LITCHFIELD RD.
GOODYEAR, ARIZONA 85338
P 623-374-2590 F 623-388-4574
CONTACT: MATTHEW SCHWARTZ

OWNER / DEVELOPER

ROLAND DAVIS
1313 E. OSBORN RD. #210
PHOENIX, AZ 85014

SITE DATA

EXISTING ZONING:	SR-17
TOTAL LOTS:	14
GROSS AREA:	8.83 AC. 384,450 S.F.
NET AREA:	6.84 AC. 298,122 S.F.
GROSS DENSITY:	1.59 UNITS / ACRE
NET DENSITY:	2.05 UNITS / ACRE
TYPICAL LOT SIZE:	17,000 S.F.
AVERAGE LOT SIZE:	18,022 S.F.
MINIMUM LOT SIZE:	17,007 S.F.
MAXIMUM LOT SIZE:	26,117 S.F.
TRACTS "A" - "D" TOTAL AREA:	116,555 S.F.
OPEN SPACE	1.064 AC 15.55%

LEGAL DESCRIPTION

PARCEL NO. 1:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST QUARTER CORNER OF SECTION 14

THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY TO A POINT OF INTERSECTION OF SAID RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID QUARTER SECTION;

THENCE SOUTH 89°04'41" WEST A DISTANCE OF 1951.00 FEET;

THENCE NORTH 00°00'00" EAST A DISTANCE OF 35' TO THE POINT OF BEGINNING.

THENCE NORTH 00°00'00" EAST A DISTANCE OF 343.70 FEET;

THENCE NORTH 00°00'10" EAST A DISTANCE OF 457.37 FEET;

THENCE SOUTH 42°34'48" EAST A DISTANCE OF 877.40 FEET;

THENCE SOUTH 44°21'47" EAST A DISTANCE OF 103.98 FEET;

THENCE SOUTH 00°10'18" EAST A DISTANCE OF 69.94 FEET;

THENCE SOUTH 89°04'41" WEST A DISTANCE OF 158.71 FEET;

THENCE SOUTH 00°10'18" EAST A DISTANCE OF 208.71 FEET;

THENCE SOUTH 89°04'41" WEST A DISTANCE OF 458.47 FEET TO THE POINT OF BEGINNING.

BOOK 961 PAGE 42
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER
HELEN PURCELL
2007-1311139
12/14/2007 09:11 AM

PLAN NOTES

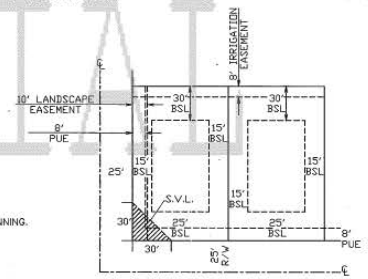
1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF GLENDALE WATER SERVICE AREA WHICH HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY UNDER A.R.S. SECTION 45-576.
2. ALL NEW UTILITIES AND ALL EXISTING UTILITIES, EXCEPT ELECTRICAL TRANSMISSION LINES CARRYING 69 KV OR MORE, WITHIN OR CONTIGUOUS TO THIS SITE, SHALL BE PLACED UNDERGROUND.
3. EXCEPT FOR CONSTRUCTION AND IMPROVEMENTS BY GOVERNMENTAL ENTITIES AND CERTIFIED PUBLIC UTILITIES, CONSTRUCTION AND IMPROVEMENTS WITHIN EASEMENTS SHALL BE LIMITED TO ONLY THE FOLLOWING:
   A. WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
   B. CONSTRUCTION, STRUCTURES OR BUILDINGS, EXPRESSLY APPROVED IN WRITING BY ALL PUBLIC UTILITIES AND THE CITY OF GLENDALE WHICH USE OR SHALL USE THE UTILITY EASEMENTS.
4. ALL LANDSCAPE TRACTS AND LANDSCAPE WITHIN ARTERIAL AND COLLECTOR STREETS DEDICATED BY THIS PLAT SHALL BE MAINTAINED BY THE DEVELOPMENT HOMEOWNER'S ASSOCIATION.
5. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO START OF VERTICAL CONSTRUCTION.
6. ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A CLEAN WEED FREE CONDITION BY THE LANDSCAPE CONTRACTOR FOLLOWING INSTALLATION FOR 60 DAYS.
7. THE LANDSCAPE EASEMENT AND PUBLIC UTILITY EASEMENTS LOCATED ADJACENT TO LOTS 1 AND 10 SHALL BE MAINTAINED BY THE DEVELOPER'S HOMEOWNER ASSOCIATION.
8. LOTS 1-7 SHALL BE LIMITED TO 1 STORY.
9. LANSCAPING IN P.U.E. ON SOUTH LINE OF LOTS 13 AND 14 TO BE MAINTAINED BY H.O.A.
10. LOTS 13 AND 14 WILL NOT BE SERVICED BY FLOOD IRRIGATION.



VICINITY MAP
NTS

TRACTS

TRACT	AREA	USE
A	67,855	PRIVATE STREET, WATER AND SEWER EASEMENT, EASEMENT FOR PUBLIC
		UTILITIES AND ACCESS RIGHTS
B	9,182	LANDSCAPING, DRAINAGE ,PEDESTRIAN ACCESS, IRRIGATION, PUBLIC UTILITIES
C	1,299	LANDSCAPING, DRAINAGE EASEMENT, PEDESTRIAN ACCESS, PUBLIC UTILITIES
D	38,219	LANDSCAPING, DRAINAGE ,PEDESTRIAN ACCESS, IRRIGATION, PUBLIC UTILITIES
TOTAL	116,555	



TYPICAL LOT SETBACK
N.T.S.

S.V.L. DENOTES SIGHT VISIBILITY LINE. (PER STANDARD DETAIL NO. G-447)
MAXIMUM LOT COVERAGE 30%
*25' TO LIVING AREA OR SIDE LOADED GARAGE OR 30' TO FRONT LOADED GARAGE.

NOTES

1. WATER AND SEWER BY THE CITY OF GLENDALE.
2. REFUSE COLLECTION BY THE CITY OF GLENDALE.
3. ELECTRIC SERVICE BY SALT RIVER PROJECT.
4. GAS SERVICE BY SOUTHWEST GAS CORPORATION.
5. TELEPHONE SERVICE BY QWEST.
6. FIRE PROTECTION BY THE CITY OF GLENDALE.

BASIS OF BEARINGS

ASSUMED NORTH 00°00'10" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, ACCORDING TO THE FINAL PLAT OF CABALLEROS HACIENDAS, RECORDED IN BOOK 159 OF MAPS, PAGE 2, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF GLENDALE, ARIZONA THIS 27th DAY OF November 2007.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK SEAL

I HEREBY CERTIFY THAT THIS FINAL PLAT HAS BEEN PREPARED IN GENERAL CONFORMANCE TO THE PRELIMINARY PLAT FOR THIS SUBDIVISION APPROVED BY THE CITY OF GLENDALE PLANNING AND ZONING COMMISSION.

BY: _____ 12/10/07
PLANNING DIRECTOR DATE

I HEREBY ACKNOWLEDGE THAT THAT ENGINEERING PLANS FOR PUBLIC IMPROVEMENTS ASSOCIATED WITH THE SUBDIVISION HAVE BEEN APPROVED AND THAT ALL NECESSARY ASSURANCES FOR THESE IMPROVEMENTS HAVE BEEN RECEIVED IN A FORM ACCEPTABLE TO THE CITY.

BY: _____ 12/10/07
FOR CITY ENGINEER DATE

DATE
REVISION

PROJECT MANAGER: T D Johnson PE
DWN BY: T D Johnson PE
DSGN BY: T D Johnson PE
CHK'D BY: T D Johnson PE
DRAWN BY: T D Johnson PE
DOOR of RECORD: REG. NO. 11792
SIGNATURE of RECORD: REG. NO.

GENERAL ENGINEERING SUPPORT, LLC
2608 S LITCHFIELD RD. / GOODYEAR, ARIZONA 85338 / PHONE: 623-374-2590

ACCUM: 06-01
DATE: NOVEMBER 2007
ACCUM X REF:
ACCUM X REF:
CHK'D BY: TDJ
APPROVED BY: TDJ

COVER

FINAL PLAT FOR MISSOURI COVE

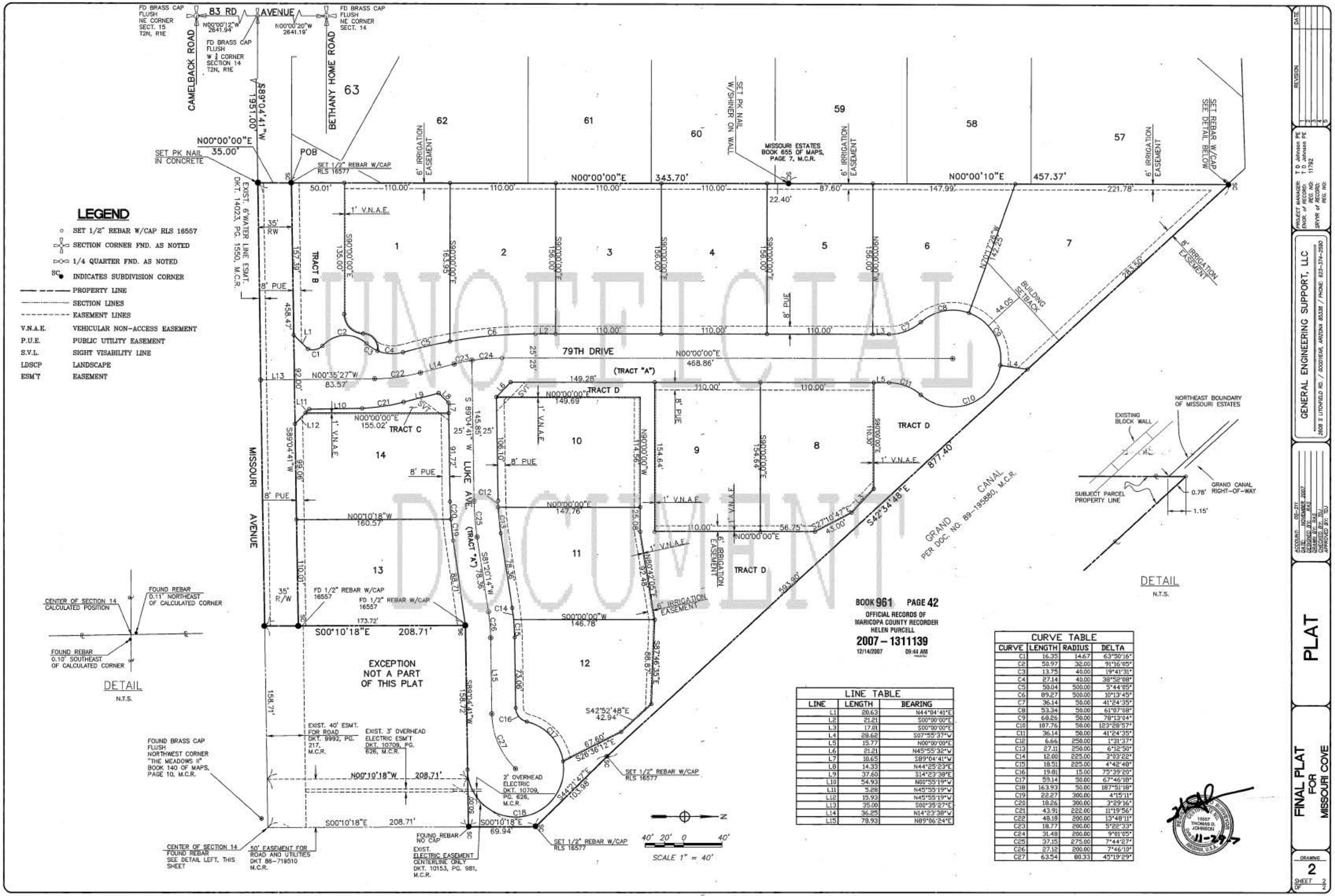
DRAWING 1
SHEET 1 OF 2

UNOFFICIAL DOCUMENT

M.C.R. DKT. 10153, PG. 981, M.C.R.

SHEET 2 OF 2

Final Plat



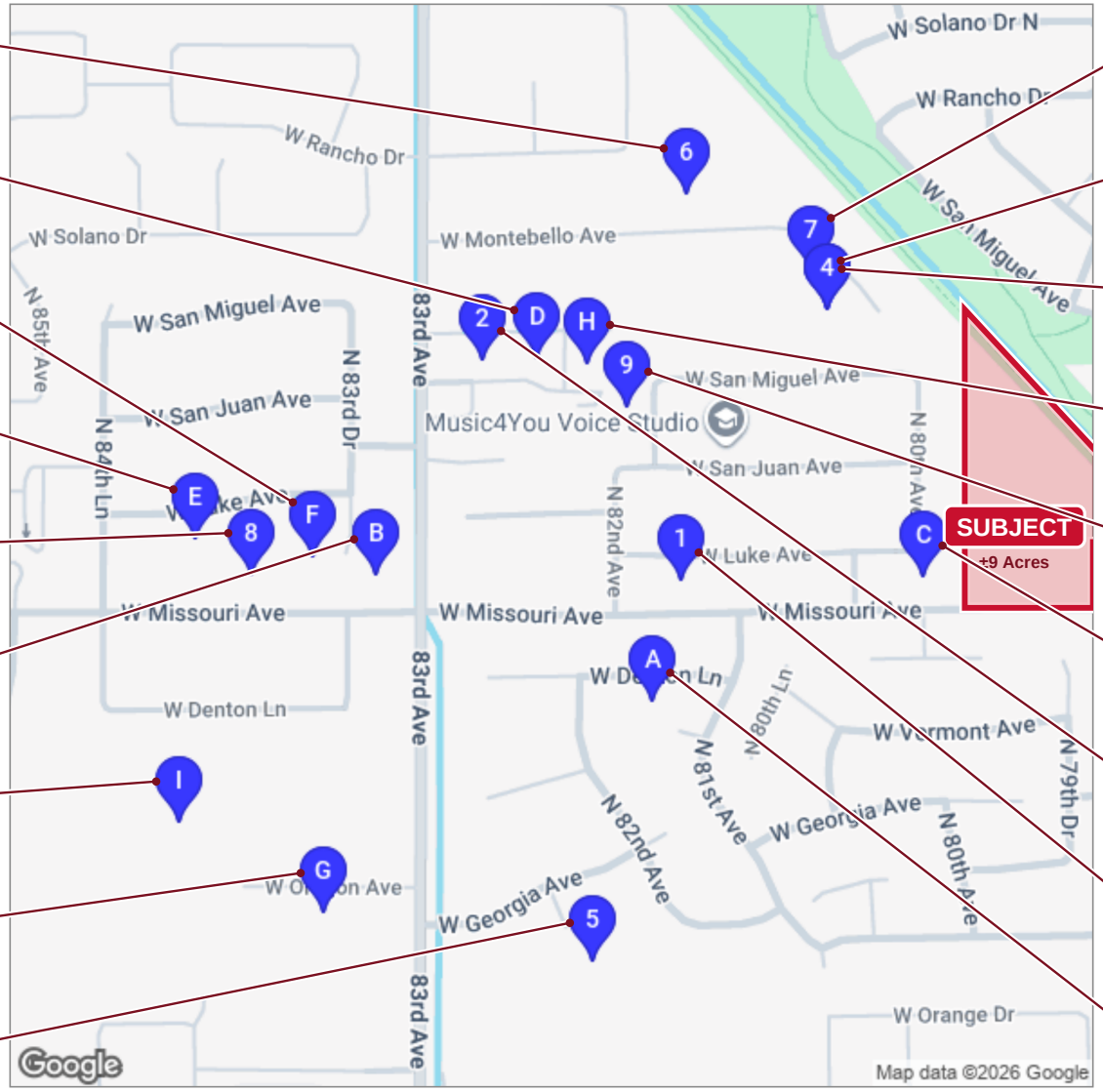
LINE TABLE		
LINE	LENGTH	BEARING
L1	20.63	N44°04'41"E
L2	21.21	S00°00'00"E
L3	17.01	S00°00'00"E
L4	28.62	S07°55'37"W
L5	15.77	N00°00'00"E
L6	21.21	N45°55'32"W
L7	10.65	S89°04'41"W
L8	14.33	N44°25'23"E
L9	37.60	S14°23'38"E
L10	54.93	N00°55'19"W
L11	5.28	N45°55'19"W
L12	15.93	N45°55'19"W
L13	35.00	S00°35'27"E
L14	36.25	N14°23'38"W
L15	78.93	N89°06'24"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	16.35	14.67	63°50'16"
C2	50.97	32.00	91°16'05"
C3	13.75	40.00	19°41'31"
C4	27.14	40.00	38°52'08"
C5	50.04	500.00	5°44'05"
C6	89.27	500.00	10°13'45"
C7	36.14	50.00	41°24'35"
C8	53.34	50.00	61°07'08"
C9	68.26	50.00	78°13'04"
C10	107.76	50.00	123°28'57"
C11	36.14	50.00	41°24'35"
C12	6.66	250.00	1°31'37"
C13	27.11	250.00	6°12'50"
C14	12.00	225.00	3°03'22"
C15	18.51	225.00	4°42'48"
C16	19.81	15.00	75°39'20"
C17	59.14	50.00	67°46'18"
C18	163.93	50.00	187°51'18"
C19	22.27	300.00	4°15'11"
C20	18.26	300.00	3°29'16"
C21	43.91	222.00	11°19'56"
C22	48.18	200.00	13°48'11"
C23	18.77	200.00	5°22'33"
C24	31.48	200.00	9°01'05"
C25	37.15	275.00	7°44'27"
C26	27.12	200.00	7°46'10"
C27	63.54	80.33	45°19'29"

Insight Land & Investments

ARMLS Closed Since 5-21 | Avg $895,494

CLOSED SALES	AVERAGE PRICE	LOW	HIGH	AVERAGE YOC
18	$895,494	$650,000	$1,900,000	1998



6 $700,000 Built 1979
8122 W Montebello Ave · Sold 05/2025

D $865,000 Built 2006
5627 N 83rd Ln · Sold 03/2026

F $890,000 Built 2003
5508 N 83rd Dr · Sold 03/2022

E $870,000 Built 2003
8375 W Luke Ave · Sold 04/2022

8 $748,000 Built 2003
8364 W Missouri Ave · Sold 02/2023

B $765,000 Built 2003
5503 N 83rd Dr · Sold 12/2025

I $1,900,000 Built 2021
8358 W Oregon Ave · Sold 06/2026

G $975,000 Built 1982
8329 W Oregon Ave · Sold 03/2022

5 $739,900 Built 1999
8221 W Georgia Ave · Sold 10/2021

7 $759,000 Built 1981
8041 W Montebello Ave · Sold 12/2021

4 $725,000 Built 1990
8031 W Montebello Ave · Sold 03/2026

3 $700,000 Built 1990
8031 W Montebello Ave · Sold 04/2022

H $1,750,000 Built 2007
5619 N 83rd Ave · Sold 12/2021

9 $765,000 Built 2004
5634 N 82nd Ave · Sold 05/2026

C $850,000 Built 2004
8003 W Luke Ave · Sold 07/2024

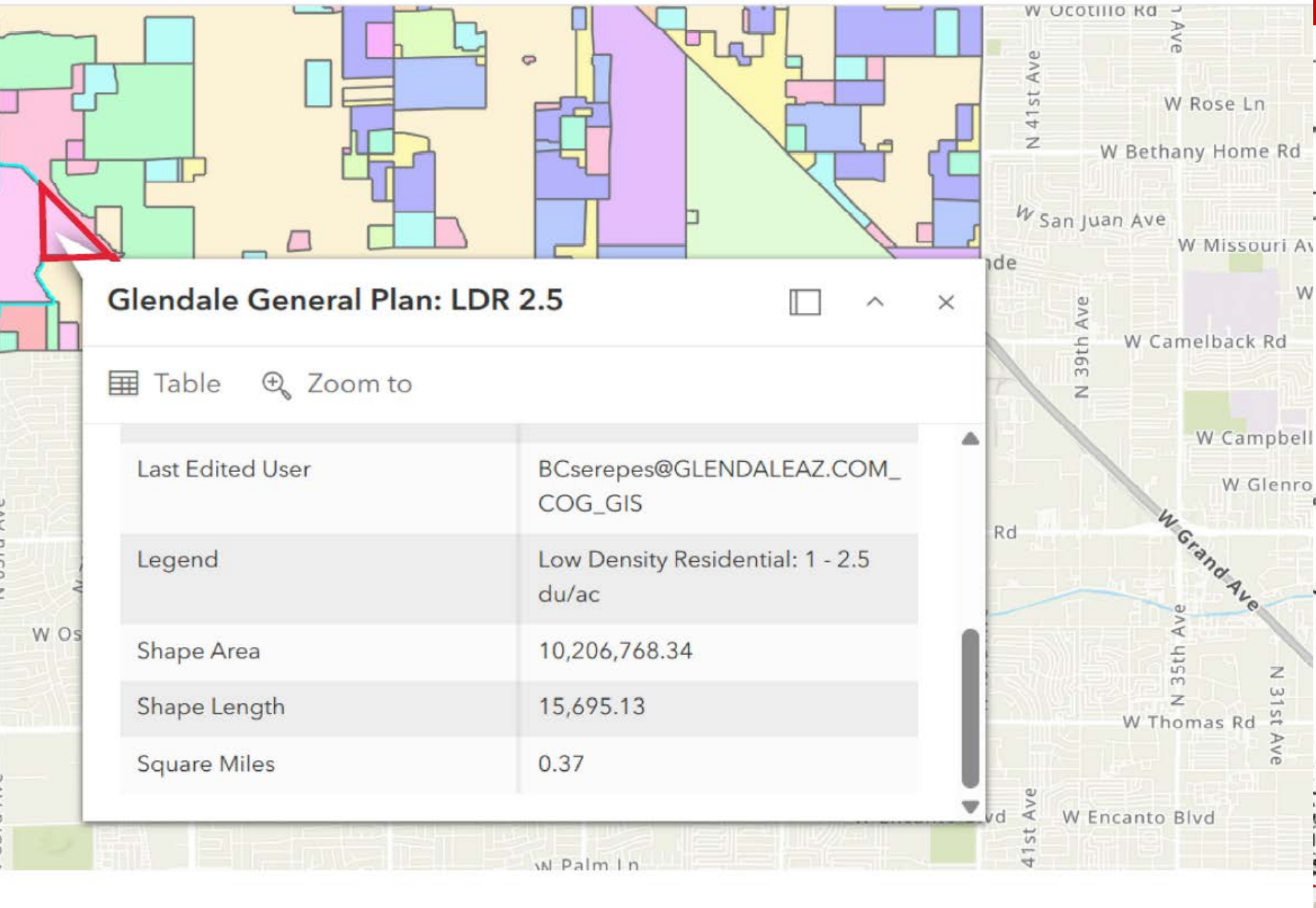
2 $700,000 Built 1978
5623 N 83rd Ave · Sold 07/2021

1 $650,000 Built 2005
8115 W Luke Ave · Sold 05/2023

A $767,000 Built 2000
5422 N 81st Ave · Sold 07/2024

Source: ARMLS closed single-family resales on 0.3+ acre lots (CMA). Pins 3 & 4 are two sales of 8031 W Montebello Ave. Subject outline approximate.
Information deemed reliable but not guaranteed. Insight Land & Investments · Tracy Glass 602-330-3201

Glendale General Plan Map With Subject



Glendale General Plan: LDR 2.5

Table Zoom to

Last Edited User	BCserepes@GLENDALEAZ.COM_COG_GIS
Legend	Low Density Residential: 1 - 2.5 du/ac
Shape Area	10,206,768.34
Shape Length	15,695.13
Square Miles	0.37

Insight
Land & Investments

Homes in Adjoining Subdivision

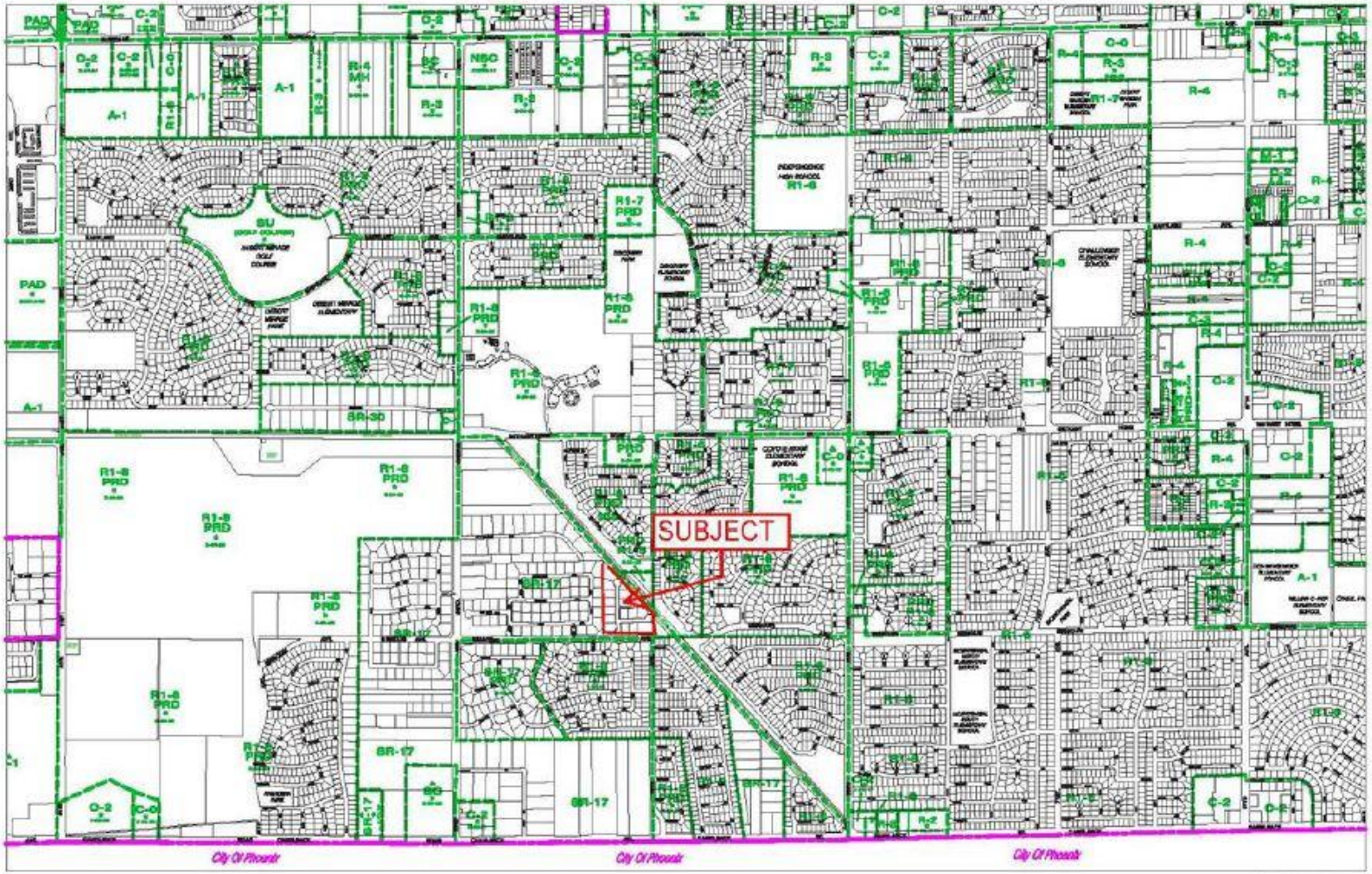








Zoning Districts Surrounding Subject

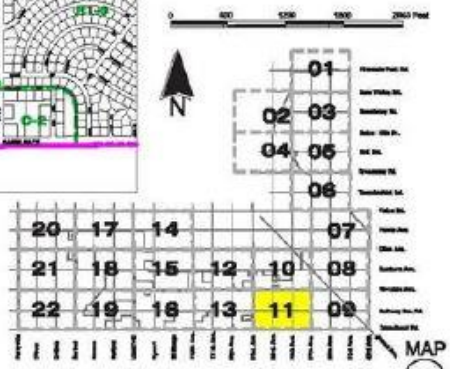


LEGEND

- City Limits
- Zoning District Boundary
- ★ Development Conditions attached to Zoning Approval (Reference zoning application number)
- ▲ Zoning Approved Pending Ordinance Adoption

ZONING DISTRICTS

ZONE	GENERAL USE
A-1	Agricultural
RR-90	Rural Residence
RR-45	Rural Residence
SR-30	Suburban Residence
SR-17	Suburban Residence
SR-12	Suburban Residence
R1-10	Single Residence
R1-8	Single Residence
R1-7	Single Residence
R1-6	Single Residence
R1-4	Single Residence
R-2	Mixed Residence
R-3	Multiple Residence
R-4	Multiple Residence
R-5	Multiple Residence
R-O	Residential Office
C-O	Commercial Office
G-O	General Office
PR	Pedestrain Retail
SC	Shopping Center
C-1	Neighborhood Commercial
C-2	General Commercial
C-3	Heavy Commercial
BP	Business Park
M-1	Light Industrial
M-2	Heavy Industrial
PAD	Planned Area Development
PRD	Planned Residential Development
MH	Mobile Home
SU	Special Use
HP	Historic Preservation
AIO	Airport Impact Overlay
SCO	Senior Citizen Overlay
GCO	Glendale Centerline Overlay



CITY OF GLENDALE
Planning
5850 West Glendale Avenue

Zoning Atlas

07/25/12
Revised Da